



GASS

ARCHITECTURE STUDIOS

Company Profile

2024

GASS in context.

The studio operates from both Gauteng & the Western Cape with an integrated philosophy to approaching any project. Through this integrated approach, & by making it a priority to know our cities, we believe we can offer the client & the end user the best possible creative & diversified solutions.



the directors.



colin



georg



wiseman



piet



wandile



chris



tinus

GASS Architecture Studios is a bespoke architectural design studio that predominantly focuses on Urban Regeneration, Architecture & Interior Architecture. We are passionate about our cities & the role that we can play in the urban regeneration thereof. Our work is diverse & spreads over various scales from large residential, commercial, retail developments to small urban interventions. Through our diverse portfolio of work in single residential design, mixed use developments & student & residential high-rise housing, comes a unique experience & the resulting integration thereof into our cities & surrounding spaces. GASS Architecture Studios is a Level 2 B-BBEE contributor.

directors

management, coordination & oversight of all studio projects & administration.



georg van gass



mulalo colin tshivhase



piet boer



wiseman khumalo



wandile mntambo



chris bakker



tinus van der westhuizen

associates

management & co ordination of the project on a detailed day to day basis.



gerhard boer



gladwin kettledas



theuna stoltz



marco teixeira



lizelle mclean

visualisation & support

rendering & BIM support



sixolile ngcaluza



andre prinsloo



estelle pedro



devon johnson



leone wierenga



reghardt bekker



helga fernandes



beau missouri



simone reynolds



eran rambaruth



hendri fourie



nicola de canha



grettan ruiters



christine botha



donald chirwa



ntombi shube



cameron glennistor



nicole naiker



jennifer schafer



keenan marais



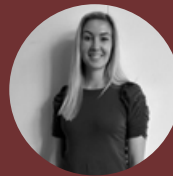
eugenie lombard



zach botha



monique van schalkwyk



dean smuts

architects & technologists

design, communication & documentation of the project throughout

mixed use

commercial

retail

educational | institutional

urban regeneration | affordable & student residential

single use residential

Architecture & Urban Planning

GASS Architecture Studios with its key personnel boasts an 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, lies in commercial green fields & refurbishment projects within our CBD's. Our services include urban master planning, architectural due diligences & full architectural services.

Interior Architecture & Space Planning

Following from our founding in commercial projects & our belief in a holistic architectural solution, comes the extension of our services to include space planning & interior architecture.

Our architectural & interior architecture teams are fully integrated & collaborate 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 & art curating.

GASS Architecture Studios provides architectural services that focus on commercial office architecture, urban & high density residential design & space planning, as well as bespoke design solutions. Completed projects are a testimony to the company's philosophy of creating space & environments that are human-centric.

Unique selling points of GASS services

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

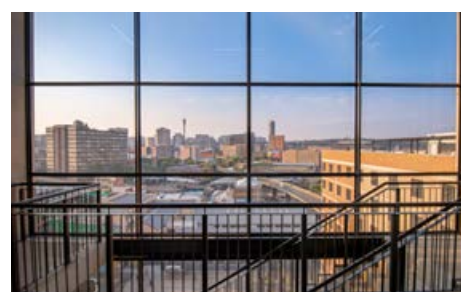
Our key personnel experience is extensive in all scales of the architectural profession from small scale residential to large-scale projects. This establishes a comprehensive knowledge base within the office that understands the coordination & complexity of large scale projects to the intimate detail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

GASS Architecture Studios offers a holistic service that covers the start to the end of a project from its initial conception to its final furniture installation.

Specific Services

As an architectural & interior architecture firm, we are responsible for the co-ordination of all building systems & base build requirements.

It is therefore paramount that we have the expertise of our key personnel with a good understanding of all building systems & the integration thereof to facilitate the effective functioning thereof.



Jewel City - 1 - the Diamond.

The Jewel City re-development in Maboneng can be seen as a scheme of urban regeneration, integration & refurbishment of the existing with new city fabric, & as an extension of the Maboneng precinct through its introduction of mixed use, public, residential & commercial spaces.

The precinct connects to the landmark Arts on Main, & extends across six city blocks. These city blocks, formerly housing precious metals & diamonds, have been closed for decades & find their re-invigoration through the precinct's development.



project status | completed in 2021

location | Maboneng Precinct, Johannesburg

site | 72 000m²

value range | >250 million ZAR

development type | residential, commercial & mixed use

team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Leone Wierenga | Ferdi van Gass

client | Atterbury Properties | Ithemba | Divercity Urban Property Fund

Jewel City - 2 - the Ruby.

The brief received involved the re-purposing of existing industrial buildings, in conjunction with the addition of a new thirteen storey residential scheme, which can be seen to open onto a public square. The lightness of the architectural intervention serves to honour the industrial heritage of the existing buildings; added to this, alterations to exteriors are minor in their execution & have merely been repaired, refurbished & decorated with local artworks. The architects involved local artists in an effort to adorn the walls across each of the eight buildings of the new precinct.



project status | completed in 2021

location | Maboneng Precinct, Johannesburg

site | 72 000m²

value range | >250 million ZAR

development type | residential, commercial & mixed use

team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Ferdi van Gass

client | Atterbury Properties | Ithemba | Divercity Urban Property Fund

Jewel City - 4 - the Amber.

This urban intervention cultivates a safe, friendly & open public environment, whilst simultaneously defining an urban infrastructure, characterised by shared public space.

All of the buildings along the central axis on either side of Fox Street include retail pockets; this was done with the intention of encouraging activity along the spine from East to West. The precinct's pedestrian walkways integrate it fully into the Maboneng precinct.

The architects have placed major emphasis on the precinct's public realm. The quality of the shared public space is augmented through the implementation of single-level sidewalks, which subtly broaden the walkable space on a level plane. The introduction of elements, such as lighting, trees & vegetation, seating & easy wayfinding prompts, further humanises the streetscape.



project status | completed in 2021

location | Maboneng Precinct, Johannesburg

site | 72 000m²

value range | >250 million ZAR

development type | residential, commercial & mixed use

team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Marco Teixeira | Ferdi van Gass

client | Atterbury Properties | Ithemba | Divercity Urban Property Fund

Jewel City - 5 - the Sapphire.

The quality of the public space, as well as the broader architectural character of the precinct is designed not only to catalyse & support a greater diversity of people within the precinct, but also to invite & encourage further investment into the CBD of Johannesburg.



project status | completed in 2021

location | Maboneng Precinct, Johannesburg

site | 72 000m²

value range | >250 million ZAR

development type | residential, commercial & mixed use

team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Wandile Mntambo | Marco Teixeira | Ferdi van Gass

client | Atterbury Properties | Ithemba | Divercity Urban Property Fund

Jewel City - 6 - the Onyx.

The Onyx is one of six city blocks that forms part of the Jewel City development & has become an iconic building within the Joburg CBD. It can be said to be characterized by its charcoal aluminium cladding, yellow balconies & face-brick façade.

The Onyx, previously an empty city block used as a parking lot, now houses a 13-storey residential building that stands as the Flagship building of the Jewel City precinct.

Added to this, The Onyx is the second of the residential buildings & features a large public square & urban park, flanked with trees & retail space, restaurants & a safe children's play area that spills out on to the square that is animated by fountains and public art. The zero-level fountain will be easy to deactivate so that this central piazza can be used for events, including concerts, conferences, exhibitions and markets.

The building also features a large roof top entertainment area for residents to enjoy views of the city.



project status | completed in 2021

location | Maboneng Precinct, Johannesburg

site | 72 000m²

value range | >250 million ZAR

development type | residential, commercial & mixed use

team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Marco Teixeira | Ferdi van Gass

client | Atterbury Properties | Ithemba | Divercity Urban Property Fund

Jewel City - Fox Street.

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



project status | completed in 2020
location | Maboneng Precinct, Johannesburg
site | 72 000m²
value range | >250 million ZAR
development type | residential, commercial & mixed use
team involved | Georg van Gass | Piet Boer | Jacques Pansegrouw | Leone Wierenga | Marco Teixeira | Ferdi van Gass
client | Atterbury Properties | Ithemba | Divercity Urban Property Fund



Barlow Park.

The Barlow Park development, located along Katherine Road, is truly one of a kind & is characterized by a new, high-density residential precinct, which offers ancillary uses, including retail, educational, commercial, & healthcare facilities.

The first phase includes residential units, a primary & high school & convenience retail in its make up. The development focuses on the establishment of a sustainable urban framework, laden in outdoor, public green spaces, which define a green spine around which future phases will be planned. The development borders the existing Innesfree Park & embraces the visual & physical link between the two spaces; this enables the enhancement of an urban experience that would be hard to come by elsewhere in Johannesburg.

GASS Architecture Studios believes Barlow Park to be an extraordinary feat, pushing the envelope within the context of South Africa, as in the case of Jewel City. Once again, the firm strives to create responsible spaces that are human-centric, affordable, & contextually relevant, & believes that this new development holds true to such thinking.



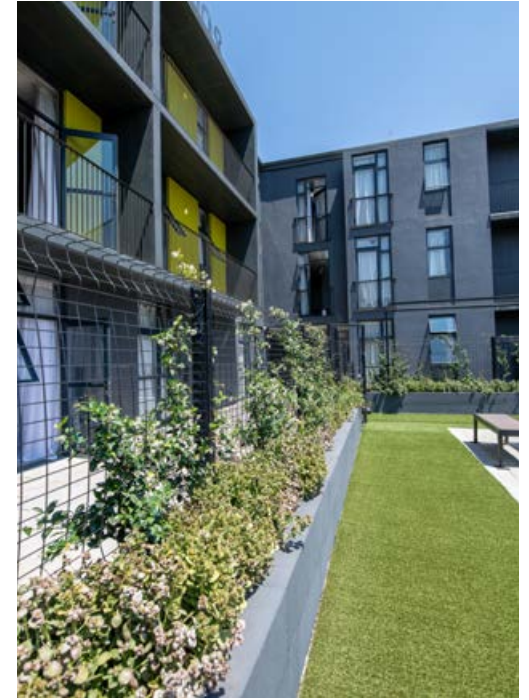
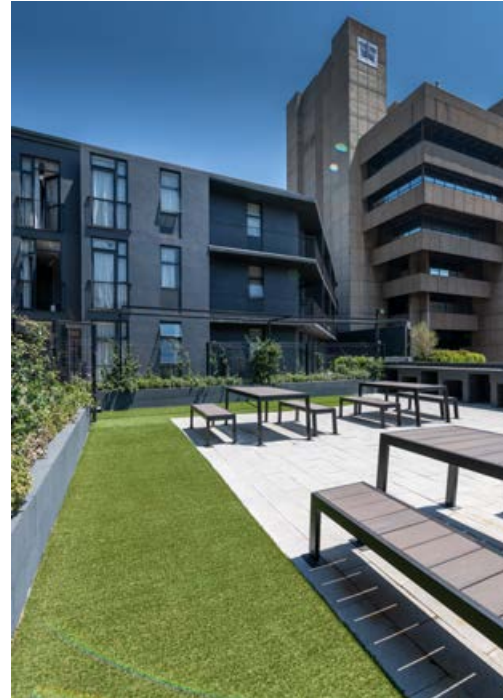
project status | to be completed in 2025
location | 180 Katherine Street, Sandton, Johannesburg
site | 10.16 hectares
development type | mixed use
team involved | Piet Boer | Wandile Mntambo | Marco Teixeira | Bronwyn Coulson | Skhumbuzo Ndlovu
client | Atterbury Property & Ithemba Property



Stanley Studios.

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 & office space fronting Stanley Street & residential units on the remainder of the site. The existing retail mall will be demolished & the vertical access to the basement & the Virgin Active Gym will remain as is.



project status | completed in 2020

location | Milpark, Johannesburg

site | 600m² retail | 800m² office space | 197 apartments

value range | 100 - 250 million ZAR

development type | mixed use

team involved | Georg van Gass | Renato Lopes | Jacques

Pansegrouw | Jaco Bam

client | Africest

19 AM.

Rennie house - 19 AM - is an old landmark building, on the watershed of Johannesburg, with amazing apartments on the top 4 floors, & houses 9 levels of office space & a portion of retail on ground floor. As part of the renovation, GASS upgraded & replaced all the base building systems to accommodate higher density floor plates & to give the building a new extended life expectancy.

The renovation also includes 380 additional parking bays constructed over a newly extended retail area & an enlarged lobby space. The northern façade is articulated with new artist boxes extended on a seemingly random pattern from the façade allowing for inter-floor connections & additional floor area.



project status | completed in 2019
location | Braamfontein, Johannesburg
development type | mixed use
team involved | Piet Boer | Lizelle McLean | Wandile Mntambo | Gladwin Kettledas
client | ConUrban

Paardevlei Precinct.

This proposed mixed-use development consists of 4 buildings which contain restaurants, accommodation, retail, & office spaces, & is located in the sought-after Paardevlei Precinct within Somerset West. The positioning & design of the buildings were done in a considered manner to ensure a uniform pattern of space making between the existing & the new buildings.

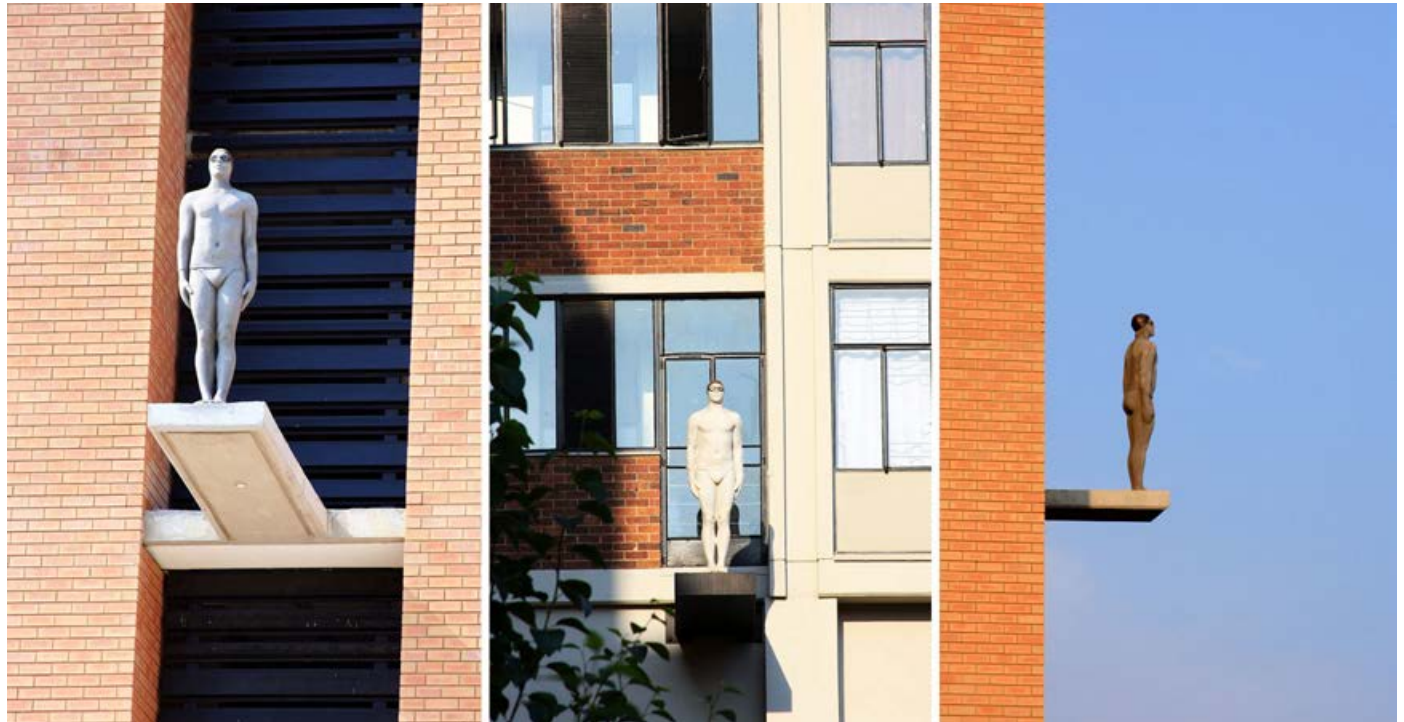


project status | proposal
location | Somerset West, Western Cape
development type | mixed use
team involved | Theuna Stoltz
client | Crossfire Properties

Kempton's Place.

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 & conversion of an existing mall complex – the Kempton City Mall.



project status | completed in 2016
location | Pretoria, Gauteng
site | 469 residential units | 7500m² retail space
development type | mixed use
team involved | Georg van Gass | Renato Lopes |
J MacDonald | Ferdi van Gass
client | City Property - Albert de Bruin



Randburg Civic.

Randburg civic is a large scale, urban regeneration & densification scheme providing commercial, residential, retail & educational new built fabric that has been integrated with the existing.

Through infill, linkages & development, more functional & efficient use of public spaces are created.



project status | in progress

location | Randburg, Gauteng

site | phase 1 - 85 000m² | phase 2 - 75 000m²

value range | >250 million ZAR

development type | mixed use

team involved | Georg van Gass | Piet Boer | Wessel van

Dyk | Lizelle McLean | Leoné Wierenga

client | Diverscity Urban Property Fund



Rosebank Mixed Use.

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 roof-top restaurant, & a floor of hotel suites above.

The architectural language is responsive to the street edges below, touching lightly to the ground.

project status | in progress
location | Rosebank, Gauteng
site | 5 800m²
development type | mixed use
team involved | Georg van Gass | Thomas Kriel |
Beau Missouri
client | Africa Pure Property



DRC TVET Campus.

The campus design proposal takes its form, on an urban scale, from the principles of a city. The central “CBD” of the campus is located at the intersection of 2 axes & takes the form of a public square where a multitude of activities are able to take place. The supporting buildings are then positioned around the central square & take their forms from courtyard buildings so as to create their own central gathering spaces.

The routes & thresholds between each of the supporting buildings are interspersed with a variety of dense indigenous planting, which brings forth the notion of integrating the campus into the lush natural landscape of the DRC.

As a whole, the design of the campus is intended as a modular or easily scalable “core campus” that may be incorporated across various locations in the urban fabric of the DRC, or even as a stand alone campus within a remote setting.



Rynlal.

Alterations & refurbishments to an existing office building with the brief requesting the redesign of the floor plate in order to house upmarket apartments - of 1 and 2 bedroom types - for young professionals.

project status | proposal
location | Pretoria, Gauteng
value range | 30-50 million ZAR
development type | mixed use
team involved | Georg van Gass | Gladwin Kettledas
client | Texton Property Fund



UNISA.

