

Stellenbosch Urban Expansion //

RESIDENTIAL

Stellenbosch South Africa - 2017-18

Project Description

This chapter is an extensive design formulation of an urban expansion of an area located in a village called Stellenbosch in South Africa.

The Village, Dutch origin is becoming a hub for wine industry in the region. Nevertheless, the area is facing a big development of a very well known reputable university where it have become a target for many students from the EU, and parents are finding the area friendly, good climate, and affordable compared to the quality of life in the city.

The problem that is facing the city is its bottle neck traffic jams at the city main entrances and corridors. The idea first came to generate a bypass at the main area which connects the city to its neighbouring villages, the train station and the bus terminal. Then the idea expanded to generate or revitalize the full area which was really central but it

didn't help the city in terms of better hub, services, and transportation hub of the region.

The site is located in a strategical location, surrounded by the famous wine hills on its west, separated by a train railway, and a major road connecting several locations in the region. While on the west, a promising university campus which is expanding and developing in the city.

In addition, the southern part of the site sit aside a major police station and a hospital.

The site by it self is so active and full of functions; First, west part is a huge sports district and many facilities and green fields,

(Study)

References (Employer)

Royal HaaskoningDHV
Rotterdam - The Netherlands

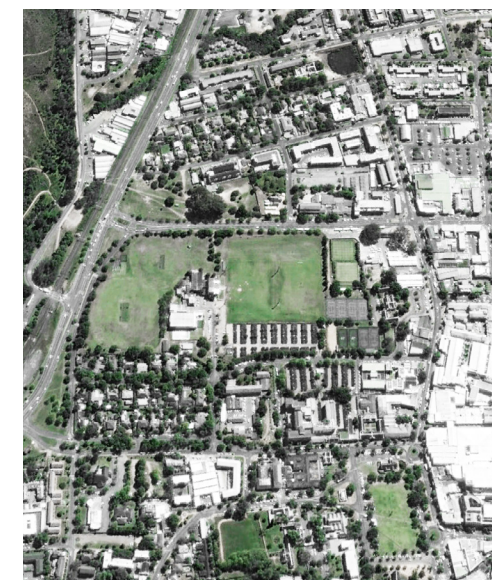


Overview Map of the area



- 1- Cricket Field
- 2- Sports center & a pool
- 3- Two Rugby fields
- 4- Parking plot for around 100 car
- 5- Football fields
- 6- Tennis Courts
- 7- Mini-Football Playgrounds

Areal View of the area



On the other side of the area, east part is more commercial and central,

- 8- Bus workshop
- 9- Bus Station Terminals
- 10- Area Market
- 11- Old Building Heritage
- 12- Retail stores and restaurants

Nevertheless, the southern part of the area is neighbouring

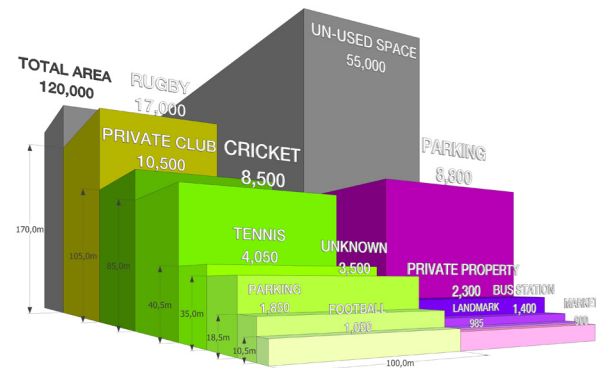
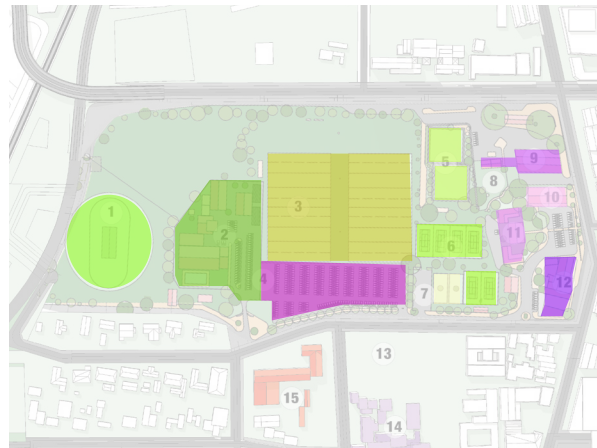
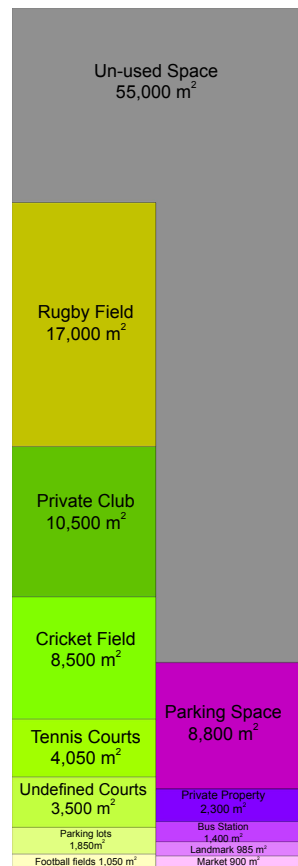
- 13- Large parking plot
- 14- Major Hospital
- 15- Police Station

