



**The Common Ground:
A Catalyst for Inclusionary Urbanism**

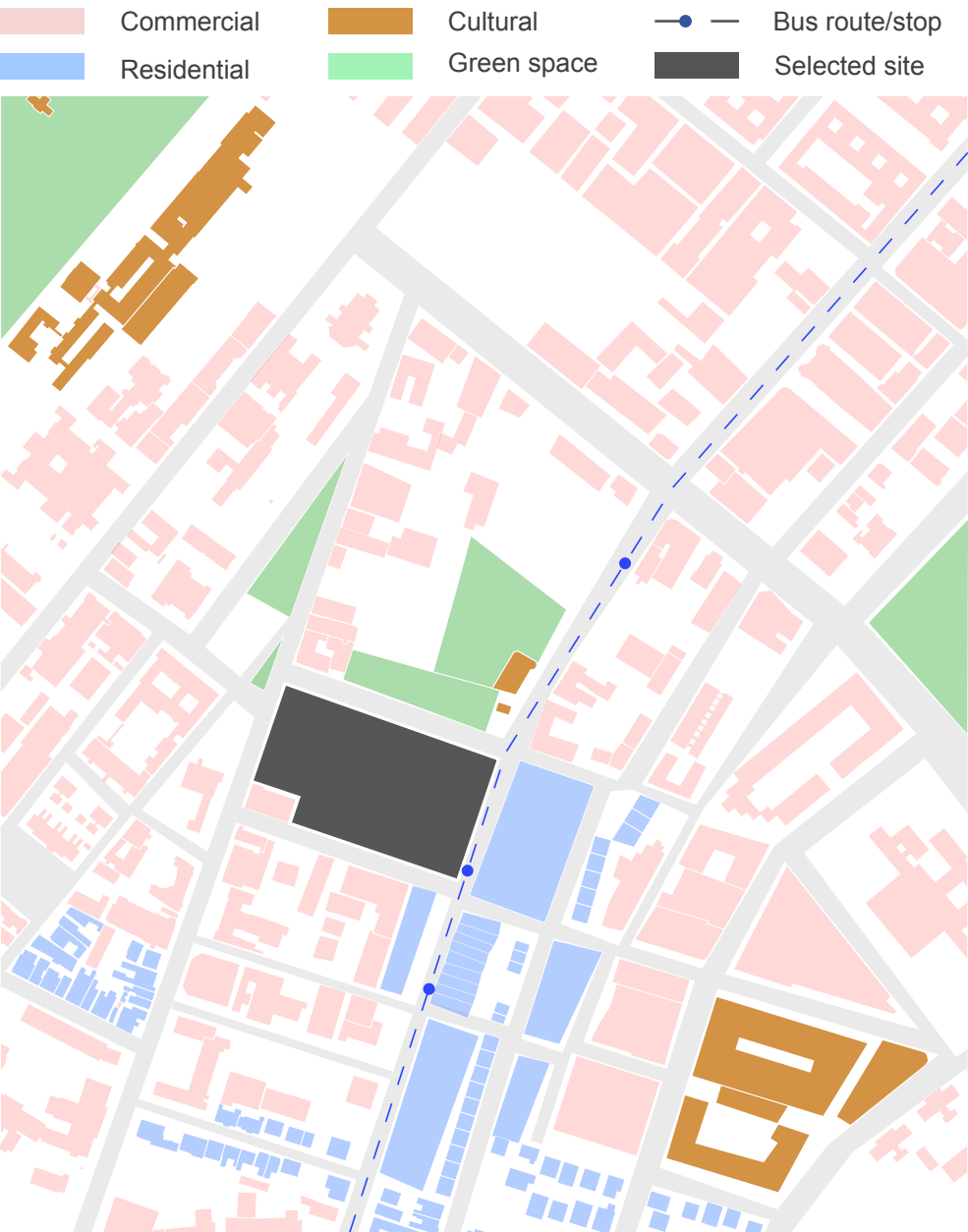
The Urban Vision
This proposal reimagines the Cape Town streetscape through the lens of social equity, presenting a mixed-use residential model where social and market-related housing are seamlessly integrated. The architectural response consists of three primary residential volumes organised around a central communal plaza. This configuration is precisely oriented to optimise natural light and cross-ventilation, while establishing a permanent visual dialogue with Table Mountain, a gesture intended to foster a shared sense of belonging to this iconic landscape.

Active Ground Planes
The site's edges are programmed to be porous and productive. The East and West buildings engage the high-traffic corridor with tenanted commercial spaces, while the central building provides a sheltered, open-air “market space” designed for local produce and seasonal trade. At the heart of the scheme, an amphitheater serves as a social anchor for the wider neighbourhood, hosting music and other performances and community events. Beneath its tiered seating, a library and gallery space provide a quiet sanctuary for cultural and educational enrichment.