A mixed-use tertiary education facility with administration facilities, a large library, lecture rooms, meeting rooms & laboratories - all of which can be located within the Johannesburg CBD.



project status | in progress
location | Johannesburg CBD, Gauteng
site | 10 000m²
development type | mixed use tertiary education facility
team involved | Piet Boer | Gladwin Kettledas |
Jacques Pansegrouw
client | UNISA

Upmarket.

The design considers a new approach to urban space regeneration, within the Maboneng precinct, that will offer a fresh take on a cohesive community. It is inclusive of apartment leasing, retail, community centres, markets & offices.

The intention is to generate a micro-cosm of the greater Maboneng within the confines of a city block.



project status | proposal
location | Doornfontein, Johannesburg
site | 11 000m²
development type | mixed use
team involved | Georg van Gass | Beau Missouri
client | Tricolt Property Developers

The Village

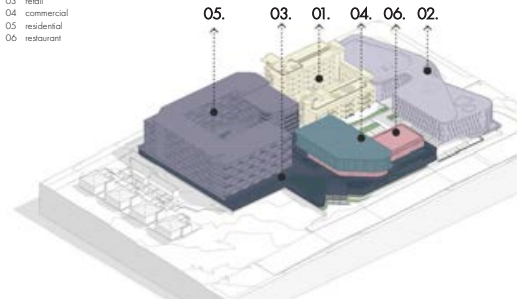
The development proposed is a new-build retirement village located within the Oxford Park development in Rosebank, Johannesburg. The retirement village will be situated within a strong commercial & residential node between Sandton & Rosebank.

Facilities include the following:

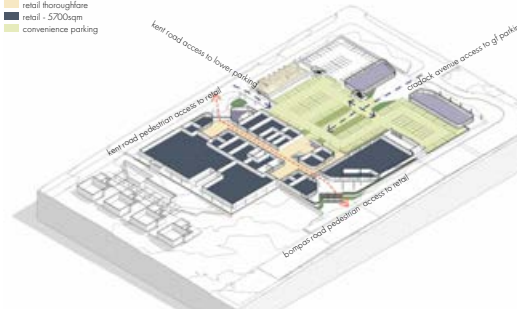
- secure access
- indoor swimming pool
- bowling green
- coffee shop | library
- dining room
- meeting | conference room
- hairdresser
- boules | lawn sports
- jogging track on site
- frail care
- assisted living

building use.

- 01 total care residential
- 02 medic phase 1 & 2
- 03 retail
- 04 commercial
- 05 residential
- 06 restaurant



- retail throughout
- retail - 3700sqm
- convenience parking



project status | proposal

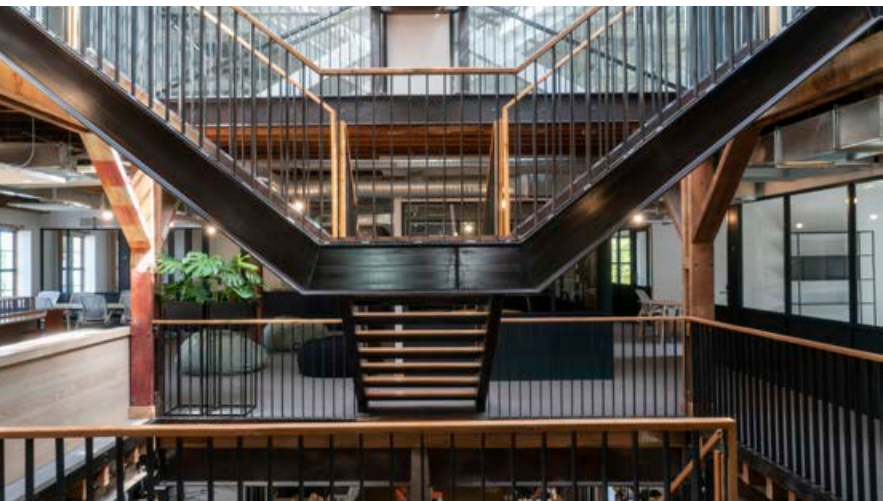
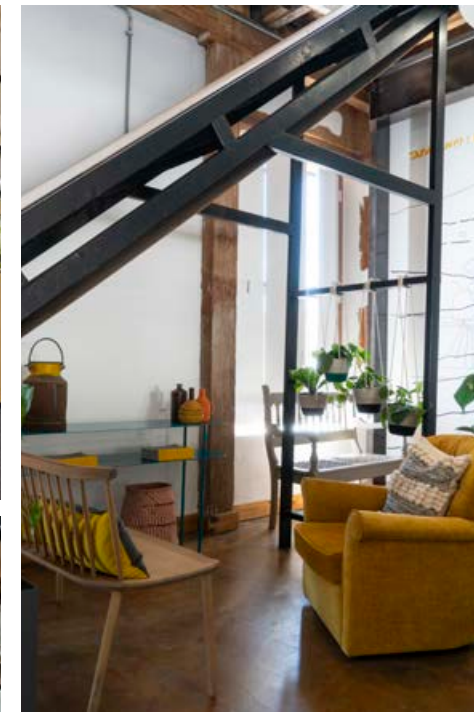
location | Rosebank, Johannesburg, Gauteng

site | 6 sites - 14 000m²

development type | retirement village

team involved | Gerhard Boer | Leoné Wierenga | Reghardt Bekker

client | Intaprop



South African Reserve Bank.

The SARB head office building, located in the Pretoria central business district is a 32-storey building, completed in the late 1980s. Extensions to the original footprint were undertaken in 2004, with the addition of the new parking garage & conference centre to the east of the original building.

The mandate & functions of the central bank have since changed. This has affected staff numbers & impacted facilities such as office & support spaces, & parking requirements. With this in mind, together with a need for reviewing security & access to the SARB for staff, visitors & VIP guests, the SARB embarked on this project to extend its current footprint & to develop a campus around the existing high rise head office building.

The new SARB campus is designed as an integrated campus with a holistic design approach & a synergy between the new & the existing. The staff & visitor experience throughout - internally & externally - is designed to be grounded in the core principles identified. One of the primary concepts driving the design of this precinct is transparency.

Transparency relates to the integration between public & the bank, the existing & the new, & transparency between internal bank departments. To enhance this, the communal spaces are designed to allow movement through one campus, blurring the boundaries through a singular movement in the new spatial links on various floors, as well as enhancing the experience of visitors & staff through their journeys to & from the bank.

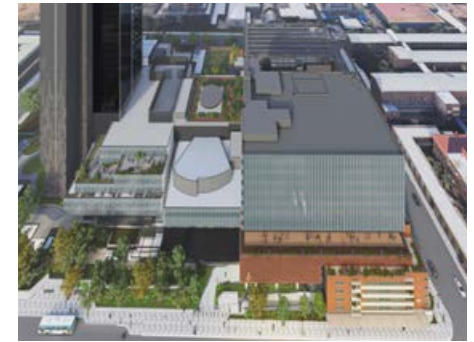
project status | to be completed in 2025

location | Pretoria CBD

development type | commercial

team involved | Georg van Gass | Lizelle McLean | Gladwin Kettledas | Eran Rambaruth | Simone Reynolds | Ntombi Shube | Beau Missouri

client | South African Reserve Bank



Kindle Head Office.

Proposal for new, modernised office spaces located in Bryanston, Johannesburg. The design of Peter's Place offices focus on the use of natural materials & the blurring of interior & exterior areas.



project status | to be completed 2024

location | Bryanston, Johannesburg

site | 6377m²

value range | 52 million ZAR

development type | offices

team involved | Piet Boer | Devon Johnson | Simone Reynolds

| Marco Teixeira

client | Kindle Insurance Technologies

GSSA co working & cafe.

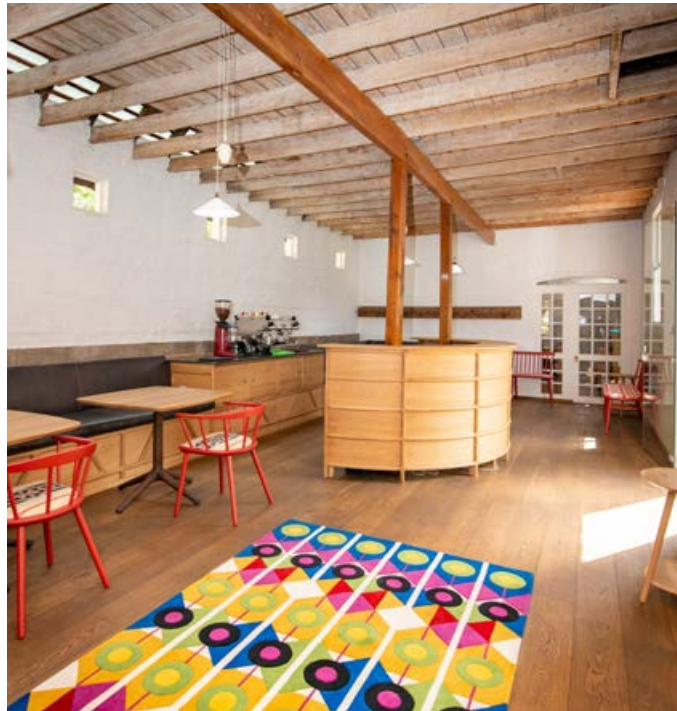
To further support the sense of community on the Green School South Africa Campus, a Coffee Shop & Co-Working Space has been introduced.

The need & use of this space has evolved over the last few years, & out of this, the need for an outdoor ablution extension & organic pods - of different shapes & sizes that can accommodate more intimate discussions to larger interactive group meetings - came to the surface.



The Stables.

Commercial refurbishment & 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 & to have all of the 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 something new.



project status | completed in 2020
location | Parktown, Johannesburg
site | 100m²
value range | 300 000 ZAR
development type | commercial
team involved | Piet Boer | Beau Missouri
client | Terrapark Properties PTY (Ltd)

The Pines.

This brief involved the refurbishment of the 1500m² office floors, the opening of the ground floor into a courtyard space & the addition of a small pavilion building approximating 160m², which will then act as a small cafe on the ground floor level.

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

Strengthening of geometric forms – structure & rectangular proportions allow for highly functional relationships between interior spaces

More daylight is allowed into the interior space through the introduction of larger windows. The central lobby of the building is kept as the circulation space, but a new staircase is introduced to allow more functional use of the space

Water & natural ventilation is introduced.

Furthermore, planted screens & planters have been introduced to soften the hard spaces & the building will receive a new tyrolean finish over the existing brick.

project status | completed in 2019

location | Parktown, Johannesburg

site | 1700m²

value range | 10-20 million ZAR

development type | commercial

team involved | Piet Boer | Lizelle McLean | Beau Missouri

client | Taropark Properties



Open Sandton.

Designed around the concept of the contemporary urban nomad, the OPEN co-working space offers a unique & unexpected interpretation of what a collaborative working space can offer within Sandton. The paradigm shift in the way people live & work is translated into an architecture, supportive of freedom & self-determination through considered design of interior spaces & their relationship with the surrounding precinct. Counter to these spaces, yet still innately complimentary, the intervention is grounded in its urban context by embracing the inherent experiences of community interaction afforded by proper city life. Interior spaces offer varied & flexible ways of working & interaction, whilst an adaptable auditorium space caters for larger events & workshops. A juxtaposition of ground floor café, working spaces & reception embrace street activity & civic life by externalising its use onto the streetscape, offering an alternative to the surrounding context's vehicular dominated nature & lack of pedestrian friendly thresholds. The primary route into the building is arranged around a newly constructed central circulation staircase that acts as a counterpoint to the areas of work & a legible central circulation core. The delicate, permeable structure filters natural light into interior spaces & offers a platform for vegetation to grow onto. Informed by the ritual of making, this communication space parallels the ideas embodied in the writing of Athol Williams' *Makers*—primarily that of embarking on the journey of creation as an individual & the reliance on fellow travellers. This is expressed through the architecture's tension between confined & expansive spaces along the circulation route & the concept is continued through the placement of various poetry texts along the route into the building, on reception counters, inside VC booths & adjacent to stair ledges.

project status | completed in 2017

location | Sandton, Johannesburg

site | 2500m²

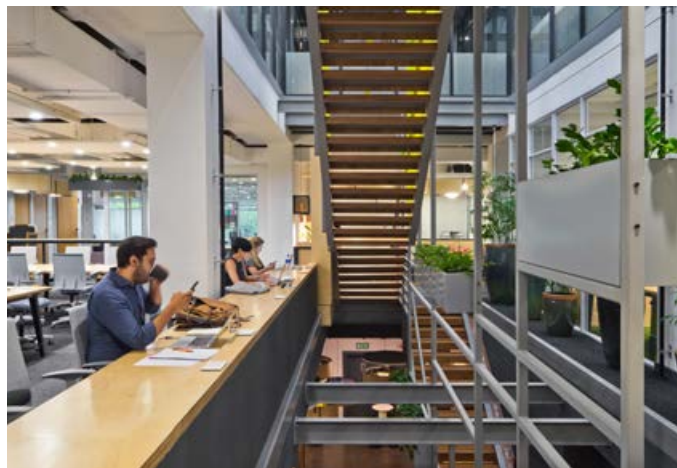
value range | 20-50 million ZAR

development type | commercial - offices

team involved | Piet Boer | Thomas Kriel | Gladwin Kettledas

| Ferdi van Gass

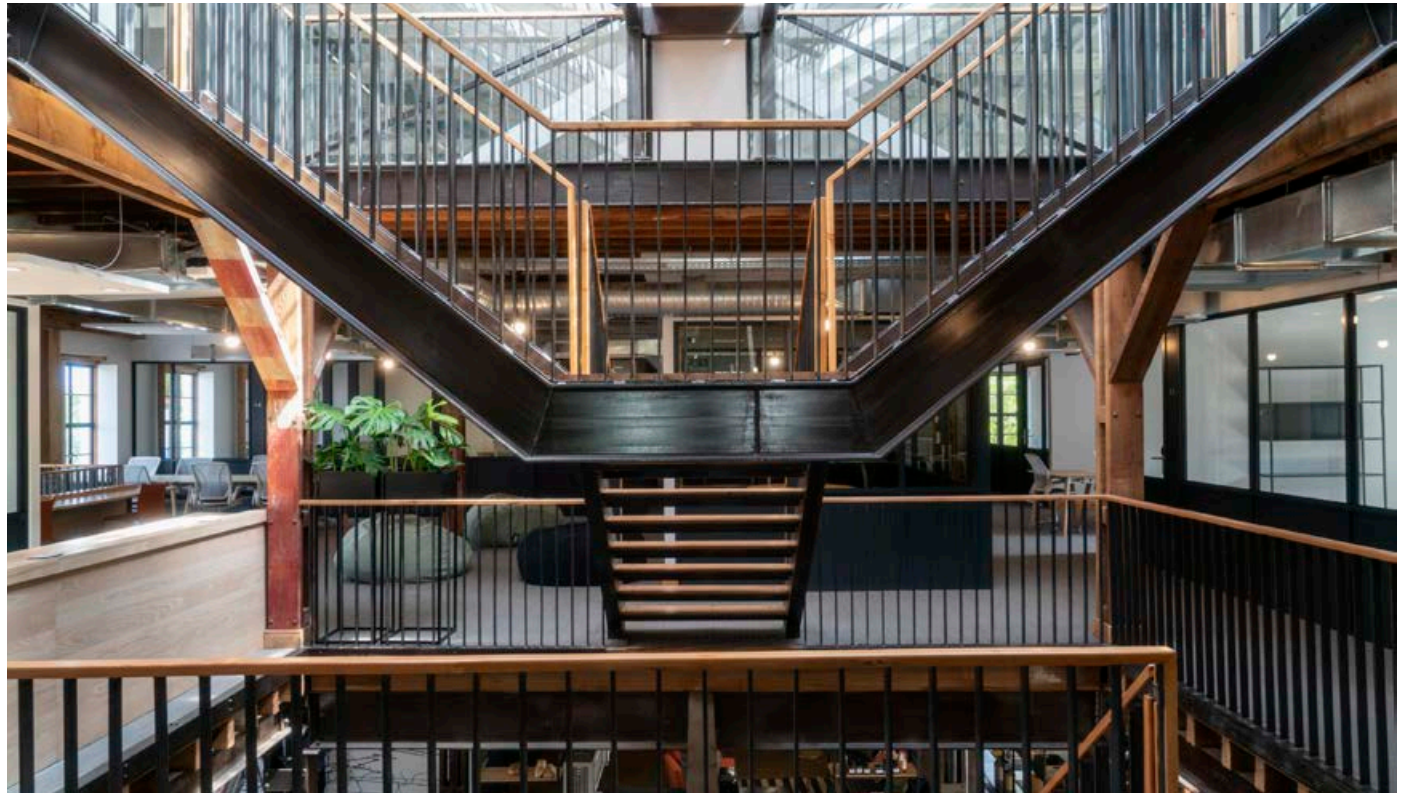
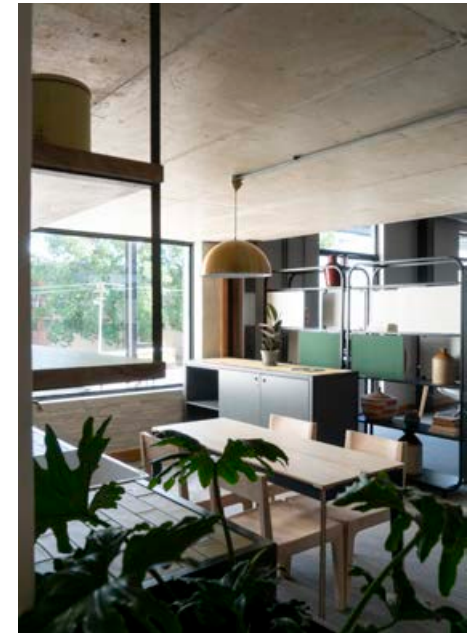
client | OPEN



Tabakhuis.

Similarly to the OPEN co-working space, Tabakhuis is designed around the concept of the contemporary urban entrepreneur & intends to provide a unique & flexible co-working space.

Tabakhuis consists of formal & informal meetings rooms, shared offices, dedicated offices, co-working areas & seminar rooms, which offer varied & flexible ways to work & interact. A juxtaposition of ground floor café, working spaces & reception with a top lit stairwell creates a beautiful interior.



project status | completed in 2018

location | Paarl, Western Cape

site | 2130m²

value range | 10-20 million ZAR

development type | commercial - offices

team involved | Piet Boer | Chris Bakker | Theuna Stoltz |

Nina Erasmus

client | Dana Buys

Digicall.

Digicall is a new 2500m² office building in Craighall Park, Johannesburg. The building is situated on the bank of the Braamfontein spruit - a popular cycling trail in Johannesburg.

To maximise views to the green belt, the building is situated on the western boundary of the site. Due to the natural fall of the land, this placement allowed for the creation of a semi-basement parking level which is easily accessible by both buildings. Services are housed in a organic shaped-core structure. The building consists of basement parking, ground floor canteen & meeting rooms, as well as two office floors - each with an approximated 890m² office area & 90m² balcony area.