SITE ANALYSIS

Area Exploited Chart
Stellenbosch//

Land use:

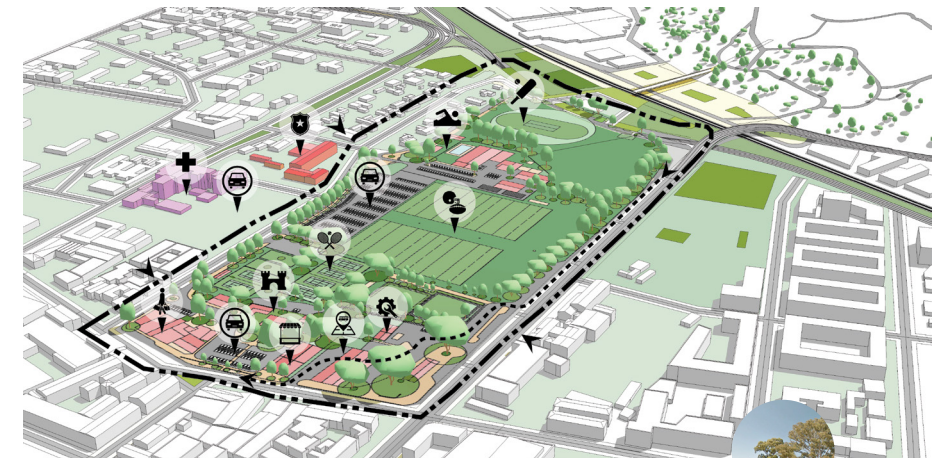
Describes a visual chart of the existing area exploitation in square meter, and we can deduce that more than half of the area is deserted, and the other quarter still green fields which are used by the sports facilities, while the rest is constructed.



SITE ANALYSIS Re-organize

Existing Functions
Stellenbosch//

Zoning Plan



Façade - View 2

The first diagram is a 3 dimensional perspective explaining the zoning of the area and the allocating each function accordingly to its location in the site.

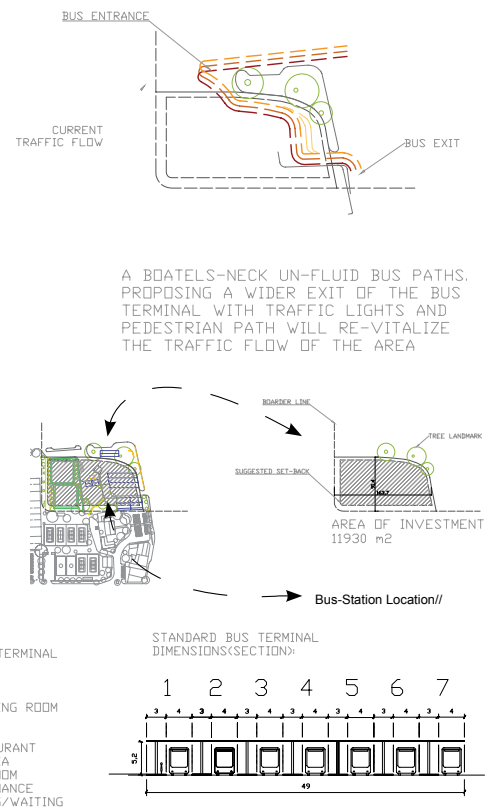
The second diagram reflects on the concerns of the bus-station location and its surrounding. This analysis interpret that the functions which are close to the bus-station could be re-organized and well developed in a compact structure which could reduce the waste areas, generate a vibrant atmosphere, and have a potential to shift the bus-station into a more advanced level, where the market, retails/restaurants, workshop, and administrative offices could be located in a central structure allowing more control, easy access and facilitates the passengers activity in the are.