The Residential Fabric
The housing strategy rejects segregation by distributing 1, 2, and 3-bedroom units across all three buildings. The design utilises a robust structural framework of slabs and columns, allowing for an “infill” system of three typical floor plans. Variants A and B offer flexible configurations to accommodate the evolving needs of diverse household types. To ensure high-quality living standards, private balconies are placed in alternating positions; this rhythmic facade treatment maximises corner views and solar gain while preserving acoustic and visual privacy between neighbours.

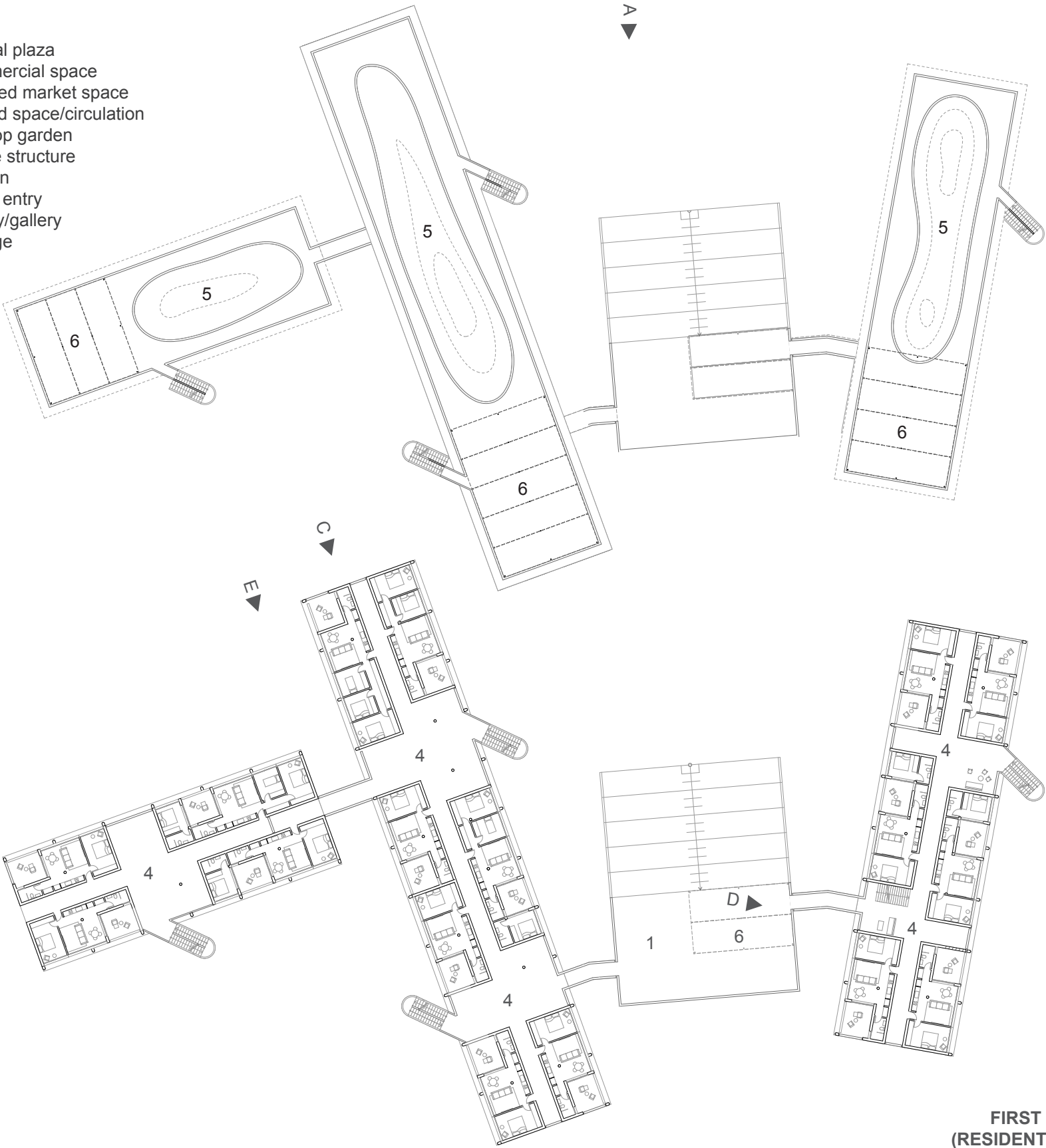
A Democratic Aesthetic
By utilising simple, replicable building components, the architecture adopts a modest and honest aesthetic. Rather than imposing a rigid monumentality, the design provides a “blank canvas”—a durable, adaptive stage that allows the vibrant identity of this new, multi-layered community to flourish over time.