The curtainwall surrounding the building allows natural light & 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.

project status | completed in 2017
location | Craighall, Randburg
site | 1500m²
value range | 20-50 million ZAR
development type | commercial
team involved | Georg van Gass | Lizelle McLean
client | Altmann Allers



Hollard City Campus.

GASS Architecture Studios was tasked with the space planning & interior fit out of Hollard's City Campus building – a building previously known as Rennie House. The building is a landmark on the watershed of Johannesburg.

Hollard are currently occupying the 6th, 7th & 8th floors, with the intention of occupying two more floors in the near future.

The interior layout makes the most of the natural sunlight on the north & south facades. Open plan areas are placed along the north & south facades, with secular offices, printing stations & smaller meeting rooms grouped along in the central axis with walls of glass to allow natural light to reach the middle of the floor plate.

Pause areas are linked between floors, allowing easy circulation between levels. A meeting suite is situated on the northern central area. The layout breaks the call centre floors into smaller areas. Central offices & meeting rooms create a sound barrier between open plan areas.

The finishes & colour scheme were chosen in keeping with the interior design guidelines document put together by Studio Lee Lynch. The interior becomes a backdrop which should enable the Hollard identity to be displayed. As is the case in at Hollard's main campus, local artwork is displayed throughout the floors.

project status | completed in 2017

location | Johannesburg, Gauteng

site | 6900m²

value range | 50 - 100 million ZAR

development type | commercial

team involved | Piet Boer | Lizelle McLean | Marco Teixeira |

Ferdi van Gass

client | Nick Swart



Design Joburg.

Exhibition stand displayed at the annual Design Joburg Convention in Sandton, Gauteng,



project status | completed in 2017
location | Design Joburg Convention Centre
development type | exhibition stand
team involved | Georg van Gass | Renato Lopes
client | Design Joburg

Ithemba Offices.

The new Ithemba - Divercity office is located in Jewel City, a colourful & vibrant urban precinct that is changing the face of Johannesburg's inner city. The design approach was to create an office that reflects the ethos of the company as well as its locality. This is reflected in the layout, which is open plan & allows for collaboration across the different departments. The vibrancy of the precinct spills over into the interior of the office & is seen through the murals & bright colours on the walls. The shapes & colours used for the murals were pulled from Divercity's logo & were reimagined to give the space its playfulness & to encourage creative thinking.



project status | completed in 2022
location | Jewel City
development type | commercial
team involved | Lizelle Mclean | Ntombi Shube
client | Ithemba | Divercity

South African Mint

South African Mint is an additions & alterations scheme, with particular focus on the interior. Phase 1 includes the refurbishment of the existing reception area & utility areas in the manufacturing building in order to bring the spaces up to the new CI specification.



project status | completed in 2019
location | Midrand, Johannesburg
development type | commercial, refurbishment
team involved | Georg van Gass | Michelle Whitaker,
Wandile Mntambo | Simone Reynolds
client | South African Mint

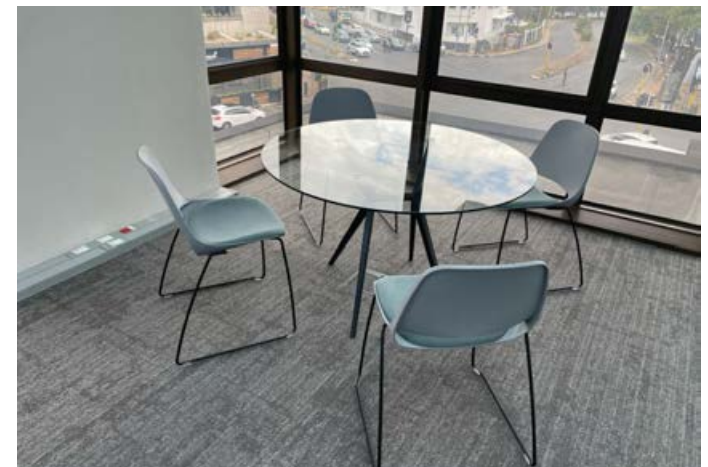
PSG Wealth Rosebank

PSG Wealth Rosebank is a fit-out project in which the client required the expansion of their existing office space.

New planters, artworks & soft seating/furniture adorn the office to add a renewed & refreshed feel to the space.

The spatial arrangement of shared & private spaces were re-configured to create a sense of openness, to alleviate any feelings of claustrophobia & ultimately to optimise the functionality of the space. The open plan area in place was expanded, however privacy was maintained through the use of timber screens separating working spaces from meeting rooms.

Fresh coats of paint & new carpeting were simple measures implemented to contribute to the freshness of the office, as well as the incorporation of floor to ceiling glazing in meeting rooms, located along the building's facade, to ensure the optimisation of natural lighting. Ultimately, the fit-out intended to create an office which becomes softer & more inviting in its aesthetic & becomes more pleasurable an environment for its users.



project status | completed in 2021
location | Rosebank, Johannesburg
development type | commercial - offices
team involved | Lizelle Mclean | Georg van Gass
client | PSG Wealth

ACSA

ACSA is an additions & alterations to a number of nationwide ACSA Sites.

The scope of work included conditional assessment reports, concept development & documentation of proposal for refurbishment of existing ablution facilities.

OR TAMBO International Airport.

The work involved ablutions upgrades, State Protocol Corridor, upgrading of the walk way on both the upper & lower deck, updating all existing entrances & improving way finding. Improvement of existing fittings & introduction of new durable fittings & furnishings further formed part of the work to be done.



project status | ongoing

location | Johannesburg, Durban, Port Elizabeth

development type | refurbishment, mixed-use, specialist & commercial

team involved | Piet Boer | Michelle Whitaker | Gladwin Kettledass

client | Airports Company South Africa

Villa Arcadia.

GASS Architecture Studios were requested to upgrade the kitchens, ablutions & staff ablutions & changing facilities at the Villa Arcadia building. The building's significant historical value required careful preservation of the historical character of the building, whilst upgrading the facilities to a fully functional modern catering kitchen geared for functions and events.

A variety of the building's existing building components such as the brass fittings & tile finishes provided the inspiration for the internal aesthetic.



project status | completed in 2018
location | Parktown, Johannesburg
site | 200m²
development type | commercial refurbishment
team involved | Piet Boer | Wandile Mntambo
client | Taropark



Newinbosch.

Part of the newly established, sustainably designed Neighbourhood Estate, the retail centre anchors & supports the estate, creating an interactive node & transition between the residential development & the R304 Koelenhof Road into Stellenbosch.

Future development in the neighbourhood includes a school & religious/community centre.

Designing to the locality as urban edge to Stellenbosch, the old wine farm shed typology is employed as a guiding identity, but is more honest & utilitarian. In-between & circulation spaces create a market feeling. Materiality & detailing are used to create the spatial experience of historical farm buildings repurposed to modern lifestyle uses for community gathering & activities.

Complimentary to this simplicity of architectural form, biophilic design elements are employed in both architecture & landscape elements to evoke nature & create the sense of gathering under shady oak trees, synonymous to Stellenbosch or Eikestad.

project status | sdp submission

location | Stellenbosch

site | 7500m²

value range | 25 million ZAR

development type | retail

team involved | Tinus van der Westhuizen | Chris Bakker |

Zach Botha | Leone Wierenga



Spar Polofields.

A new built SUPER SPAR & TOPS in Polofield Estate, Waterfall. The tenant fit out was designed with the aim to be entirely unique & distinguishable from the typical SPARS in Gauteng, through use of patterns, soft muted colours & an altered layout.



project status | completed in 2021
location | Waterfall, Johannesburg
site | 3000m²
value range | 25 million ZAR
development type | retail
team involved | Georg van Gass | Michelle Whitaker | Gladwin Ketlledas
client | SPAR



Spar Robindale.

The manager of SPAR Robindale approached GASS Architecture Studios with the aim of making the store's presence more prominent in the Robindale Corner centre, in addition to giving the internal spaces of the store a fresh & modern face lift. While the store is comprised of the front-of-house shop floor, the back-of-house kitchens|preparation areas & a mezzanine office level, the project scope of works was limited to the front-of-house areas.

One of the issues that the existing store faces is that it has little street frontage, aside from its coffee shop which operates at its entrance. The existing entrance is mainly hidden from view, with the line of the shop entrance being deeply recessed behind the current trolley bay & set at a diagonal angle to the centre's current building footprint. The proposal looked at overcoming this by bringing the existing shop line out, moving the trolley bay position & painting the existing façade with the colours of SPAR to further highlight the store's presence.

Another issue the store faced, due to this lack of frontage, was that the internal spaces received very little natural light. The proposal therefore, looked at introducing a clerestory window above the fresh produce fridges along the eastern edge of the store facing the centre's parking lot.

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.

project status | in progress
location | Johannesburg, Gauteng
site | 875m²
development type | retail
team involved | Georg van Gass | Michelle Whitaker
client | SPAR



The Park - Elardus Park.

GASS Architecture Studios were approached to devise a proposal investigating the existing retail shopping centre. Although the shopping centre is well used, the aesthetic & spatial attributes are not yet reaching the centre's potential. The existing circulation spaces & open areas required design intervention to arrive at a more pedestrian-centric experience.

The concept therefore is to open the shopfronts up by raising the walkway canopies & allowing the retail spaces to have a better link with external spaces, thus extending the threshold between the user & the retailer under the new canopy.

A redesign of the parking area allows the introduction of courtyards in the centre, extending these thresholds even further. By allowing for breathing spaces within this shopping centre, a friendlier shopping experience is guaranteed. With the aim of also becoming a destination point rather than a bypass point, coffee shops, a bakery, restaurants & other spaces are proposed to be situated around these courtyard spaces, thus creating a village with landscaped walkways & an experience that is user-orientated.

project status | completed in 2020
location | Pretoria, Gauteng
site | 100 000m²
value range | 50 - 100 million ZAR
development type | retail
team involved | Georg van Gass | Renato Lopes |
Gladwin Kettledas | Jaco Bam
client | ELARDUS Park Shopping Centre Share Block



Newtown Junction Mall.

The aesthetic renovations of Newtown Junction Mall included a food court upgrade, painted promenade, Instagram moment & decals to the existing lift shaft. The renovations were inspired by local artisans in the area which is located in the heart of Newtown. The brief was to upgrade certain areas in order to breathe new life back into the mall & to attract shoppers from the bustling surrounds.

This was done by approaching the renovations as a journey which aimed to draw in shoppers via the Instagram moment sculpture which is visible from the street. The Instagram Moment is somewhat a mix between a functional seating sculpture & an optical illusion, which, when viewed from a certain angle, becomes the Newtown Junction Mall logo. This sculpture, then leads directly onto a new painted promenade also inspired by the logo of the mall. The promenade then takes the shopper on a journey that arrives at the renovated food court with suspended planters & string lights which aim to create a lively al fresco informal dining experience with plenty of light flooding the space through the replacing of selected overhead sheet metal panels with polycarbonate skylights.

project status | completed in 2022
location | Newtown, Johannesburg
development type | commercial
team involved | Georg van Gass | Lizelle McLean | Simone Reynolds
client | Atterbury



Twin Oaks Retail Centre.

Part of a greater urban renewal development scheme in Somerset West, the Twin Oak site has been identified as one of the major nodal points to effect change. Through the renovation of the existing buildings, a new programme of mixed use will be introduced.



project status | proposal
location | Western Cape
site | insert information here
value range | insert information here
development type | insert information here
team involved | insert information here
client | insert information here



Kanyamazane.

Kanyamazane Shopping centre, a Ntwese Developments scheme, is located in the town of Kanyamazane opposite the Kanyamazane stadium. The development has commenced as a brownfield project, as there are existing buildings on the site with smaller buildings in close proximity. Located nearby is an existing shopping centre, along Chris Hani street, a main arterial route in the area, validating the expansion of retail activity within the area.

The shopping centre looks to house & anchor retail stores along the building edge, with smaller line shops & 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 exclusively house office space.

project status | in progress

location | Kanyamazane, Nelspruit

site | 8000m²

development type | retail - shopping centre

team involved | Piet Boer | Lizelle McLean | Wandile

Mntambo | Bronwyn Coulson

client | Ntwese Developments

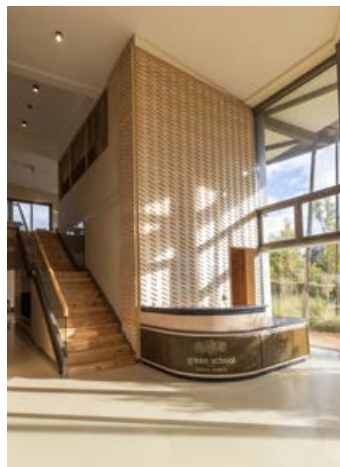




educational | institutional

Green School South Africa

Alternative, non-traditional building materials & construction methodologies are employed to create a sustainable & organic learning environment for pupils. The complex weaves a kindergarten, primary school, middle school & high school into the landscape & include gathering spaces such as a "school hall" - sangkep - multipurpose Heart of the school & various learning landscapes & niches.



project status | completed in 2021
location | Paarl Valley, Western Cape
site | 5000m²

value range | 50 -100 million ZAR

development type | educational

team involved | Wessel van Dyk | Chris Bakker | Theuna Stoltz | Marco Teixeira | Devon Johnson

client | First Transaction Capital

Avacare Campus.

This project comprises a warehouse, new offices, & existing building refurbishment. The design was focused around four key design drivers:

Firstly, a module typology has been implemented & allows for flexibility & replication on various sites.

The second driver is access. This primarily focuses on the vehicle for the simple delivery for the warehouse but also considers pedestrian accessibility, especially considering the pedestrianisation assists in the three buildings feeling connected.

Thirdly, there is a connection with nature. This link happens visually & physically & allows nature to soften the architecture.

Finally comes the exposure for the business through the large warehouse façade & location along the national highway. The base of the warehouse is translucent, allowing light to radiate out at night allowing for exposure 24/7.

This proposed scheme carries a sense of transparency in the design & follows through on the holistic ethos of the company.



project status | proposal
location | Johannesburg, Gauteng
team involved | Devon Johnson

Sandton Heart Hospital.

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Essential Health Brackenfell.

A part of the rebrand of the Essential Health Pharmacy Group is to translate the brand identity into the architecture & the spaces that hold the pharmacies. The focus being how can we change the user experience of pharmacies through the inclusion of different materials, foliage, considered signage, public furniture, layered facades & rethinking the optics of these spaces.



Dunamis Church.

Dunamis international family church is a fast growing congregation located in the south of Johannesburg.

As part of the church, Dunamis also has an integrated social offering with kindergarten facilities, primary school, creative arts school, dance school, bible school & recording facilities. The new DIFC campus will accommodate all of the above aspects along with a 400 seater chapel and 3000 seater auditorium.

Being an environmentally sensitive project, the entire design was developed to intergrate within the site's topography & to further enhance the current ecology. Construction is limited to a small portion of the overall site, whilst the remainder is being rehabilitated to its original state.



project status | in progress

location | Johannesburg, Gauteng

site | 10 500m²

value range | 50 - 100 million ZAR - phase one

development type | institutional place of worship

team involved | Piet Boer | Simone Reynolds | Leone

Wierenga | Bronwyn Coulson | Christine Botha

client | Dunamis International Family Church

Dunamis School.

The design seeks to foster a connection between nature & the classroom by expanding the learning environment to the outdoors. The new school will make use of the existing Church grounds & repurposes these facilities into supporting functions for the school. The existing church anchors the school precinct on the East & a new open air walkway will create a continuous spine that reinforces the connection between the church & school, a notion that runs at the core of Dunamis.

The central spine connects the different educational phases, with landscaped play areas & gardens that create thresholds between the different grades & include a series of courtyards that encourage children to learn through play. The new school buildings will be prefabricated off-site & installed in the learning landscape.

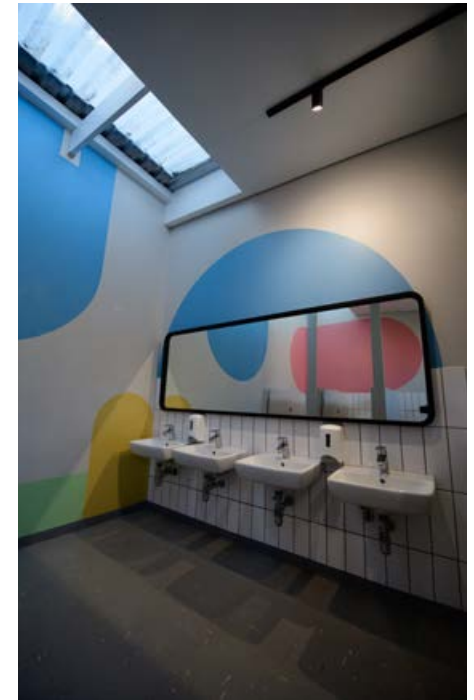
The school buildings are carefully designed to create a comfortable & safe learning environment with ample natural light, ventilation, shading & child-friendly, ergonomic design.

project status | in progress
location | Johannesburg, Gauteng
site | 10 500m²
value range | 50 - 100 million ZAR - phase one
development type | institutional place of worship
team involved | Piet Boer | Simone Reynolds | Leone Wierenga | Bronwyn Coulson | Christine Botha
client | Dunamis International Family Church



Louw Geldenhuys.

The brief of the project was to create a new entrance & ablution facility for foundation phase learners. The design reinforces & enhance the face & image of the school, by creating a new, accessible threshold. Dedicated to foundation phase learners, at the beginning of their schooling journey at Louw Geldenhuys, the addition will create a stronger sense of ownership & belonging for parents & learners alike.



project status | completed in 2022
location | Linden, Johannesburg, Gauteng
development type | educational
team involved | Hendri Fourie | Devon Johnson
client | Louw Geldenhuys

Jeppe House.

The original building, known as Medical City, was originally designed by Helmut Stauch, along with the building on the opposite side of Eloff street at the Bree street intersection.

The two buildings were designed in a similar style: podiums with pavement shops & parking above, surrounded by identical brass anodised sunscreens to the lower levels & high-rise towers above.

The brief for this project was to convert the existing, empty & derelict office building into a new multi-storey school|college from levels 3-13. The lower levels were converted into shops as part of an earlier conversion & 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.



project status | completed in 2015

location | Johannesburg, Gauteng

site | 9400m²

value range | 10 - 20 million ZAR

development type | education & regeneration

team involved | Georg van Gass | Lizelle McLean | Jacques

Pansegrouw | Ferdi van Gass

client | City Properties

Ha-Mashamba.

The Ha-Mashamba science centre is currently being developed in order to serve the neighbouring school & surrounding community in a rural area that lacks such facilities.