On the other hand, the area will be revitalized through this intervention, where the idea of restructuring and redevelopment could be highly appreciated if it was implemented.





This plan describes the existing functions near the bus terminals, which shows the fragmentation of the elements within the site. The aim of this study is to densify the area of the bus station terminals, and transforming it into a main hub which generates a vibrant environment. The introduction of many commercial and recreational functions to the bus station will revitalize the area, and creates more open spaces which allows a further development in the site, and will create a hub which will serve the whole surrounding.

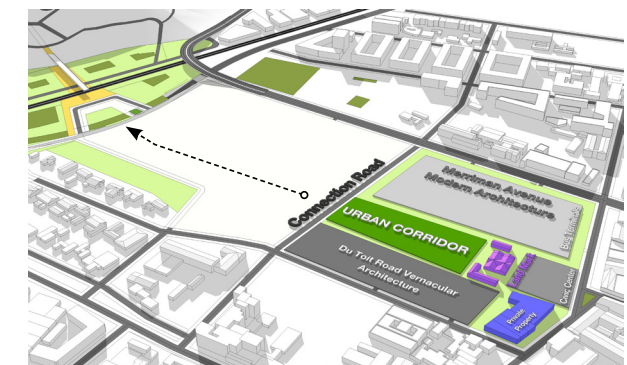
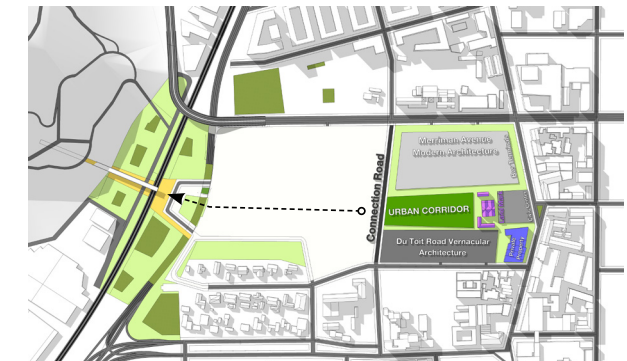


SITE ANALYSIS

Re-organize

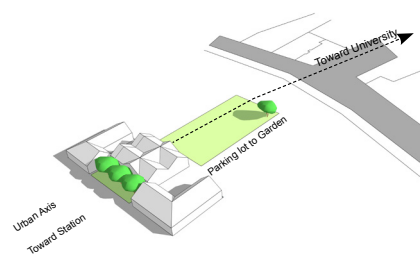
Existing Functions
Stellenbosch//

The following diagrams explain the traffic flow near the bus station, and describes more the functions nearby.

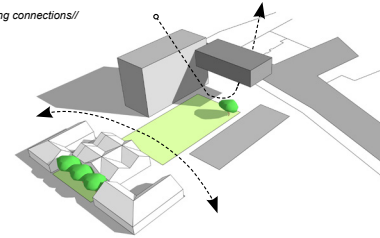


The following diagrams describe the architectural development of a proposed civic center facing the site old Landmark Heritage building. The aim of these diagrams is to explain how the existing parking plot could be transformed into a public garden courtyard surrounded with a civic center building which respects the visual connection between the existing landmark and the urban corridor which links the university and the train station.