The hope is that the centre will emulate an “interactive park,” whereby architectural elements lend themselves to learning as visual representations of scientific principles. For example, the columns are shaped to represent the stress that a normal column would undergo, & similarly, with the undersides of the slabs which illustrate the bending moments within the slabs.

The ground floor structure is kept to a minimum in order to serve as flexible exhibition|workshop space, whilst the first floor is comprised of classrooms, science labs & office space. Supporting facilities include a cafeteria, an auditorium, & public space.

The building edge is specifically designed to act as a transitional threshold between the street & the public ground floor level, which is done through a series of soft steps & levels to manipulate the steep slope of the site.

project status | in progress

location | Ha-Mashamba, Limpopo

site | 8800m²

development type | education & regeneration

team involved | Piet Boer | Hendri Fourie | Simone Reynolds | Skhumbuzo Ndlovu | Daniel Schill

client | Mutado Properties





urban regeneration | affordable & student residential

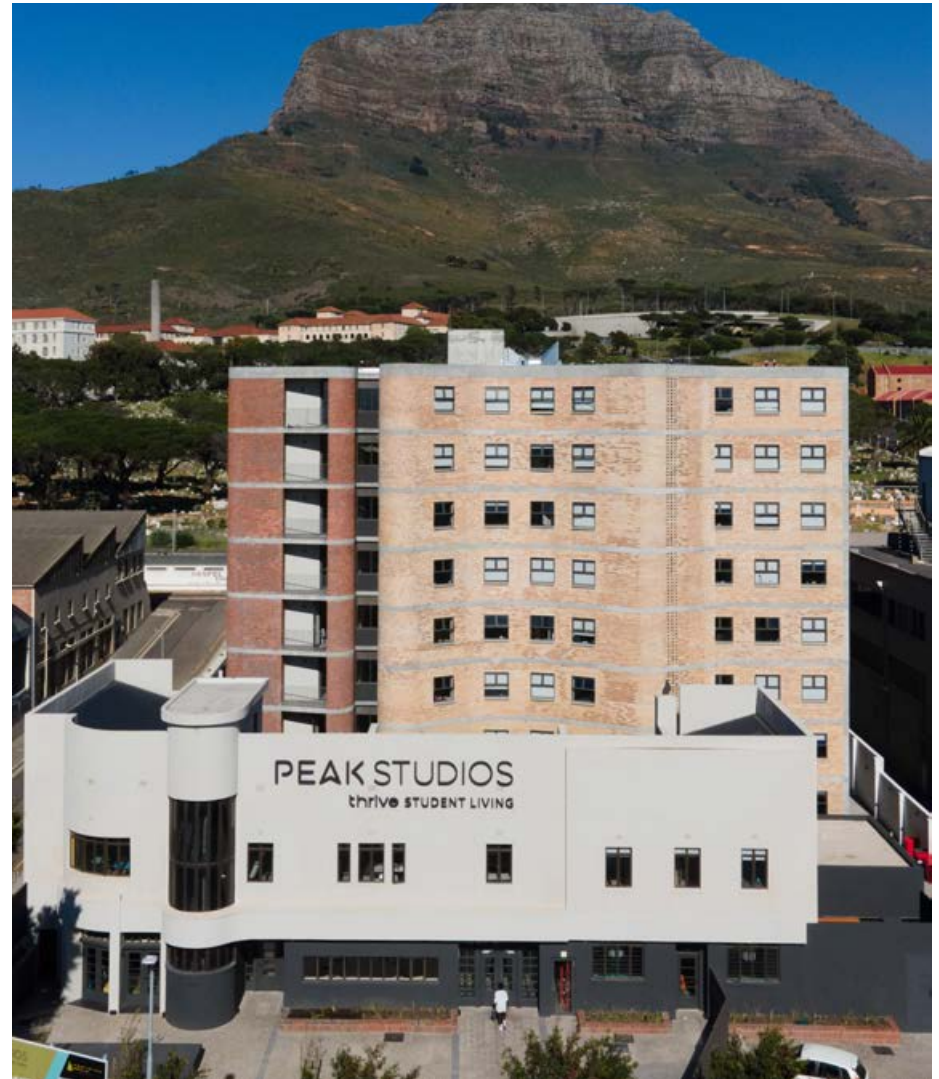


Peak Studios

Located in Observatory, Cape Town, Peak Studios Student Accommodation will house 563 students in a new 9 storey building.

The development aims to repurpose a site with an existing heritage building to serve the surrounding UCT & CPUT campuses. The existing building ties into the old internally & houses communal areas, gym, study area & opens up with an interior courtyard.

Hugging a larger landscaped area, the building creates various safe, inspiring interior & exterior spaces for study, gather & live. Taking inspiration from the existing building facing Main Street, the new addition, although much higher, interprets the geometry through a contemporary lens to create a unique addition to the area.

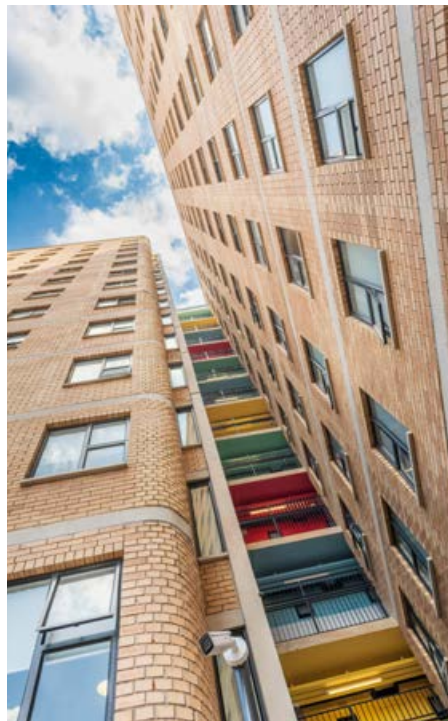
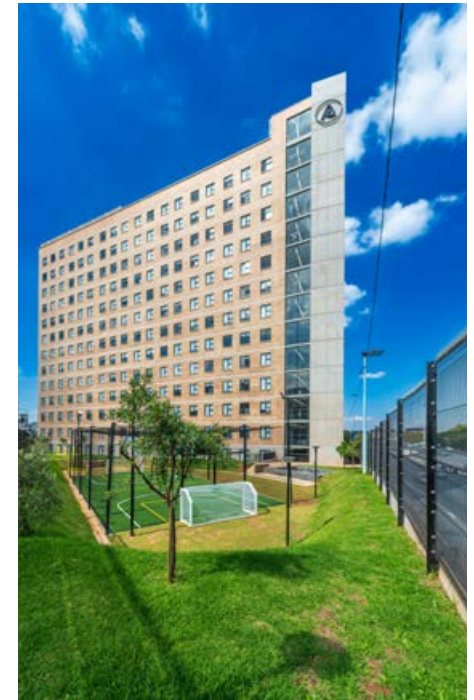


project status | completed in 2022
location | Observatory, Cape Town
site | 563 beds
development type | student housing
team involved | Piet Boer | Leoné Wierenga | Chris Bakker
client | Growthpoint Student Accommodation Holdings

Apex Studios.

The project can be located within the heart of Braamfontein, opposite the WITS main campus & will ultimately house 899 students over 13 storeys. The facebrick building consists of a variety of unit types each with a private bathroom & kitchen. The existing heritage building will house the unique common spaces such as study centre, lounge areas, games room & gym.

Connection to the outdoors is paramount & this is provided through ground floor courtyards, a multi purpose sports field & an entertainment zone on the roof level. The intention of the design is to create an environment in which a student community can develop & thrive.



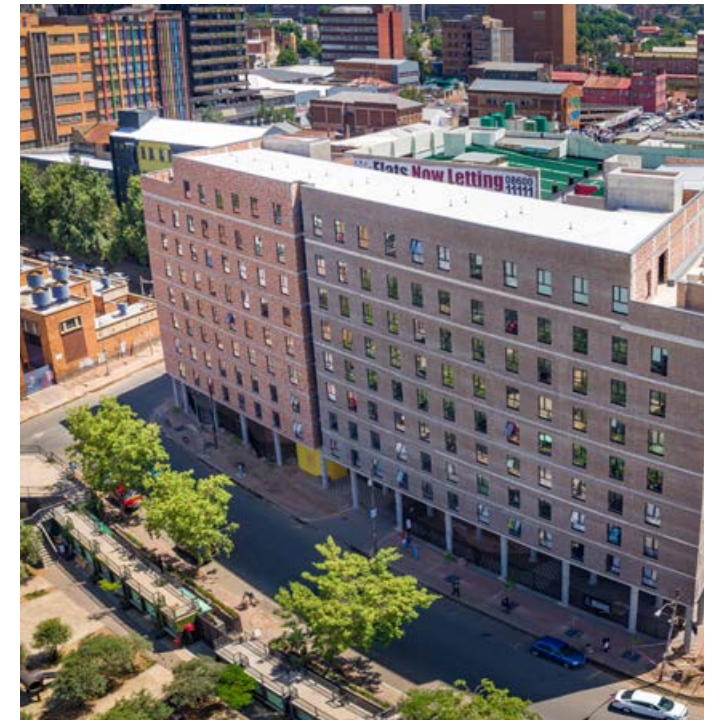
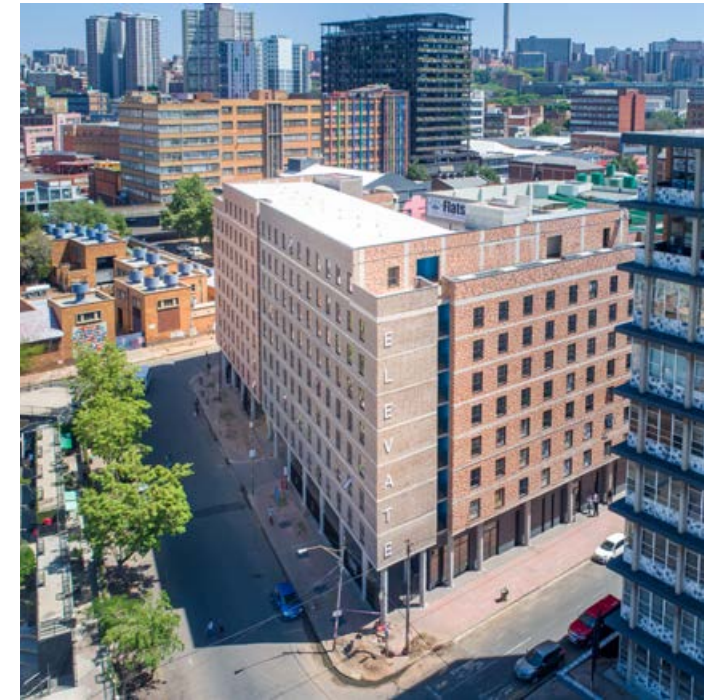
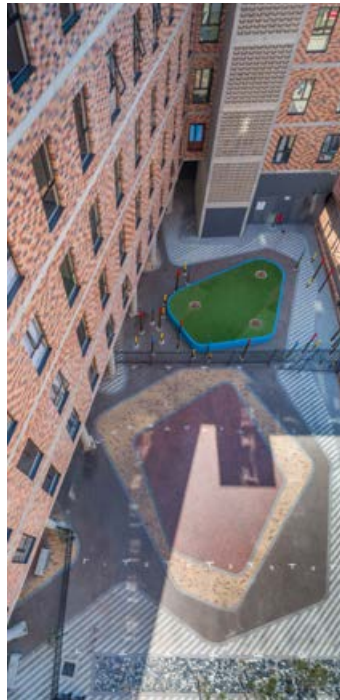
project status | completed in 2022
location | Braamfontein, Johannesburg
site | 899 beds
development type | student housing
team involved | Piet Boer | Bronwyn Coulson |
Marco Teixeira
client | Growthpoint Student Accommodation Holdings

Elevate.

The housing scheme sits in a well-developed area, & on a substantially small site making the erection of the building challenging. The design takes the site constraints into consideration in a number of ways, whilst allowing for a beautiful living experience for the tenants, as well as keeping the scheme feasible.

The U-shaped building form was derived from the need to maximize the northern light, which lead to the creation of a courtyard, onto which all units look. The courtyard becomes a recreational space for tenants & also allows children from the neighbouring NGO to use the space during certain times.

Unit layouts comprise a mixture of bachelor's, bachelor plus, 2 bed & 2 bed plus units. Each unit houses a bathroom, a kitchenette & a living | bedroom space overlooking the central courtyard, or the Johannesburg cityscape.



project status | completed in 2020
location | Maboneng Precinct, Johannesburg
site | 7200m²
development type | residential - mixed use
team involved | Georg van Gass | Wandile Mntambo |
Jaco Bam | Thomas Kriel
client | Atterbury Properties

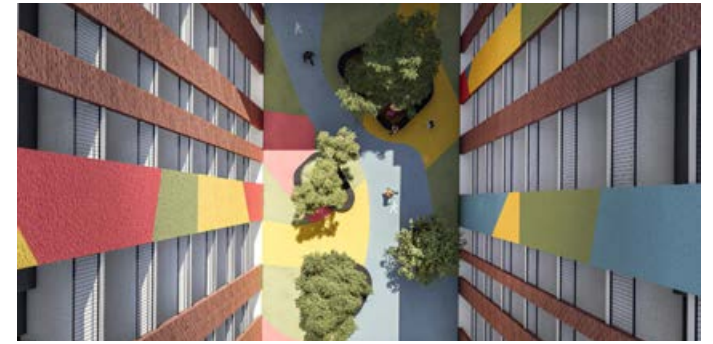
Festival Street.

The proposed project is located in Hatfield, a few hundred metres from the university. The building is a student residence & will accommodate 360 students over 8 storeys. The ground & roof levels will house the common features, which include a gym, braai areas, entertainment spaces & study areas.

The building utilises a facebrick facade that is contrasted by large colourful murals to bring vibrance to the building & to add a sense of fun.

The ground floor has a predominantly glass facade, so not to close off to the street, but allows a sense of transparency between the public & the private realm.

This development is to be a place for students to grow & enjoy their university experience.

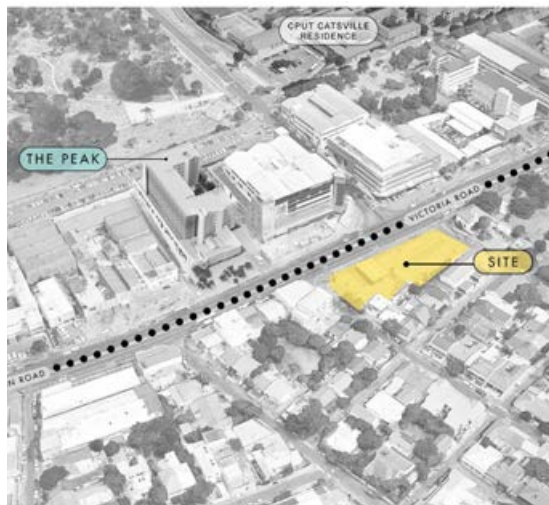


project status | proposal
location | Hatfield, Pretoria
site | 360 beds
development type | student housing
team involved | Piet Boer | Devon Johnson
client | Growthpoint

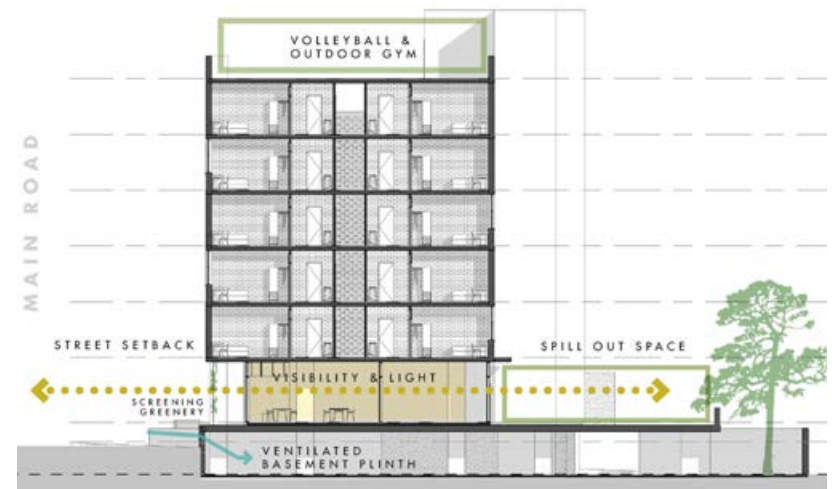
307 Main.

Located in Observatory, Cape Town, 307 Main is a proposed new student housing scheme that aims to transform the area into a Student Living Campus with surrounding residences such as The Peak & the newly proposed 370 Main & 9 Browning Street.

As a whole, the precinct will successfully serve the surrounding UCT & CPUT campuses. 307 Main will accommodate 324 beds with amenities such as a rooftop gym & braai area, a volleyball court, a gym & a study centre.



project status | proposal
location | Observatory, Cape Town
site | 324 beds
development type | student housing
team involved | Piet Boer | Chirs Bakker | Leoné Wierenga
client | Growthpoint Student Accomodation Holdings



370 Main

Main Street is a student housing scheme, located in Observatory, Cape Town, which aims to transform the area into a 'Student Living Campus,' in conjunction with surrounding residences such as the recently developed residence The Peak, as well as future proposals, namely 307 Main & 9 Browning.

As a collective, the precinct strives to successfully serve the surrounding UCT & CPUT campuses. Main Street will accommodate 698 beds, & is enriched by its amenities, such as a communal, rooftop braai area & its multipurpose study hall. The development focuses on enriching the lives of its users, the student, & intends to establish a collective, safe & unique experience of living for the youth.