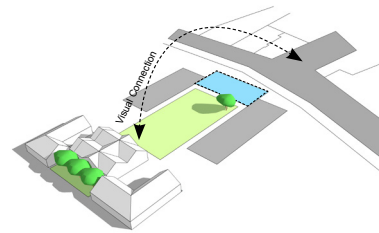
• Existing Landmark//



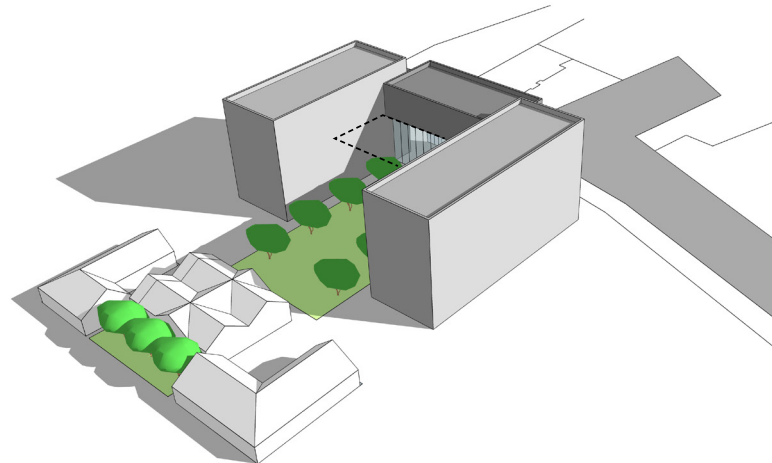
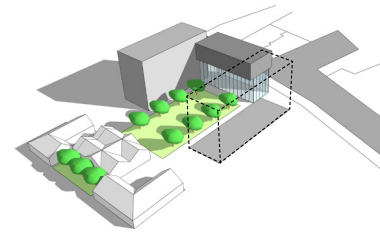
• Generating connections//



• Preserving & respecting Visual Connection//



• Volumetric Diagram//



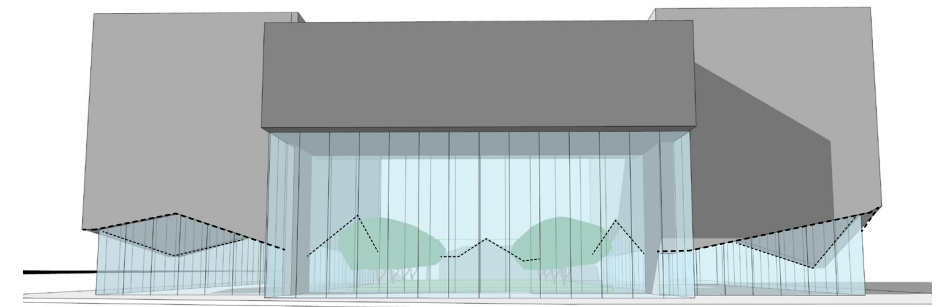
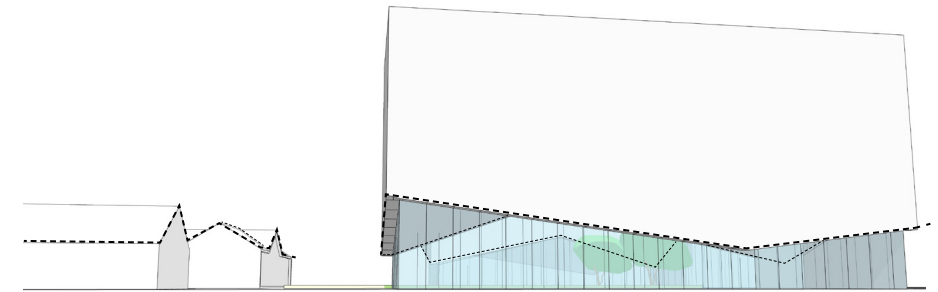
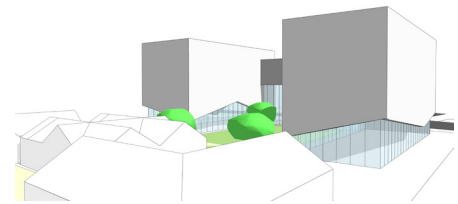
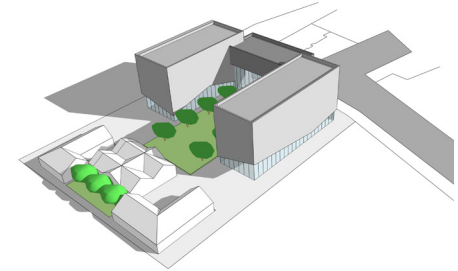
SITE DEVELOPMENT//Densify

Architectural Reflection - Civic Center Stellenbosch//

The architectural concept, was generated through the urban analysis of the site.

Respecting the visual connection and the continuity of the urban corridor, as well as the typology of the surrounding, where the volume incubates a nice courtyard in front of the vernacular building, yet it continues the skyline of the site with the inclined openings at its level.

Nevertheless, adding a civic center to the area will enhance the surroundings value and create a densification quality.



SITE DEVELOPMENT#1

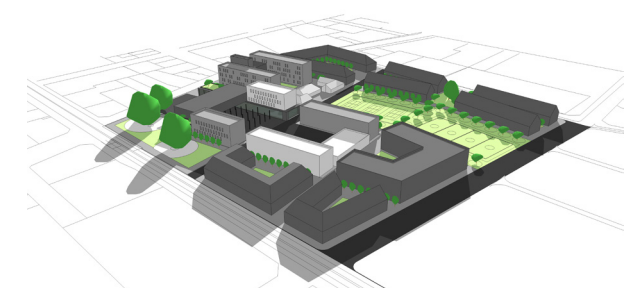
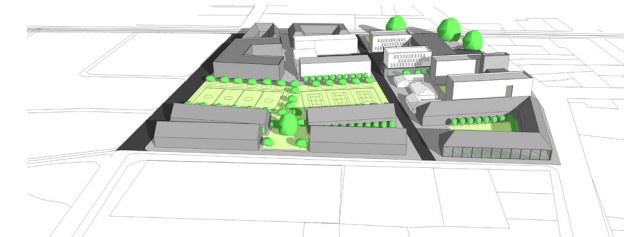
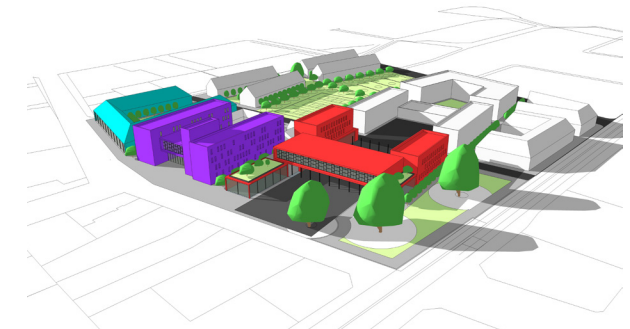
Urban/Architectural Proposal #1
Stellenbosch//

These diagrams reflects on a urban development proposed for the area near the Bus-Station-Terminals.

The aim of this design, is to preserve the authentic distribution of building in the area, maintain the visual continuity and green scape in the area, and increase the land value through out introducing a civic center which will be an extension of the old heritage monument in the area, and frame a visual connection on the urban level and preserve the value of it.



Those perspectives reflects on the volumetric urban distribution proposed for the area, Introducing an Urban link corridor, Urban parks and Courtyards, and a mini architectural reflection with a landscaping proposal.