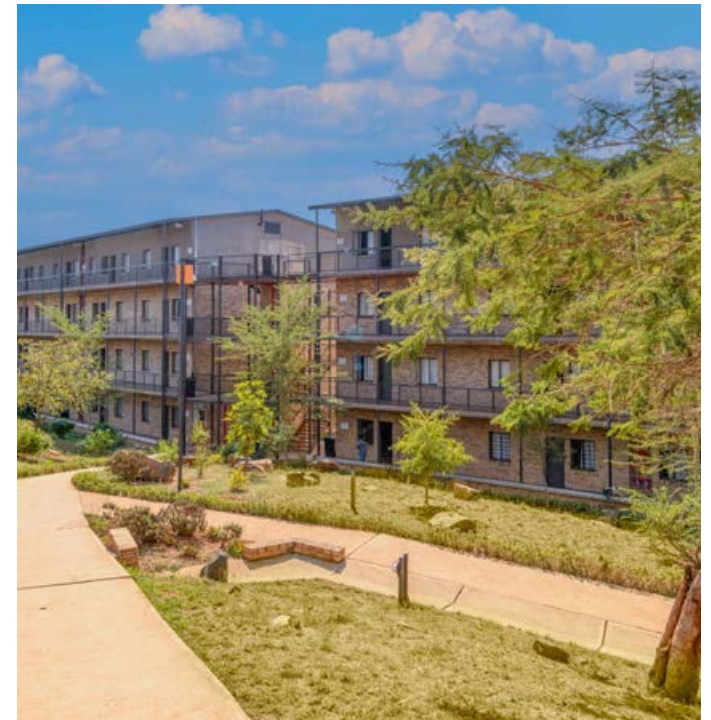
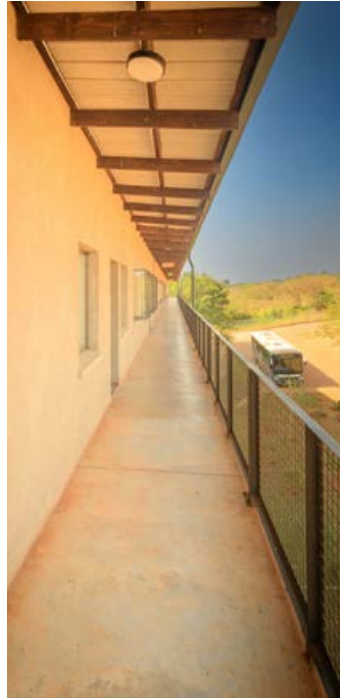
project status | proposal
location | Observatory, Cape Town
site | 698 beds
development type | student housing
team involved | Piet Boer | Chirs Bakker | Leoné Wierenga
client | Growthpoint Student Accomodation Holdings

Simeka Heights.

Simeka Heights is The University of Venda's student housing development & can be found in the rural region of Venda, Northern Limpopo.

As the site is host to numerous indigenous plant species, with natural flora & fauna in abundance, the design concept called for a development which would become a backdrop for this natural landscape. The position of a natural wetland, in the centre of the site, promoted this concept as the natural elements dominate the arrangement of buildings on the site, with a number of green fingers infiltrating the spaces between the proposed buildings on site.

The design intends to use mostly locally available materials & resources in combating the warm local climate. This is achieved through the inclusion of a curved brick façade punctuated by many glazed openings protected by steel sun louvres, & a steel roofing structure with large overhangs.



project status | completed in 2021
location | Venda, Northern Limpopo
site | 15 300m² | 1044 beds
development type | student residential
team involved | Piet Boer | Hendri Fourie | Lizelle McLean | Renato Lopes
client | Mutado Properties

Talama Square.

Talama Square is a new 760 bed, 5-storey development, consisting of living units of 4-5 double & single bedrooms with communal kitchens, bathroom & lounge facilities.

The building wraps around an open courtyard, which ultimately serves as an outside common green space.



project status | proposal
location | Kimberley, Northern Cape
site | 14 300m²
value range | 100 - 250 million ZAR
development type | student residential
team involved | Georg van Gass | Gladwin Kettledas | Jaco Bam
client | ERIS Property Group

Argyle House.

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 the existing structure, balustrades, windows & doors, as well as the addition of fire break fins between apartments.

New furniture was further designed - according to student housing requirements - & manufactured for use in these bedrooms, as well as the building common areas.



project status | completed in 2018

location | Parktown, Johannesburg

site | 7500m²

value range | 10 - 20 million ZAR

development type | student residential

team involved | Piet Boer | Jessica Clarke | Ferdi van Gass |

Jaco Bam

client | Zenprop

Orange Grove.

Orange Grove is a low-cost housing scheme located in Orange Grove, Johannesburg. The scheme is aimed at addressing the rapid over-expansion of Johannesburg through the provision of affordable accommodation, consisting of a variety of studio, 1 bedroom & 2 bedroom apartments.



project status | completed in 2021
location | Orange Grove, Johannesburg, Gauteng
site | 6 sites - 14 000m²
value range | 50 - 80 million ZAR
development type | low-cost residential
team involved | Piet Boer | Devon Johnson
client | JPC et al

6 Protea Place.

Renovations & additions to an existing office building. The existing building is to be transformed into a multi-storey residential apartment building with facilities such as an outdoor gym, cafe/restaurant/bar etc. & can be located within the heart of Sandton.



project status | proposal
location | Sandton, Gauteng
site | 10 000m²
development type | residential apartments
team involved | Piet Boer | Gladwin Kettledas
client | ERIS Property Group

Gyro.

The development will comprise of 319 residential units with a split between bachelor, 1 bed & 2 bed units.

The development will contribute to the current redevelopment of Germiston & surrounding areas.



project status | ongoing

location | Germiston, Gauteng

site | 13 000m²

development type | high density residential

team involved | Piet Boer | Beau Missouri | Renato Lopes

client | Gyro Group

Ithemba Interiors - Jewel City.

Show units to display the interior fit out & full furniture layouts of Jewel City project - with particular reference to block 1 - the diamond.



project status | completed in 2020
location | Maboneng Precinct, Johannesburg
value range | 25 - 40 million ZAR
development type | residential - show room
team involved | Jessica Clarke | Lizelle McLean
client | Itthemba

Ithemba Interiors - Elevate.

Show units to display the interior fit out & full furniture layouts of the Elevate project.

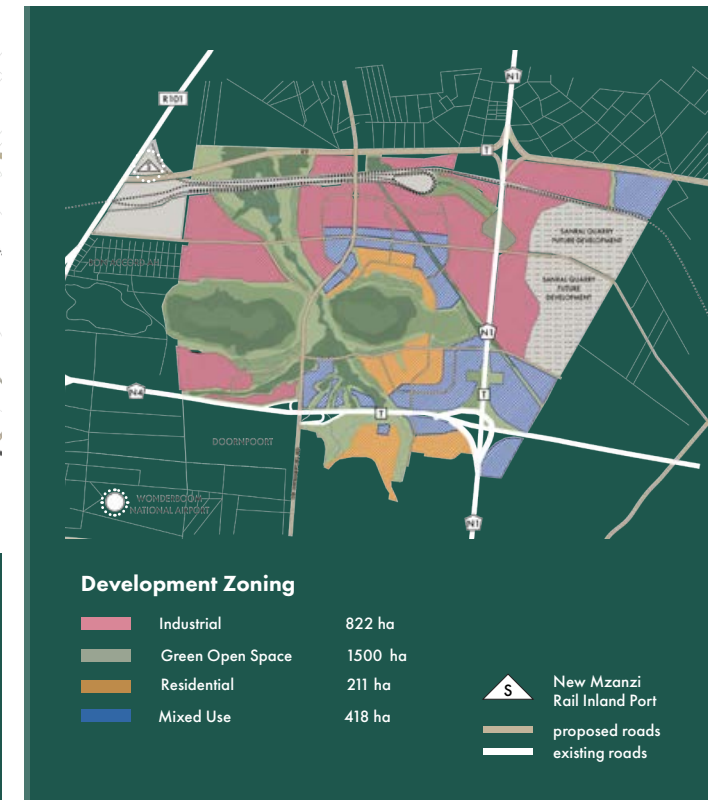
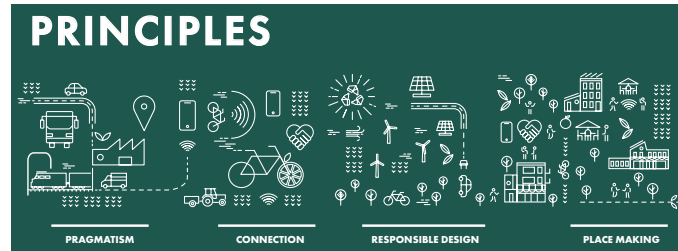


project status | completed in 2020
location | Maboneng Precinct, Johannesburg
value range | 25 - 40 million ZAR
development type | residential - show room
team involved | Jessica Clarke | Lizelle McLean
client | Itthemba

First Land.

First Land precinct is a new mixed use development by Atterbury. The catalyst for this precinct is the development of the new state of the art Fresh Produce Market and Agri-hub for Gauteng. A new industrial and logistics hub will flank the existing Transnet railway and neighbours the newly proposed Mzanzi rail inland port. The Transnet railway connects First Land to South Africa and the SADC region allowing freight traffic to shift from national roads to rail. This development will reduce barriers of entry to emerging and small farmers and become a long term job creator through the food beneficiation industry.

The identity of First Land is characterised through the integration between the landscape and the development zones to foster a connection with nature; creating more opportunity for a healthy & balanced lifestyle; conservation of the indigenous landscape and incorporating urban agriculture; creating more equity and access to fresh produce.



project status | establishment of township
location | Doornpoort, Pretoria, Gauteng
site | 3000 Ha (1500 Ha developable)
value range | TBC
development type | Residential, mixed-use, light industrial, masterplanning/urban
team involved | Georg van Gass | Christine Botha | Andre Prinsloo
client | Atterbury

First Land Stadium.

GASS Architecture Studios welcomes you to our visionary proposal for a cutting-edge stadium, located in Pretoria, South Africa. This ambitious project aims to create a world-class sporting & entertainment hub, which will not only serve as a symbol of pride for the city, but also as a catalyst for economic growth & community development.

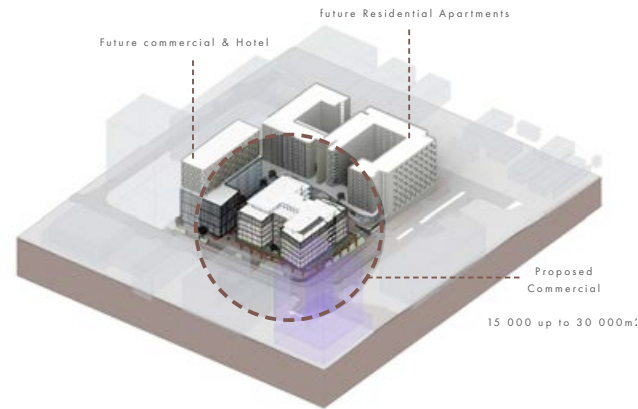


project status | proposal
development type | recreational
team involved | Piet Boer | Georg van Gass

Galleria Precinct

Located in the heart of Rosebank, Johannesburg and situated at one of the most sought after addresses in South Africa, Galleria – A Precinct Redefined promises to exceed expectations. The Galleria Precinct comprises of P-Grade commercial office space, a hotel with conferencing facilities, residential apartments and high-end retail and restaurants. The precinct continues the pedestrian orientated focus throughout the Rosebank node and extends the link to the Rosebank Gautrain Station, located a mere 2-minute walk away from the site. Galleria epitomises the principals of live, work, play.

Site Plan - AXO



Podium Plan



project status | design development
location | Rosebank, Gauteng
site | 1.96 Ha (7 000 m² bulk)
value range | TBC
development type | Precinct, mixed-use
team involved | Devon Johnson | Georg van Gass | Reghardt Bekker
client | ABCON, Redefine, Divercity, Craft Homes



One on Mutual.

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.

On the upper floors, Church Square is well framed, further enriching the visual connection to significant landmarks.

Important to note is how the apartments are planned around a landscaped courtyard on the fourth floor. This space intends to provide a critical green lung for the building, combined with recreational facilities for the residents. From the courtyard, one also notices how the circulation acts as a break between the building's larger footprints, helping to achieve a well ventilated & generously lit building throughout.

Materially, the face-brick façade alludes strongly to the founding aesthetic of Pretoria's residential & architectural make-up. True to its surrounds, the employment of the large face brick screen echoes the likes of the city's founding architects. Much like Norman Eaton, often employing innovative methods of brick 'weaving', so too does One on Mutual continue on this innovative path in search of African patterns, unique to its climate & contextual vernacular. Perhaps a larger simulation of the well-known 'stoep' detail is reminiscent in the same way the ground floor intently spills out into the surrounding streetscape, inviting a strong pedestrian presence.

Indeed, One on Mutual successfully navigates the ever-evolving conversation between those buildings of old & new, sustainable & responsible approaches to its surrounds & a keenness for developing current cityscapes into manageable & more highly densified future spaces.

project status | completed in 2017

location | Pretoria, Gauteng

site | 1800m²

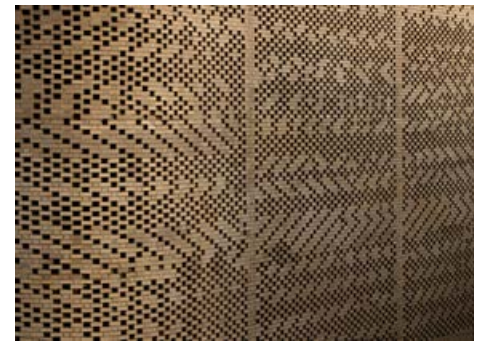
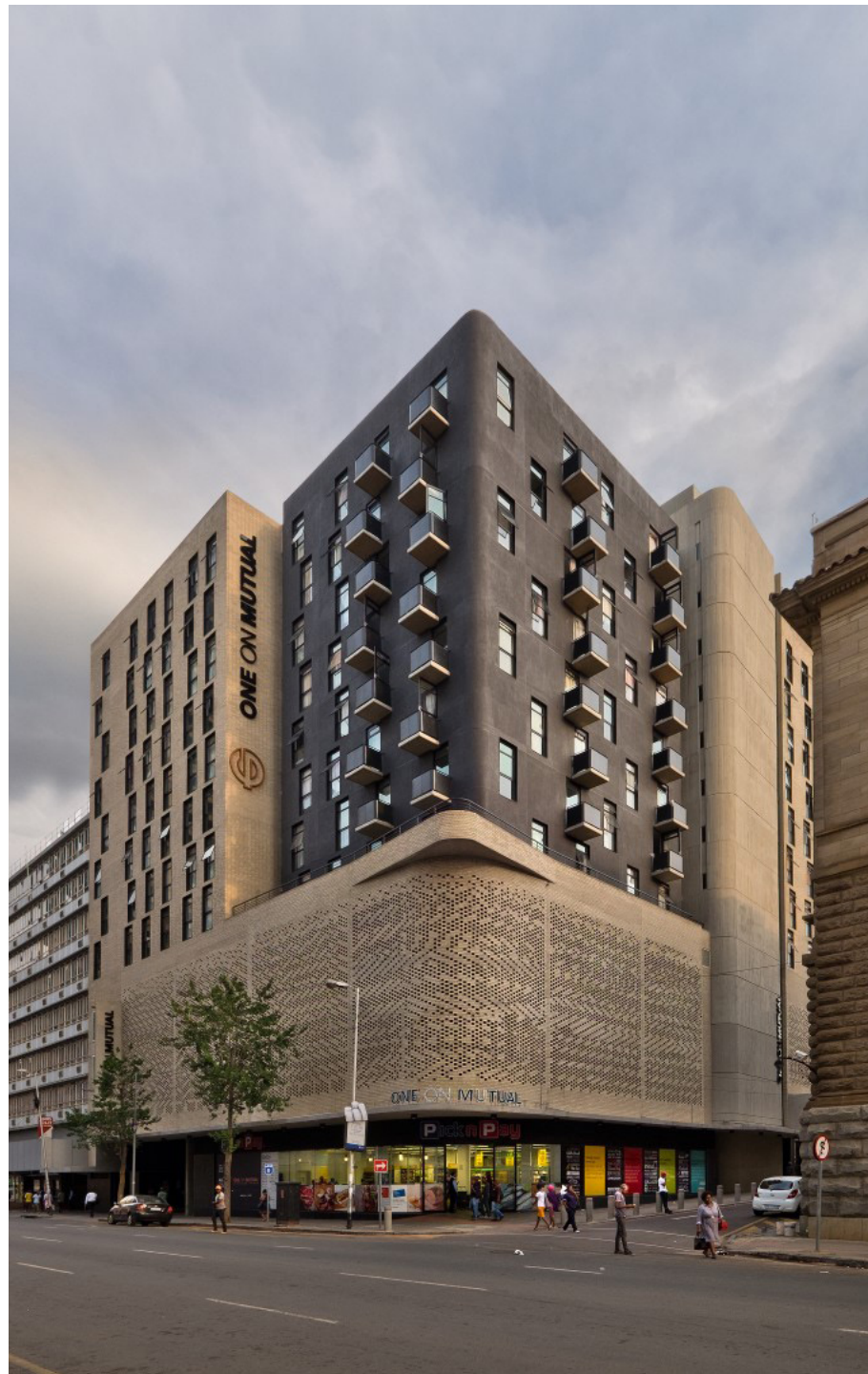
value range | 100 - 250 million ZAR

development type | commercial & residential

team involved | Georg van Gass | Renato Lopes | Jacques

Pansegrouw | Ferdi van Gass

client | City Properties - Albert de Bruin



Smart Agricity.

Smart Agricity is a high level urban proposal scheme, which forms part of a larger vision for land value creation & the unlocking of opportunities for a more sustainable future in Cote d'Ivoire.

The scheme was developed, together with Actuality as client, to consider the physical manifestation of a set of values, principles & key points of intervention in the larger rural context. A carefully considered mix of clusters that focus on various aspects of living make up the "city."

These include:

- The Creative Knowledge Cluster of education.
- The Exchange Cluster of business, trade, markets, cultural hubs, etc.
- The Productivity Cluster of agri & industry.

Each of these are interwoven with a range of residential configurations to cater for various income levels & lifestyles.

The project aims to develop & track a set of well defined ESG principles & targets, with the ability to effectively manage business risks & identify opportunities as leaders of transformation towards a regenerative & inclusive future.



CREATIVE KNOWLEDGE CLUSTER



EXCHANGE CLUSTER



VIBRANT MARKET STREET

project status | proposal | pre-feasibility
location | Abidjan, Cote d'Ivoire
development type | urban
team involved | Chris Bakker | Leone Wierenga |
Theuna Stoltz | Wessel van Dyk
client | Actuality

Frank's Place.

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

New shopfronts & roller grills for retail on ground floor, improves the pedestrian experience both during the day & at night.



project status | completed in 2016

location | Johannesburg, Gauteng

site | 13 700m²

value range | 50 - 100 million ZAR

development type | mixed use, retail & residential

team involved | Georg van Gass | Renato Lopes | Ferdi van Gass

client | City Properties - Albert de Bruin

Dan's Place.

The brief of this project was to refurbish existing retail spaces & line shops & 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 *iwasshotinjoburg* - an initiative which provides a platform for former street children to learn new skills & to generate an income from photography.



project status | completed in 2012
location | Johannesburg CBD, Gauteng
site | 150 residential units; 1100m² retail
value range | 37 million ZAR
development type | mixed use
team involved | Georg van Gass | J MacDonald |
Ferdie van Gass
client | City Prop Administration

Castle Mansions | Kerk Str.

Refurbishment of a listed heritage office building, creating an outside landscaped courtyard between existing & 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 & a playground.

GASS Architecture Studios further took on Kerk Street as a refurbishment project to the existing premises of Norman Anstey & Co., also known as the Paramount Building, at the corner of Kerk & Joubert Street, located within Johannesburg. The building identifies itself as a heritage piece within the city, boding the status of being one of the most famous local shopping resorts of its time.

The brief called for a number of items to be addressed:

- the activation of the top three levels of the building through residential means
- the creation of a link between kerk street & castle mansions
- the renovation of the Kerk Street facade
- the renovation of the Kerk Street street interface
- the preservation of the retail tenancy along Kerk Street throughout the renovation process

project status | completed in 2014

location | Johannesburg, Gauteng

site | 8605m²

development type | residential

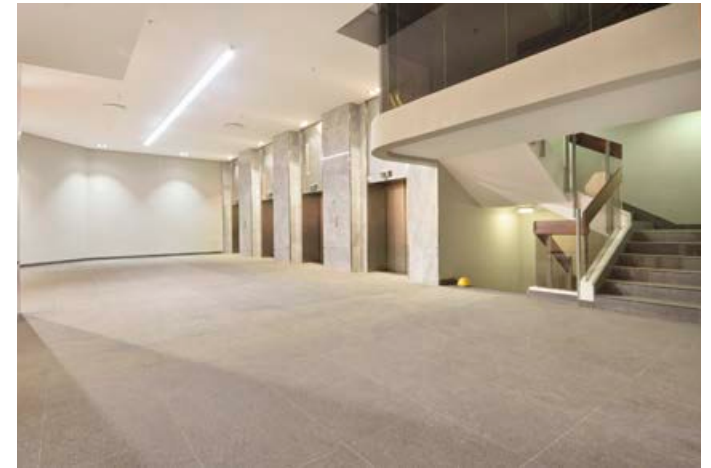
team involved | Georg van Gass | Lizelle McLean | Ferdi van Gass | Jaco Bam

client | City Property



Inner court Johannesburg.

Inner court is a heritage-listed double storey office building, which GASS Architecture Studios has undertaken as a refurbishment project. The scheme calls for the creation of a new arcade link to the existing Capital Towers, adding further opportunities to link the site through retail programming, specifically. Additionally, the design makes room for the creation of a new, landscaped courtyard, between the existing and the new buildings, adding an element of vitality to the architecture.



project status | completed in 2016
location | Johannesburg CBD
value range | 100 - 250 million ZAR
development type | refurbishment
team involved | Georg van Gass | Gladwin Kettledas|
Ferdie van Gass
client | City Properties

Capital Towers Arcade.

The redesign of an existing building to be used as a restaurant. The design also involved linking the North & South arcades of the Capitol Towers.



project status | completed in 2019
location | Pretoria CBD, Gauteng
site | 400m²
value range | 6 million ZAR
development type | refurbishment of existing building
team involved | Georg van Gass | Gladwin Kettledas
client | City Properties

Essenby.

The housing project can be located within the central business district of Johannesburg. This involved the renovation & upgrade to the existing Essenby House with the intention of bringing it up to date within its context.

project status | completed in 2013
location | Johannesburg CBD
site | 8605m²
value range | 40 million ZAR
development type | mixed-use
team involved | Georg van Gass | Lizelle McLean | Jimmy MacDonald | Ferdi van Gass
client | City Property





single-use residential



Swellendam.

This new residential dwelling is situated in Swellendam at the door-step of the breathtaking mountains & 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 & 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 & materials, reminiscent of its distinctly Southern African origins. In addition to the architecture itself, efforts were made to make the house & the land itself more sustainable. For example, the land was cleared of non-native invading species, like the black wattle. Additionally, all of the water used in the house is harvested from the site itself, & as a result there is no connection to the municipal water supply line, making the house self-sustaining from a water perspective. The buildings that comprise the house, while simple in form & texture, are intentionally oriented on the site to engage the surroundings. The house is composed of three discrete box structures forming three edges of a private courtyard. The largest box form contains the public areas - the entertainment, living, & kitchen spaces. This box, with its glass façade & uplifted roof, opens itself up completely to its surrounding. In contrast, the smaller boxes, flanking to form either side of the courtyard, include the private domains of the bedroom & bathrooms, & on one side, a movie room. These buildings are made of thick masonry walls & concrete roofs, which form cave-like, intimate spaces where one can retreat for solitary quietude. The purposeful orientation of these three buildings as perimeters to a courtyard creates a spatial relationship with the mountains, which, in essence, form the last perimeter of the courtyard. Moreover, the structural & material qualities of these buildings, accentuated even further with the line of the main roof structure ascending towards the sky, exist in direct dialogue with “God’s Window” - as if the earth were communing with the heavens.

project status | completed in 2007

location | Swellendam, Western Cape

site | 460m²

development type | single-use residential

team involved | Georg van Gass | Jimmy MacDonald

client | Herman family



Kurland Pavilion.

Inspired by the simplicity & beauty of the modern pavilion, this private residential dwelling is nestled within the largely untouched landscape of the Bitou Municipality. The residence lives out to onto the sprawling mountain range to the north & obscured ocean views to the south.



project status | completed in 2023
location | Kurland, Western Cape
value range | 8 million ZAR
development type | single-use residential
team involved | Georg van Gass | Simone Reynolds
client | Ferreira family



House Herman.

A minimalist house, floating against the backdrop of the fynbos covered mountains in Onrus, Hermanus with a separate Japanese dojo for Kyudo practice. Three boxes of living are brought together in a balanced & controlled way: a cantilevering box with sea terrace & mountain terrace is interposed with an open plan kitchen, living & dining running perpendicular between the two. Large openings in the living area lets in the vast ocean views to the south & mountain views to the north. The bedroom joins at an angle turning back towards the mountain.



project status | completed in 2021
location | Onrus, Western Cape
site | 500m²
development type | single-use residential
team involved | Leone Wierenga | Chris Bakker
client | Herman family



House Exner.

The historical home was restored with a contemporary addition, focused to the rear of the property facing table mountain & devils peak. The new portion consists of a double volume glass & steel element, encapsulating the living spaces that open onto an outdoor space. The glazed facade allows the living space to be flooded with light, facilitating a more direct relationship with the exterior, especially in high summer wind conditions.



project status | completed in 2021
location | Vredehoek, Western Cape
development type | single-use residential
team involved | Chris Bakker | Theuna Stoltz

House Farinha.

House Farinha, a modest, contemporary renovation, situated on the southern slopes of Table Mountain, nestled in between indigenous trees & vegetation, celebrates the juxtaposition between the old & the new & its surroundings.

The new architectural intervention includes a sunken lounge, a courtyard, a new kitchen that opens to the outdoors, large, punched openings that frame spectacular vistas & materials & textures that reference the surrounding context.



project status | completed in 2020
location | Ruyteplaats Estate, Hout Bay
site | 308m²
development type | single-use residential
team involved | Theuna Stoltz | Chris Bakker
client | Farinha family



House Vreken.

As a family home for a couple with 4 sons, House Vreken is designed to provide understated & functional living. The architecture draws from 3 typologies | sources of inspiration, due it's location & the client's affinity for texture & character – the white chalked stone cottage from Cape Dutch heritage; barn typology; & vertical timber cladding familiar with cabin living. The layout provides open living space for joint activities around the kitchen & lounge, but allows for quiet breakaway niches, an intimate library housing the client's large collection of books & bedrooms that can be altered as the boys grow & spatial needs change.



project status | in progress
location | Stellenbosch, Western Cape
site | 650m²
development type | single use residential
team involved | Wessel van Dyk | Chris Bakker |
Leone Wierenga
client | private



House Loxton.

With very few open properties left in Stellenbosch, the clients saw the potential in an abandoned space, a dilapidated tennis court, surrounded by large trees & lush greenery. The brief for this project was to replace the old tennis court with a family home for four that is tucked in between the existing trees & spills out into the garden, creating the feeling of a cabin retreat in a forest. To further enhance this concept the base of the dwelling is clad with dark natural stone & the first story with black stained timber, referencing the ancient Japanese craft of Yakisugi. The house consists of two stories, the ground floor functions as the open living space which constitutes of a Study, Lounge, Dining Area, Kitchen, Patio & Braai Area, perfect for alfresco dining. The upstairs has been divided into two sections, the Kids Bedroom wing & the Master Bedroom wing, linked together with a landscaped garden.



project status | in progress
location | Stellenbosch, Western Cape
site | 430m²
development type | single use residential
team involved | Chris Bakker | Theuna Stoltz
client | private



Longlands Village.

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Spanish Farm.

Situated high up on the mountain, in the affluent suburb of Spanish Farm, Somerset West, the house longed for uninterrupted views of Table Mountain & False Bay. The design intent was to follow the steep slope of the land by tiering the building twice over three levels to achieve a more subtle intervention on the landscape.

The building comprises two simple forms being a block of two levels carved out to create pockets of outdoor views, & a curved loft on the third level, creating a second tier on top to juxtapose form in a subtle manner. The block's first level contains the arrival & public areas - the entertainment, living, & kitchen spaces. The second level, below, contains 4 bedrooms, a man cave & an outdoor area with a pool & boma, strategically designed to take advantage of the view towards False Bay. The curved loft above the block houses the main suite with a spa gym, as well as a roof garden, used further to soften up the horizon overlooking False Bay.

The building is made of masonry, concrete walls, & concrete roofs. Externally, each of the two forms are treated differently, but are complimentary, with the block being finished with earthy coats & textured plaster, & the curved loft above with a softer timber cladding – all in response to a modern minimal ornamentation approach. Similarly to the external approach, the spaces within the house are driven by simplicity & openness to maintain views from as many vantage points as possible.

project status | in progress

location | Stellenbosch, Western Cape

site | 650m²

development type | single use residential

team involved | Beau Missouri | Chris Bakker |

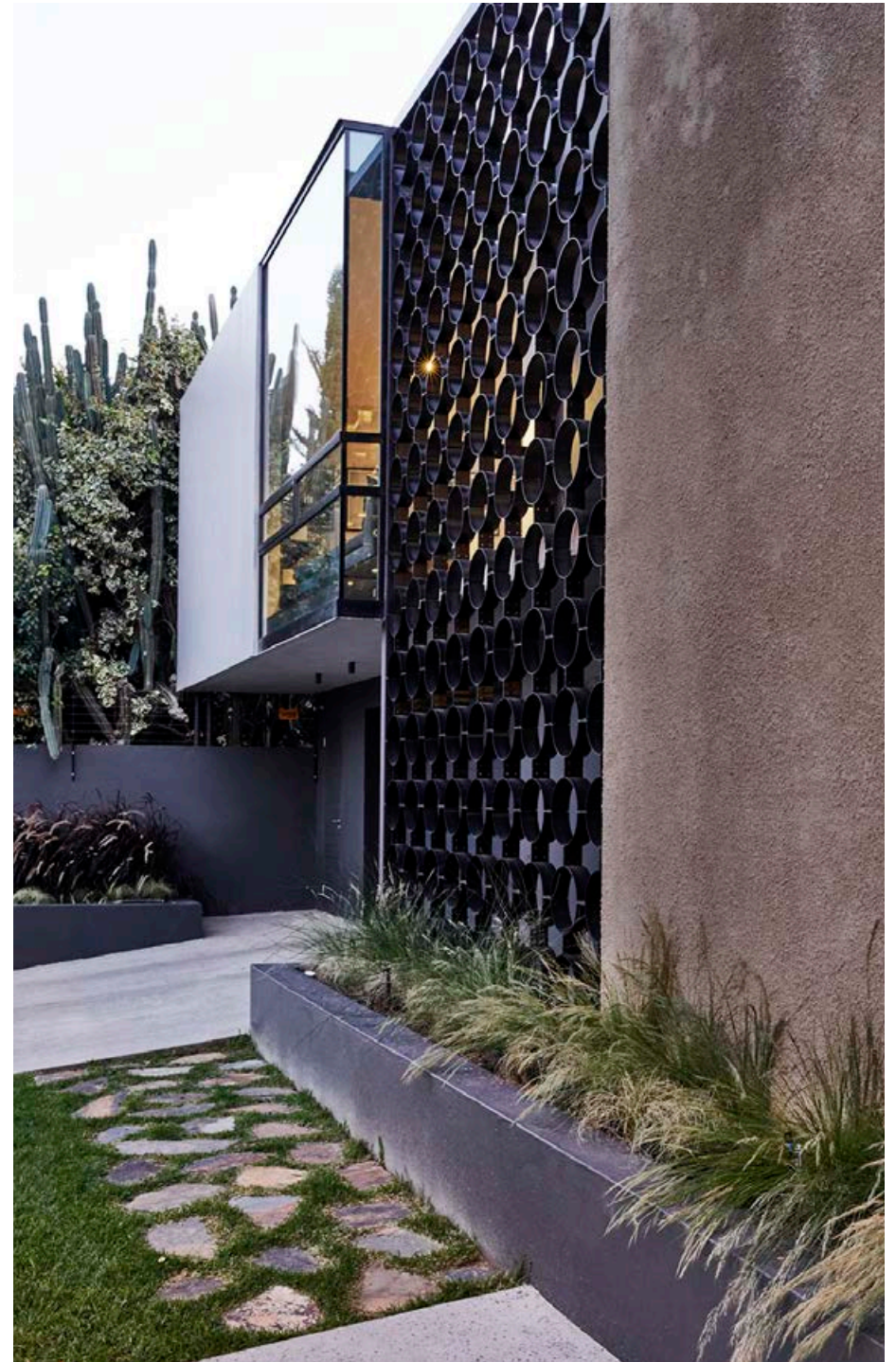
Leone Wierenga | Nicola de Canha

client | private



House van Gass.

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, & not set back behind a wall, was the perfect catalyst for linking up & connecting the interior of the house with the street, field, cycle tracks & spruit beyond.



project status | completed in 2018
location | Johannesburg, Gauteng
site | 418m²
development type | single-use residential
team involved | Georg van Gass | Michelle Whitaker |
Marco Teixeira
client | van Gass family

Hangklip House.

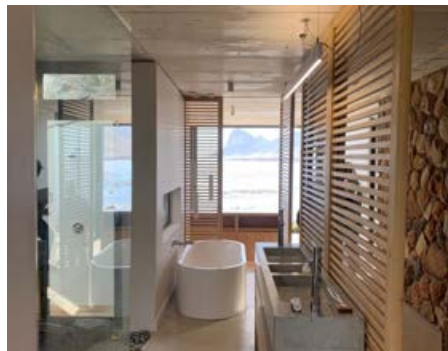
Additions & alterations to an existing stone cottage aims to preserve & celebrate the character & typology of the existing by complementing it with subtle, contemporary additions.

The existing portion houses an intimate open plan kitchen & living area, opening up to a full length patio & 2 en-suite bedrooms. The main suite is built as a contemporary steel framed annex, knitting living spaces between existing trees & allowing breathtaking ocean views to flood all three glazed walls of the bedroom.

Materiality & high-level detail construction enables small & mundane experiences to be elevated.



project status | completed in 2022
location | Pringle Bay, Western Cape
development type | single-use residential
team involved | Chris Bakker | Theuna Stoltz | Leone Wierenga
client | private



Hillside House.

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 & is 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 & a series of whitewashed spaces that make reference to the vernacular architecture.

This approach segments the building form to reduce the visual impact of the building in a place where the natural & man-made landscape dominates. The building plinth grows out of the koppie with its big granite boulders & is clad in the same granite sourced on site. The slow windy approach to the house terminates in the large gravel court overlooked by a big sculptural wall & concrete spout.



project status | completed in 2013
location | Stellenbosch, Western Cape
site | 750m²
development type | single-use residential
team involved | Georg van Gass | Chris Bakker | Renato Lopes
client | Dolby family trust



House Kruger.

House Kruger is a 5 bedroom home, located along the Braamfontein Spruit in Victory Park, that GASS Architecture Studio has undertaken as a renovation project. The scope of the project further lends itself to a new build addition of a 2 bedroom dwelling. It was imperative for the architect to take note of the client's primary concern of opening up the internal environment to its external surrounds, with the intention of cultivating and expressing an indoor-outdoor living dynamic.



project status | completed in 2020

location | Victory Park, Johannesburg

site | 400m²

development type | single-use residential

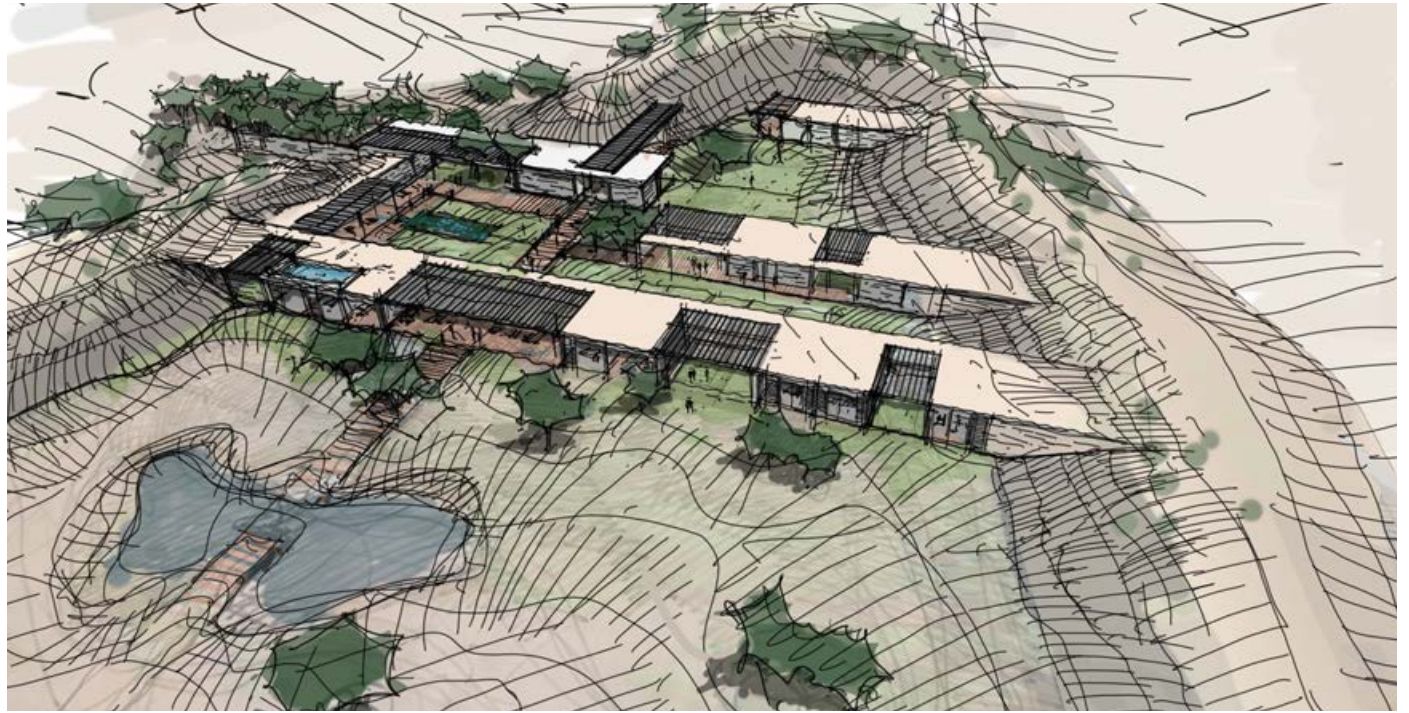
team involved | Michelle Whitaker | Georg van Gass

client | Kruger family

Kalahari Lodge.