SITE DEVELOPMENT#2

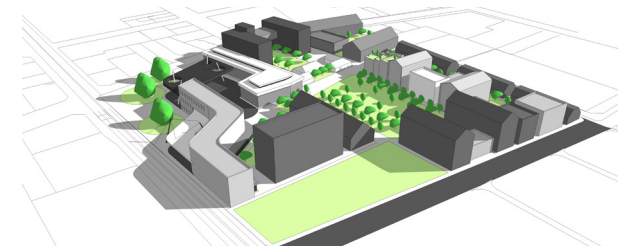
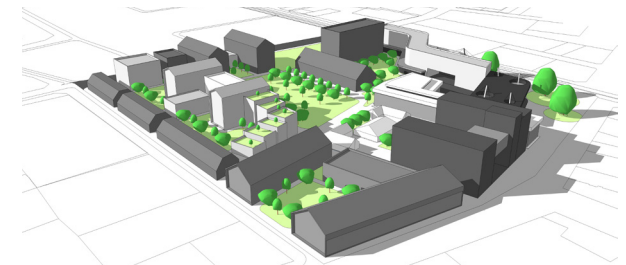
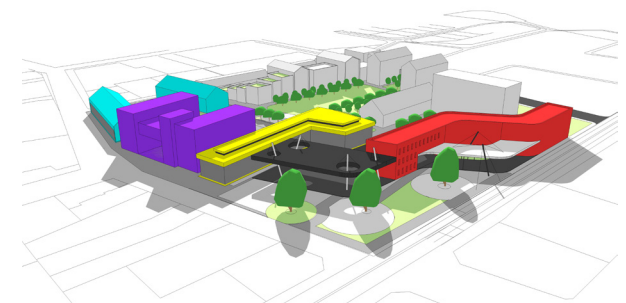
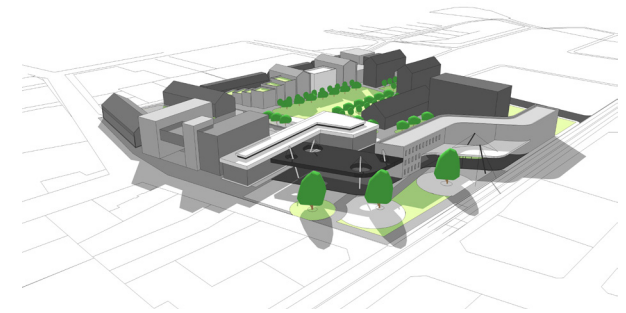
Urban/Architectural Proposal #2
Stellenbosch//

These diagrams also reflects on a urban development proposed for the area near the Bus-Station-Terminals.

The aim of this design, is to enhance the traffic flow in the bus Terminal area, also maintain the visual continuity and green scape in the area, and increase the land value through out introducing a civic center which will be an extension of the old heritage monument in the area, and frame a visual connection on the urban level and preserve the value of it.

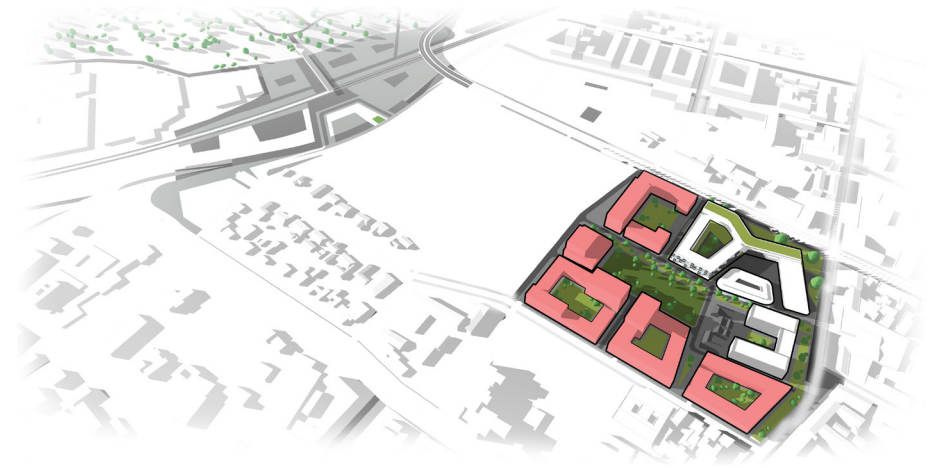
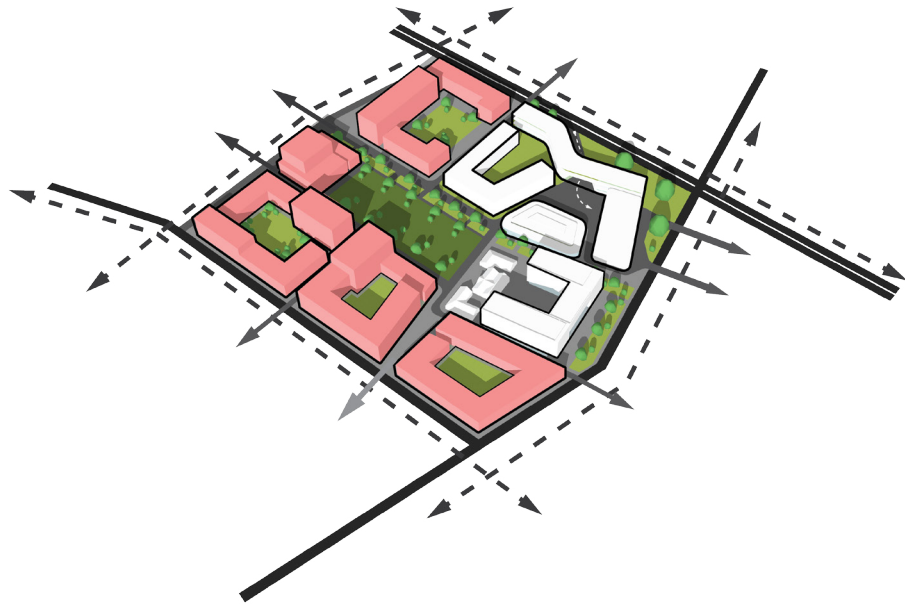