Located on a solitude portion of land in the larger landscape of the Karoo, this family lodge provides a getaway space for a single family or group of friends. With an oversized colonnade as the backbone, the different functions of the space are weaved into the landscape as separated 'boxes' creating a complete blur between the exterior & interior experience of the space. Movement through the main lodge, housing the communal functions of living, cooking, eating & relaxing, has been elevated to a ritual.

The monolithic & earthy nature of the materials & geometry speaks to the harsh Karoo landscape, & is complemented by deep spaces of shade, layers of screens & cooler vegetation pockets. Living pods are located a fair distance from the central building to allow privacy & escape.



project status | proposal

location | Kalahari, Northern Cape

development type | leisure - lodge

team involved | Wessel van Dyk | Simone Reynolds

client | confidential

Leeukoppie.

The property is located on the slopes of Klein Leeukoppie in Llandudno, & is surrounded by magnificent views of the Atlantic Ocean, Lions Head & Twelve Apostles Mountain Range.

The brief called for the partial demolition of the existing home, maximizing of the site, taking in consideration the various site restrictions imposed by the local municipality, & for the interior to reflect that of a New York Loft Style Apartment.

The proposed design maximizes the views, incorporates the existing granite boulders on site to become part of the exterior & interior & spills out onto a large entertainment deck, where the user can enjoy the spectacular sunset.



project status | proposal

location | Llandudno, Western Cape

site | 1126.65m²

development type | single-use residential

team involved | Theuna Stoltz | Chris Bakker | Blake Smie

client | confidential



House Mntambo.

Situated along the 15th tee box of the Copperleaf Golf Estate's golf course, the site to House Mntambo has an endless northern view, stretching through to the Pretoria ridge mountains. The design intention was to create connections between heavy, solid forms using light, glass connections. This allowed for the living spaces to open up to intimate green courtyards & to the garden spaces on site. The courtyards further add to the lightness of the space, in a more tangible sense, as the light can penetrate through to all areas of the house, creating warm spaces, without interrupting their privacy.



project status | proposal
location | Copperleaf Golf Estate, Centurion
site | 565m²
development type | single-use residential
team involved | Georg van Gass | Wandile Mntambo |
Devon Johnson
client | Mntambo family

Westcliff Pavilion.

The cottage at 28A Pallinghurst 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. This affords the building a private, tranquil hiding place amidst the trees & is juxtaposed with a feeling of floating above the ridge, combined with magnificent views of Johannesburg.

Steel framing was a natural choice of construction method, as it married the environmental & access requirements to the desired architectural aesthetic. Simply put, we wanted a structure that would touch the ridge as lightly as possible, & would have an elegant, timeless aesthetic that would allow us to use the steel elements not only as primary structural elements, but also as the primary architectural motif. From an environmental perspective, access to the site is quite complex, having to traverse down a very long, narrow driveway through several people's private properties, & half way down to the ridge to the site itself over an existing garden. Because of this, we wanted to bring in as few construction vehicles as possible, especially large concrete trucks. Thus, a steel framed structure seemed logistically the far easier method. This also allowed the sub-contractor to essentially build the structure off-site, & to bring in a steel "kit of parts" & simply assemble them on-site. Also, the steel members could be hand carried down to the site from smaller trucks parked further up the ridge, impacting the site significantly less than either masonry or concrete would have. By using steel, the only disruption to the ground & the ridge was for the footings of the main structural steel columns, leaving the majority of the environment untouched.

One of the main identifying features, that advances this work beyond the scope of a simple modernist box, is the floating stone wall. Many of the houses on the Westcliff Ridge & vicinity are famous for their use of native stone work in their facades, including works by architectural greats like Sir Herbert Baker. We wanted to continue in this tradition of using indigenous stone in our design & as such, & included a wall made from stone harvested on the site itself. However, we wanted to give this wall a twist; something that would differentiate this wall from all other enclosures in Westcliff. Thus, we chose to turn the understanding of a solid wall on its head, to theoretically re-conceive what a wall actually is. Thus, we chose to dispose of this concept of sturdiness & solidity that is inherent in the historical understanding of a wall, & do the exact opposite: create something that does not rely on the ground at all for its founding. Thus we created a floating stone wall.

project status | completed in 2012
location | Westcliff, Johannesburg
team involved | Georg van Gass | CJ Eisenstein
client | Koen family



Nilberg Poolhouse.

The client approached DDS Projects to complete the second phase of the landscaping for their private residence outside of Stellenbosch. This phase included a pool house that would house an entertainment area, a gym & a sauna. GASS Architecture Studios collaborated with Nina Erasmus Architecture & Interior to create a simple built structure that would complement & frame the beautiful landscapes & views, by creating a seamless backdrop to the pool.

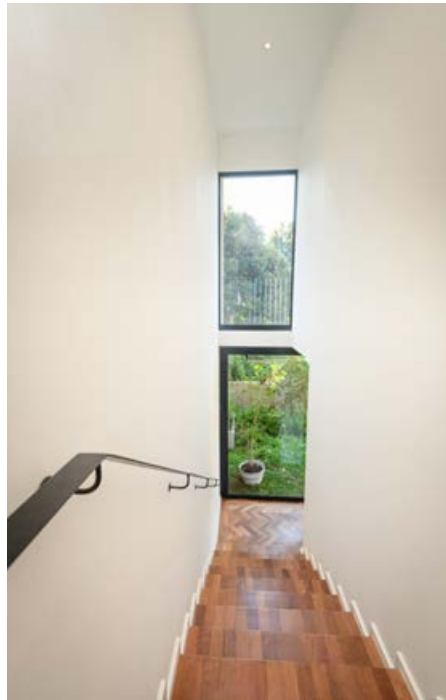


project status | completed in 2018
location | Paarl, Western Cape
site | 92m²
development type | single-use residential
team involved | Georg van Gass | Nina Erasmus
client | Nilberg family



House Reader.

The home is a new build residential project, in which the brief entailed the design of a house with a pan handle in Parktown North. The design focusses on simplistic, yet elegant facades & includes 3 bedrooms & a large open-plan living area that spills out onto a spacious courtyard.



project status | completed in 2021
location | Parktown North, Johannesburg
site | 300m²
development type | single-use residential
team involved | Piet Boer | Simone Reynolds
client | Reader family

House Spangenberg.

Renovated home in Victory Park Johannesburg.

Situated on the Braamfontein spruit at the edge of Delta Park in Johannesburg, the existing house longed for a complete renovation. The design intent was to open up the house to its surroundings & to create an open plan living space for the family of six.

The existing kitchen had very limited light & had no connection to the living areas of the house. Internal walls on ground floor were demolished to open up the living, dining & kitchen areas, whilst existing openings in the external walls were enlarged to better the relationship with the garden, where large sliding doors can now be seen to open up the space completely.

These doors, along with a new skylight positioned over the staircase, allow natural light to flood the living areas, where originally the spaces were dark & unfriendly.

Two new bathrooms were added to the south of the house on the first floor, while the existing bedrooms were enlarged. Larger openings in bedrooms & a corner sliding door was introduced to the main bedroom framing the vistas of the Braamfontein Spruit.

The architecture, with its clean lines & muted natural palettes, is an expression of the owners lifestyle that is further articulated in their furniture, art & collectibles.

project status | completed in 2017

location | Johannesburg, Gauteng

site | 730m²

development type | single-use residential

team involved | Georg van Gass | Lizelle McLean

client | Spangenberg family



House Smith.

This renovation of an existing residence required GASS to relook at the entirety of the façade & internal layouts. The main aim of the renovation was to rid the existing home of all unnecessary design motifs on the façade & to create larger & more free flowing internal spaces for the family of four.

With this brief in mind, GASS redesigned the residence with a timeless façade, consisting of brick tile cladding in feature areas, a new off shutter entrance portico structure & all new glazing throughout to frame the views onto the estate's open parklands, fronting the eastern side of the erf.

The interior renovations included the demolition of most internal walls on both stories, in an effort to create a larger open plan kitchen & dining room with larger living areas & an entertainment/bar area with an enclosed wine cellar on the ground floor. The first floor aimed to reclaim much unused balcony space to create larger bedrooms for the families teenage children. The main bedroom was made larger by reclaiming more unused balcony space facing the street to create a large wardrobe for the couple.



project status | completed in 2021
location | Midlands Estate, Olifantsfontein, Midrand
development type | single-use residential
team involved | Georg van Gass | Simone Reynolds
client | Smith family

House von Broembsen.

The house is situated in Eagle Canyon & bodes 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 & more private spaces on the first floor.

The lower level of the house is finished with dark face brick walls & 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 house is moulded around a central courtyard that allows for intimate space shielded from the prevailing winds as well as landscaped space for a guest room & pajama lounge.

The first floor bedroom spaces are connected with a gallery-type passage space around the courtyard, framing both breathtaking vistas & the intimate courtyard space.



project status | completed in 2016

location | Johannesburg, Gauteng

site | 748m²

development type | single-use residential

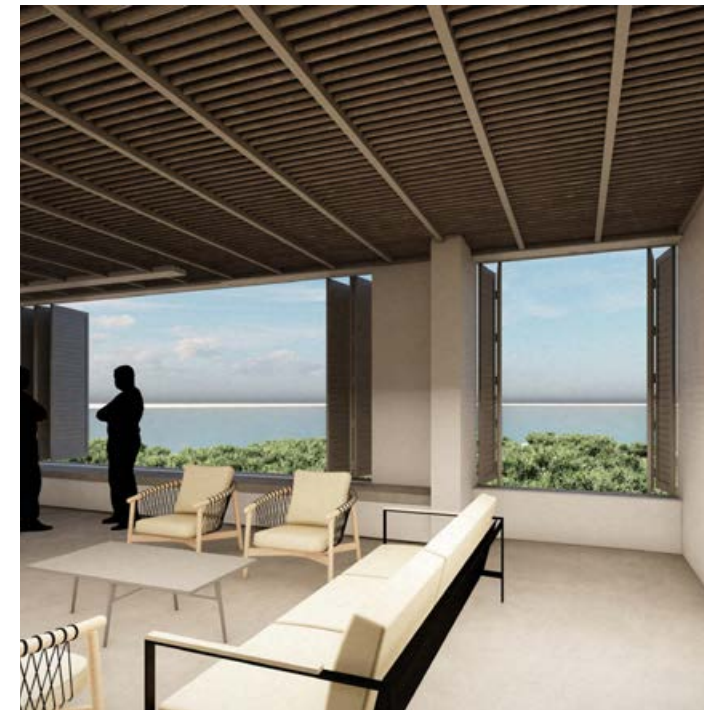
team involved | Jacques Pansegrouw | Georg van Gass

client | von Broembsen family

House Pickard.

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project status | proposal
location | Glentana, Mossel Bay
development type | single-use residential
team involved | Chris Bakker | Theuna Stoltz
client | private

Kotze Street.

The building consists of six apartments over three floors, including a roof terrace, & is set in an historic oak-lined avenue that was the axial arrival to the Leeuwenhof Estate - now the premier's residence. The design is respectful of its historical context & can be seen to pay homage to its precinct in its scale, fenestration, proportions & materials, which have been designed to keep in line with the heritage indicators of the precinct.



project status | in progress
location | Gardens, Cape Town
site | 460m²
development type | residential apartments
team involved | Chris Bakker | Theuna Stoltz
client | Mutiwiz Pty Ltd

House Bakker.

The residence consists of two rectangular shapes arranged in a way to maximize the site | views & to protect the living spaces against the prevailing winds. The building materials are robust & cost effective. The bagged brickwork & exposed concrete ring beam form the envelope, which is punched with large door & window openings that further create spaces connected to the landscape.



project status | completed in 2021
location | Pringle Bay, Western Cape
site | 130m²
development type | single-use residential
team involved | Chris Bakker | Leoné Wierenga
client | Bakker family

Kloofnek House.

Kloof Nek House is situated on the southern slope of Lion's head. This was an extensive renovation to an existing home over three levels. The floors were re-connected internally, & the cellular spaces opened-up to accommodate a contemporary lifestyle. The two lower levels were re-configured & the top floor was demolished & provided with a light weight steel roof, as well as with large glass sliding doors & clerestory windows to maximise the views of the surrounding mountains & cityscape.

project status | completed in 2020
location | Cape Town, Western Cape
site | 538m²
development type | single-use residential
team involved | Chris Bakker | Nina Steenkamp
client | Rosepost Properties



House Hofmeyer.

This house is designed to maximise outdoor living & to capitalize on its location high atop 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, enabling the manipulation of the Cape Town winds. The simple composition of space with concrete floors & off-shutter soffits, flooded with light & breathtaking views has a spatial connection with the entire site, attributing this to a unique living experience.



project status | completed in 2016
location | Cape Town, Western Cape
site | 290m²
development type | single-use residential
team involved | Theuna Stoltz | Chris Bakker
client | Hofmeyer family

House Escondido.

Renovated home in Morningside, Johannesburg.

GASS Architecture Studios were asked to create a more liveable space with distinct public & private zones. The house was divided into a bedroom zone, housed in the west wing, while the eastern wing of the house was opened up to create a large living, eating, lounging & entertaining space.

The original roof over the living area was removed & replaced with a monopitch roof with large windows, allowing light to flood into the space. Large sliding doors open the dining room & lounge completely to the pool area, allowing direct access between the lounge & the outside.

The original patio was demolished to allow more light into the living room & a new patio space was introduced to the side of the open plan living area. The architects made use of a white cement floor & a combination of wood & steel for the roof structure.



project status | completed in 2015
location | Johannesburg, Gauteng
site | 537m²
development type | single-use residential
team involved | Georg van Gass | CJ Eisenstein
client | Escondido family



Forest House.

This 140m² house, originally designed by Jo Noero in the early 1990's, is located in Forest Town, across from the Johannesburg Zoo. The house was in a dilapidated state & required a complete restoration/renovation. With its L-shape layout, that opens to the property & the view beyond, the spaces were seamlessly integrated with the outdoors.

The house embodies great architectural richness in its composition of spaces, where passages have lower ceiling heights & living spaces have greater heights. The house also has a particular articulation of the division between the building's base, middle & 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 & the garden.

Although the house is only 140m², it still allows the family to use every square inch of space without feeling enclosed, as it is so well integrated with the landscape. This house not only has a poetical relationship between old & new in the architecture of the building, but with the furniture & artwork that has been carefully orchestrated in the spaces as well.

project status | completed in 2014
location | Forest Town, Johannesburg
site | 140m²
development type | single-use residential
team involved | Piet Boer | Devon Johnson
client | Boer family



Modular Steel House.

The modular steel home is designed with a remote site in mind. We took what we learned from the award winning Westcliffe Pavilion & adapted the design so that it can be pre-assembled & transported to the site. The building is split into compartments, dictated by the max load size of a truck. These compartments are constructed in a warehouse & trucked to the site where they are reassembled.

This building methodology is particularly useful in locations where skilled tradesmen are hard to find & where there is a need to limit the on-site construction time. The modular approach allows for a phased approach, or an incremental growth, as the programmatic needs of the building evolve.

This design is a reaction to the trend of turning containers into homes. We have used the benefits of the modular & transportable container but have re-imagined in a way that suits a contemporary lifestyle.



project status | proposal

location | Great Kei, East London

site | 450m²

development type | single-use residential

team involved | Chris Bakker | Renato Lopes | Gladwin Kettledas

client | Gore family

17 Killarney Hills.

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project status | completed in 2011
location | Killarney, Johannesburg
site | 200m²
development type | single-use residential
team involved | Georg van Gass | CJ Eisenstein
client | Roberti family

Apartment 301.

The brief for this roof terrace conversion in Illovo was to renovate the existing, dingy & featureless roof terrace into a half-enclosed, half-open entertaining & relaxing space.

We created a clean, modern interior lounge space with an interconnected dining room. Beneath 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. The terrace itself is completely timber surfaced, with paint, epoxy, & mosaics comprising the rest of the aesthetic. The most remarkable feature of this roof is the pool, which was able to be constructed on a roof terrace.

Other amenities include a gas braai & large built-in planter boxes. In addition, there is a shower which is concealed in a timber & steel screen.

project status | completed in 2010
location | Illovo, Johannesburg
site | 310m²
development type | single use residential
team involved | Georg van Gass | J MacDonald
client | Burger family

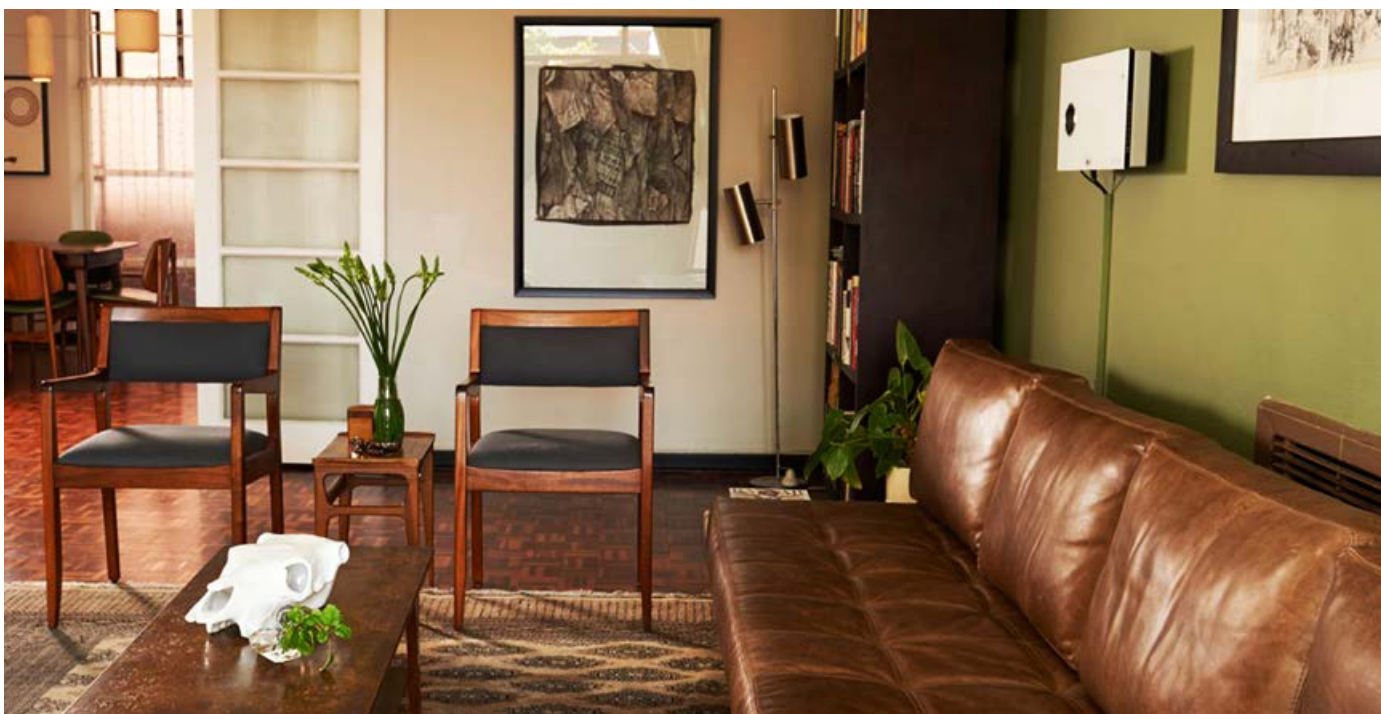


Apartment 304.