Those perspectives reflects on the volumetric urban distribution proposed for the area, Introducing an Urban link corridor, Urban parks and Courtyards, and a mini architectural reflection with a landscaping proposal.



SITE DEVELOPMENT#3

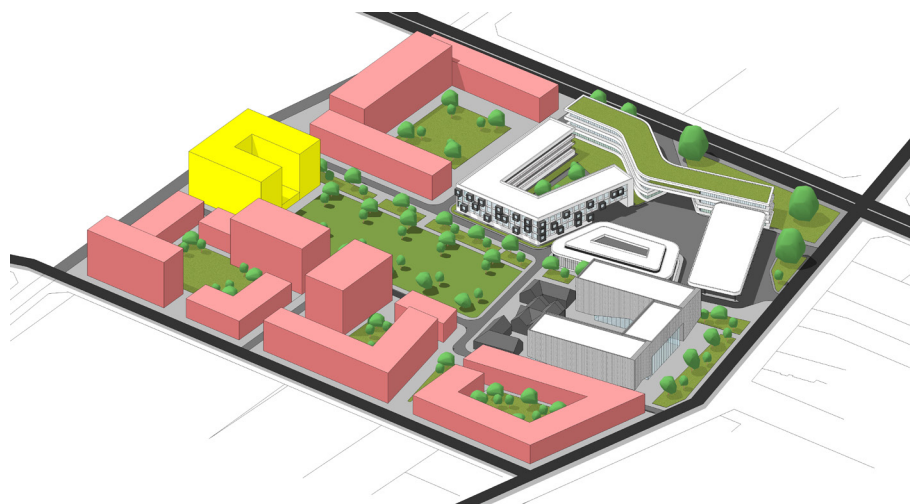
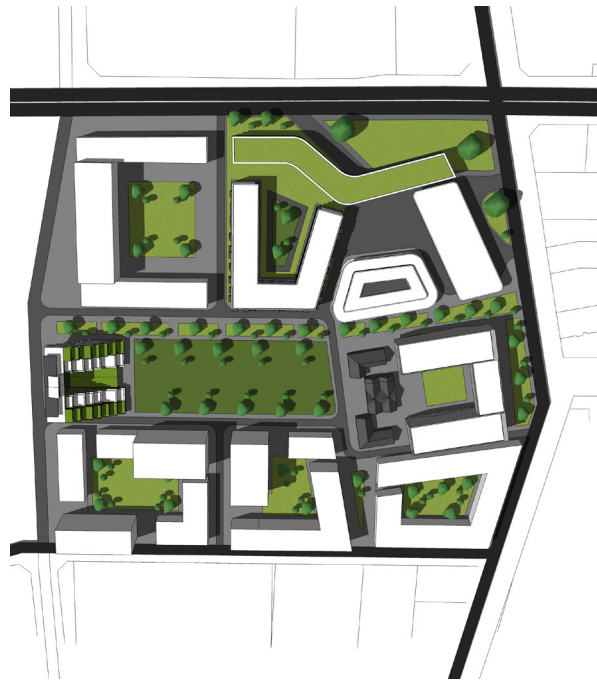
Urban/Architectural Proposal #3
Stellenbosch//