This apartment, located within an Illovo complex, is owned by a couple of young designers. The brief was to convert the box-like layout of separate kitchen lounge & dining room into a larger, open plan entertainment area. The original kitchen was separated from the dining room/living area by a thick wall.

The original parquet flooring was restored & 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 & new open shelving was installed to display the couple's collection of crockery & glassware.

The GOET pendant lights suspended above the dining room table, are made of discarded jacaranda wood. A GOET leather couch in the apartment's dining room blends in perfectly with the chosen colour scheme.



project status | completed in 2012
location | Johannesburg, Gauteng
site | 105m²
development type | single-use residential
team involved | Georg van Gass
client | Drakes family

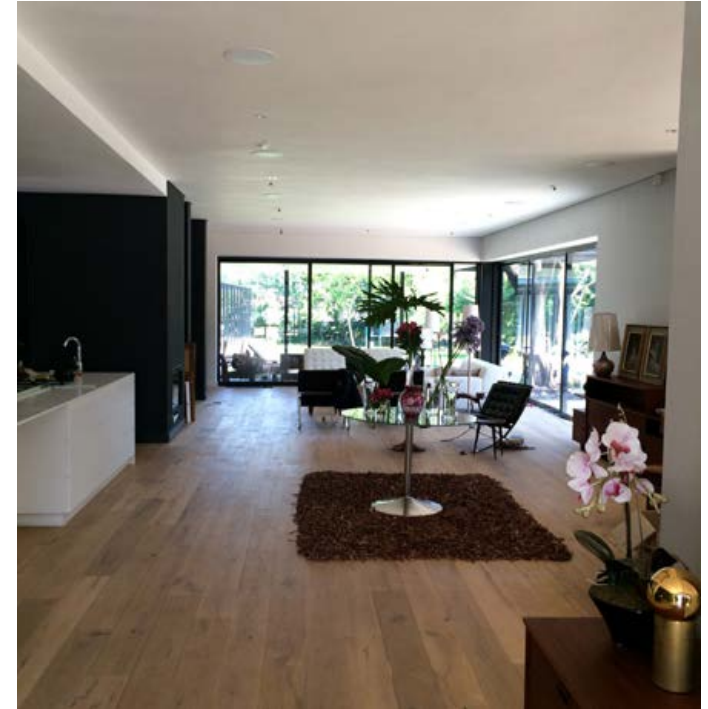
House Schwartz.

This refurbished house is located in Linden, Johannesburg. The existing house needed a fresh & contemporary update for the new family of five. The original house was cellular with bedrooms on different levels & dark passages leading to small entertainment areas. With a love for combining old & 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.

Aiming to create a space for a more contemporary lifestyle, the 2300m² site allowed for a perpendicular extension hosting all of the bedrooms, without losing valuable garden area. The new L-shaped building enabled a seamless connection to the outside from all of the spaces with bright & airy bedrooms, bathrooms & living areas.

The additional bedroom wing, along the boundary of the property, maximized the garden area, with bedrooms opening onto a linear "farm" stoep & the bathrooms having their own private outdoor showers. The seamless connection to the pool/outdoor stoep, makes this the perfect house for entertaining throughout the year.

project status | completed in 2015
location | Linden, Johannesburg
site | 610m²
development type | single-use residential
team involved | Georg van Gass | Nina Erasmus
client | Schwartz family



House Thatcher.

Located in Parkhurst, Johannesburg, this was a renovation to an existing house. The brief was to modernise the existing house for a young married couple, & to create an 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 & creates a comfortable patio|entertainment space, which links closely to the living & dining area of the house.

The renovation also included a small swimming pool & fire-pit area.



project status | completed in 2013
location | Johannesburg, Gauteng
site | 180m²
development type | single-use residential
team involved | Georg van Gass | CJ Eisenstein
client | Thatcher family

House Thwala.

The brief for house Thwala was to create a 5 bedroom, 4 bathroom house with courtyard spaces, where the family could enjoy living onto the gardens from in every room. Large windows at the ends of passages provide light & vistas of the beautiful veld surrounding the house. The house's main feature is its large concrete roof with large overhangs that function to shade the lounge and patio; the large sliding doors on both sides of the main entertainment area further provide a feeling of being outside while still maintaining shaded spaces that are protected from the weather.



project status | proposal
location | Monaghan Farm, Gauteng
site | 430m²
development type | single-use residential
team involved | Geogr van Gass | Lizelle McLean | Jacques Pansegrouw
client | Thwala family

House Tshivhase.

The design for a new high-end residential dwelling can be located in the Helderfontein Estate. The primary objective of the design was centered around creating sweeping lines & clean forms. The dwelling is designed for a small family & contains 2 storeys, 3 bedrooms & a large pool surrounded by a spacious entertainment patio.



project status | in progress
location | Helderfontein Estate, Gauteng
site | 600m²
development type | single-use residential
team involved | Georg van Gass | Beau Missouri
client | Tshivase family



House Kilian.

House Kilian is a new 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 & large, open volumes. From a formal perspective, the design consists of two large rectangular volumes joined in a "T" shape. These two volumes are designed conceptually & programmatically around two different orientations.

The first volume, oriented towards the Crocodile River, contains the public spaces, including the kitchen, dining, living, & movie rooms. A feeling of openness & breadth of space beyond the boundaries of the building is experienced as one enters the main living space. This vastness & connectivity to the outside is exaggerated by the large exposed truss volume & the oversized doors that slide away leaving the main volume completely open to the valley. On top of this volume, above the movie room, there is an open roof terrace. This can be used as an alternative entertaining & dining space, where the user can experience the uninterrupted panorama of the Magalies Mountains, valleys, & farmlands.

The second volume contains the more private bedrooms & bathrooms, & is oriented towards the Magalies Mountains. Here, the architecture is more intimate, with smaller, cosier spaces, where one can retreat from the more social spaces. For the children, a generous play room is located at the end of the volume. This space opens out onto an enclosed courtyard, where the children can play in a protected environment.

The finishing materials used in the house consist of earthy colours & natural textures juxtaposed with refined, contemporary finishes. A massive, rough, earthy-brown coarse grained wall runs the length of the two volumes, separating & delineating the public from the private. This wall is then contrasted with the smooth, white screed floors, large aluminium glazed doors & windows, as well as by the slick lacquered finish of the kitchens & bathrooms.

project status | completed in 2009
location | Monaghan farm, Gauteng
site | 353m²
development type | single use residential
team involved | Georg van Gass | K Marcus
client | Kilian family



House G.

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 & colours. For example, smooth, red face brick was used for the garage, a stipple plaster for the screen wall, bagged plaster for the main structure, & smooth plaster for the balcony.

In addition to the aesthetic interventions, the manipulation of natural light becomes important. For example, the steel roof structure allows sun screening on the northern facade. On the southern aspect, a clerestory glazed window allows for the entrance of natural light into the first floor passage.



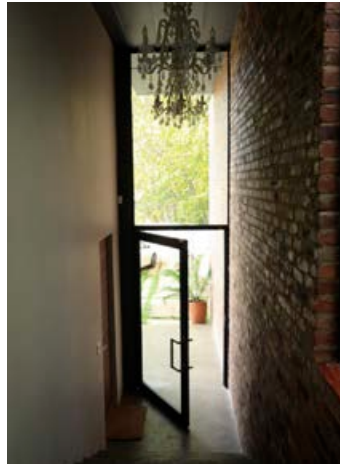
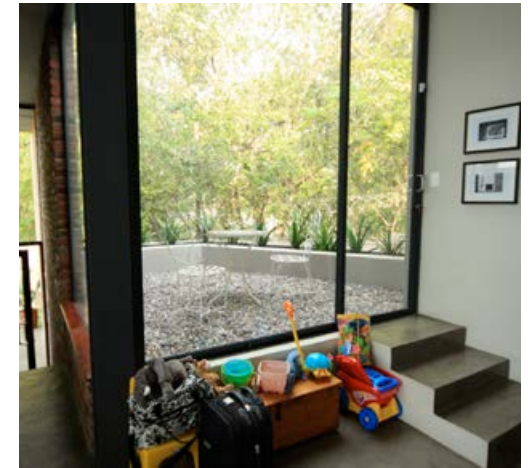
project status | completed in 2006
location | Carlswald, Midrand
site | 345m²
development type | single use residential
team involved | Georg van Gass
client | Grobler family

House de Kock.

This private residence consisted of alterations & additions to an existing house. What made this renovation unique was that walls of the existing house were declared structurally unusable. This meant that these walls could take no load at all, & no structure could be built on top of these walls. This proved to be a design generator &, in that, the whole second story was built as a separate steel structure isolated from the existing walls.

From a programmatic sense, the public spaces are located on the ground floor, while the private spaces were located on the first floor. The main feature of the ground floor is the large, double volume living space connected to the kitchen. This living space links to the open plan TV room / office. An open fireplace positioned between these three spaces serves to unify and demarcate them simultaneously.

Aesthetically, this house is contemporary in its clean lines & refined surfaces. Painted steel, glass, aluminium, & smooth & terroline plaster finishes, as well as face brick comprise the exterior expression. The interior continues this prevailing contemporary aesthetic, introducing glossy epoxy floors, as well as glossy lacquered kitchen & casework finishes.



project status | completed in 2008
location | Johannesburg, Gauteng
development type | single use residential
client | de Kock family

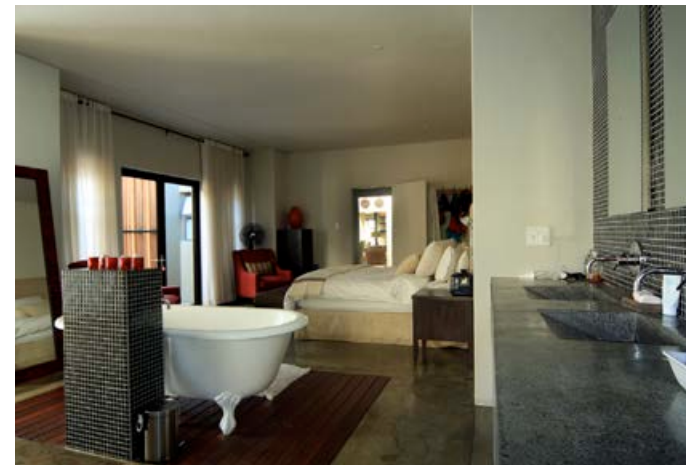
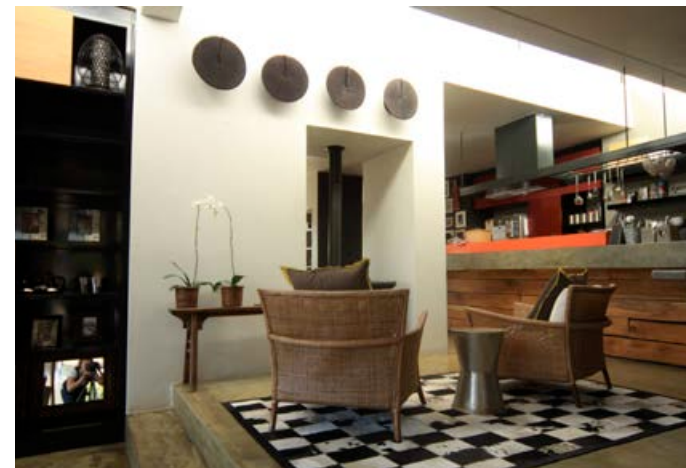
House RGH.

This private residence in Parkhurst, set in a breathtaking site adjacent to the Braamfontein Spruit, is a renovation of an existing house. The brief from the client was to redesign the living spaces & to create more private bedrooms.

The solution was a more radical approach – one where the kitchen served as the pivotal space & integrated the public spaces. The kitchen can be conceived as a dual functioning centre or “heart” of the house. The kitchen operates, firstly, with direct connection to the family room where users can watch television, & the children can play. The second function of the kitchen is to operate as an extension of the entertaining spaces, integrating itself with the dining room & lounge.

The lounge became a focal point because of the beautiful views onto the Spruit. Large sliding doors were incorporated, bringing the garden & spruit into the house. New epoxy floors were added throughout & purpose made built-in cabinets were installed. There was also a new clerestory glazing installed, which runs the length of the kitchen, dining, & lounge areas & serves to bring additional, natural light into the spaces.

project status | completed in 2006
location | Johannesburg, Gauteng
development type | single-use residential
team involved | Georg van Gass
client | private



Leopard Creek.

This house is set in the prestigious Leopard Creek Golf Estate that is located right on the edge of the Kruger national park. The client wanted to build a getaway that wasn't the same as the rest of the dormitory styled homes in the estate but still complied with the architectural design regulations.

The building is nestled between the existing trees &, from above, blends into the landscape & the flora around it. The materiality of the building is highly textural & uses natural materials where possible to link to the context it is in.

The home has 4 bedrooms, all with en-suite bathrooms & a large open plan kitchen, dining & living area that opens out onto a 75m² covered deck area with a bar & built-in stainless-steel braai place. The whole façade on the living room opens to the outside where there is a pool that ties into the deck, as well as a boma with a fire pit and braai.

The layout really enhances an interaction with the outdoors & large openings keep the house cool during the summer. Each bedroom has their own private space outside that allows for privacy & relaxation.

This building encapsulates bush living at its finest.

project status | completed in 2021
location | Leopard Creek Estate, Mpumalanga
site | 275m²
development type | single-use residential
team involved | Piet Boer | Devon Johnson
client | Mandla Mlangeni



Breakwater House.

Breakwater House is a private residence located within the captivating Oubaai Golf Estate in the city of George. The breath-taking site bodes expansive views towards the ocean as it is encapsulated in the midst of the local vegetation, namely the Fynbos.

The architectural intention was to create a home that is seamless within its context, but is striking in its own capacity. In order to achieve this, the ground floor is open by nature, but is segmented to create more public and more private domains, with the public domain hosting a fluidity in its open plan living that moves effortlessly from the northern courtyard, through the living, dining and kitchen areas, to the southern patio and beyond into the surrounding landscape.

Ultimately, the home offers contextual connections in both northern and southern directions, announcing itself as an open space, but still holds its privacy through the use of architectural devices, such as the projecting stone-clad walls.

project status | in progress
location | Oubaai Golf Estate, Oubaai, George
site | insert information here
development type | single-use residential
team involved | Piet Boer | Nicola de Canha |
Devon Johnson
client | Mlangeni family



Eye of Africa.

The private residence, located in the exquisite Eye of Africa estate, South of Johannesburg, is a testament to considered & thorough design. Imperative to the design process is the estate's inclination to create spaces that exist harmoniously with the surrounding environment. The architecture strives to be in accord with the natural context & this is met primarily through adherence to prerequisites in terms of colour & material prescribed by the architecture guidelines of the estate.

The architecture strikes a balance between simplicity & complexity. The organization of the home remains simple in its orthogonal form & layout but explores a sense of complexity through a layering of the home through stepped levels, layers & elements.

That being said, the architecture's simplistic nature is a bold tool of the architect & creates a home that is bold in its presence but is not overpowering.



project status | in progress
location | Eye of Africa Estate, Johannesburg
development type | single-use residential
team involved | Piet Boer | Nicola de Canha
client | Christo Croeser

Pellmeadow.

Redevelopment proposal of Pellmeadow Office Park to suit a residential scheme aimed at a mid-high LSM market.

Located next to the Gillooly's farm, this project proposes to convert an existing office park into residential apartments. Nested in a lush vegetation, the project will further reinforce the site as an urban meadow by supplementing it with various breakaway interventions such as pavilions, walkways & running tracks in the landscape. The conversion will introduce spacious new studio, 1 & 2 bedroom units with planted balconies that allow units to live out into the landscape & large windows invite light into the apartments. The site has direct access to the Gillooly's Farm so that residents can effortlessly connect back to nature.



project status | proposal
location | Germiston, Gauteng
site | 488 units
development type | high-end residential
team involved | Piet Boer | Christine Botha
client | ERIS Property Group

Peach Tree Estate.

The design proposes a medium-density residential estate withi Centurion & consists of 500 dwelling units.

The proposal called for a well-integrated design with considered lifestyle elements. The proposal's landscaping takes the form of urban agriculture lots.



project status | ongoing
location | Centurion, Gauteng
site | 500 units
development type | residential
team involved | Wessel van Dyk | Leoné Wierenga
client | Duelco



Saxonwold.

This project is a new multi-residential development in the heart of the tree rich suburb of Saxonwold. It comprises of 10 high-end units located on a newly subdivided erf.

The design language throughout has been in two parts. The first part, being the lower scale section of the house, utilises exposed face brick on the ground floor and textured plastered walls on the first floor relating more to the historical context of Saxonwold and being sensitive to the materiality and the scale of the surrounds.

The units are long and thin and maximise light at either end, creating a focus on the external green space. The aim of the planning layout of the building was to blur the threshold/line between the inside and outside space thus creating a seamless transition between the two by using large sliding glazed doors to open the façade to the outside garden and patio. Large window openings have been used throughout the buildings to maximise natural light.

The Saxonwold Development looks to create units for high-end living for all.



project status | proposal
location | Saxonwold, Gauteng
development type | residential
team involved | Piet Boer | Devon Johnson

Houtbay Eco-Resort

An Eco Residential Development in Hout Bay consisting of three dwellings connected with meandering routes and vegetable gardens. The entire development is designed to be self sufficient and independent from the grid. It is constructed from local materials but equipped with cutting edge green technology.



project status | completed in 2023
location | Houtbay, Western Cape
development type | residential | hospitality
size | 4 000 m²
team involved | Chris Bakker | Theuna Stoltz
with SKREIN Studios.



GASS

ARCHITECTURE STUDIOS