SITE DEVELOPMENT#4

Urban/Architectural Proposal #4
Stellenbosch//

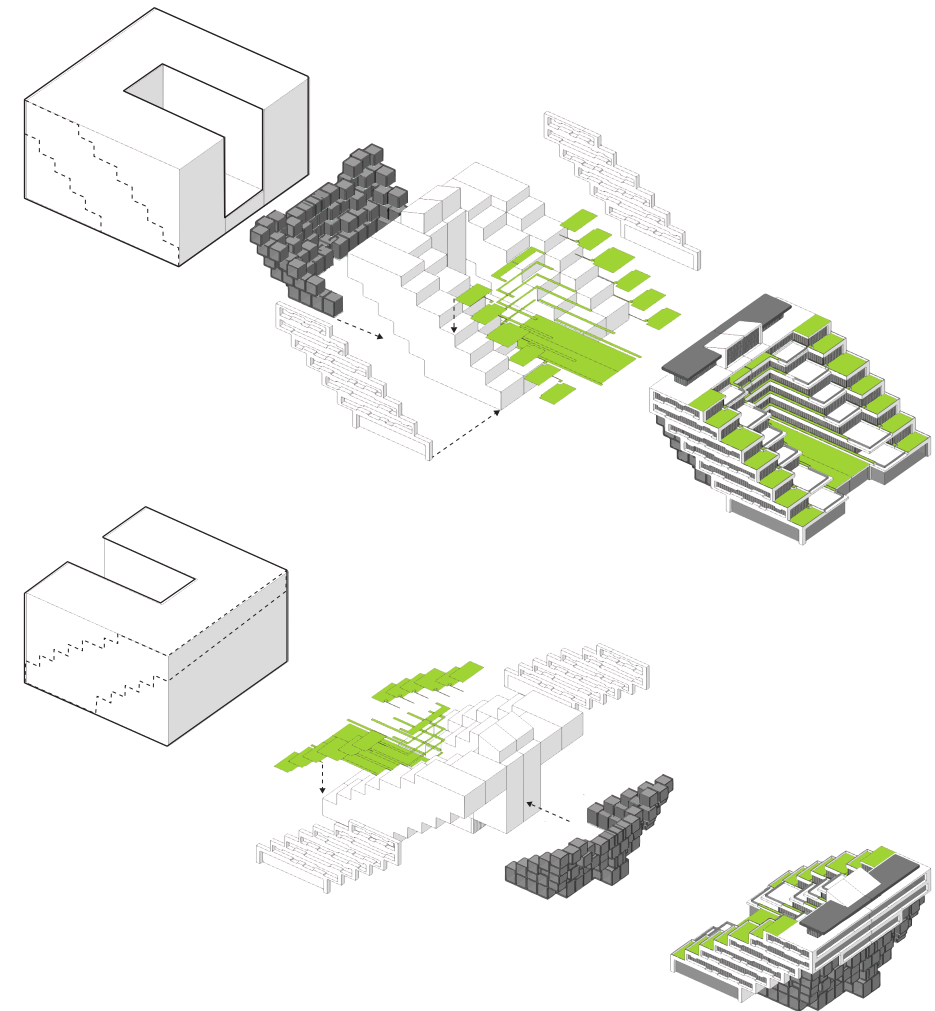
These diagrams reflect on a urban development proposed for the area near the Bus-Station-Terminals. The aim of this design, is to preserve the authentic distribution of building in the area, maintain the visual continuity and green scape in the area, and increase the land value through out introducing a civic center which will be an extension of the old heritage monument in the area, and frame a visual connection on the urban level and preserve the value of it.



Urban/Architectural Proposal #4
Stellenbosch//

The following diagrams describe the architectural development of a proposed Stellenbosch Terraces facing the site old Landmark Heritage building through the green belt.

The aim of these diagrams is to explain how the existing block could be transformed into a public garden courtyard surrounded with a 2 parts of the project and the existing landmark and the urban corridor which links the university and the train station.



Urban/Architectural Proposal #4
Stellenbosch//