URBAN STUDY / SITE SELECTION
Selected site is located in between commercial and residential district surrounded by patches of green space and low rise buildings, identified as an ideal site selection.



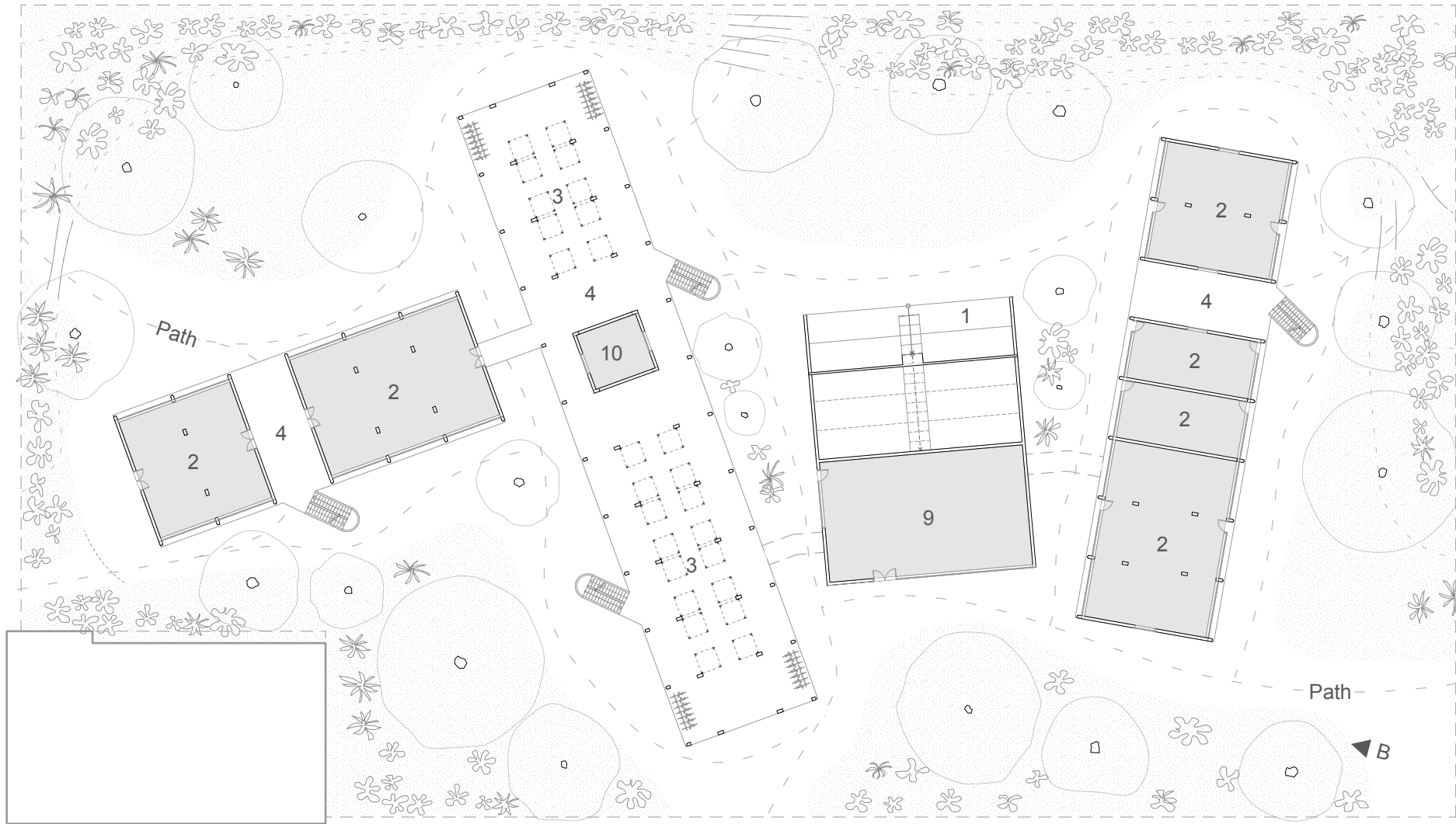
LEGEND

- 1. Central plaza
- 2. Commercial space
- 3. Covered market space
- 4. Shared space/circulation
- 5. Rooftop garden
- 6. Shade structure
- 7. Garden
- 8. Street entry
- 9. Library/gallery
- 10. Storage

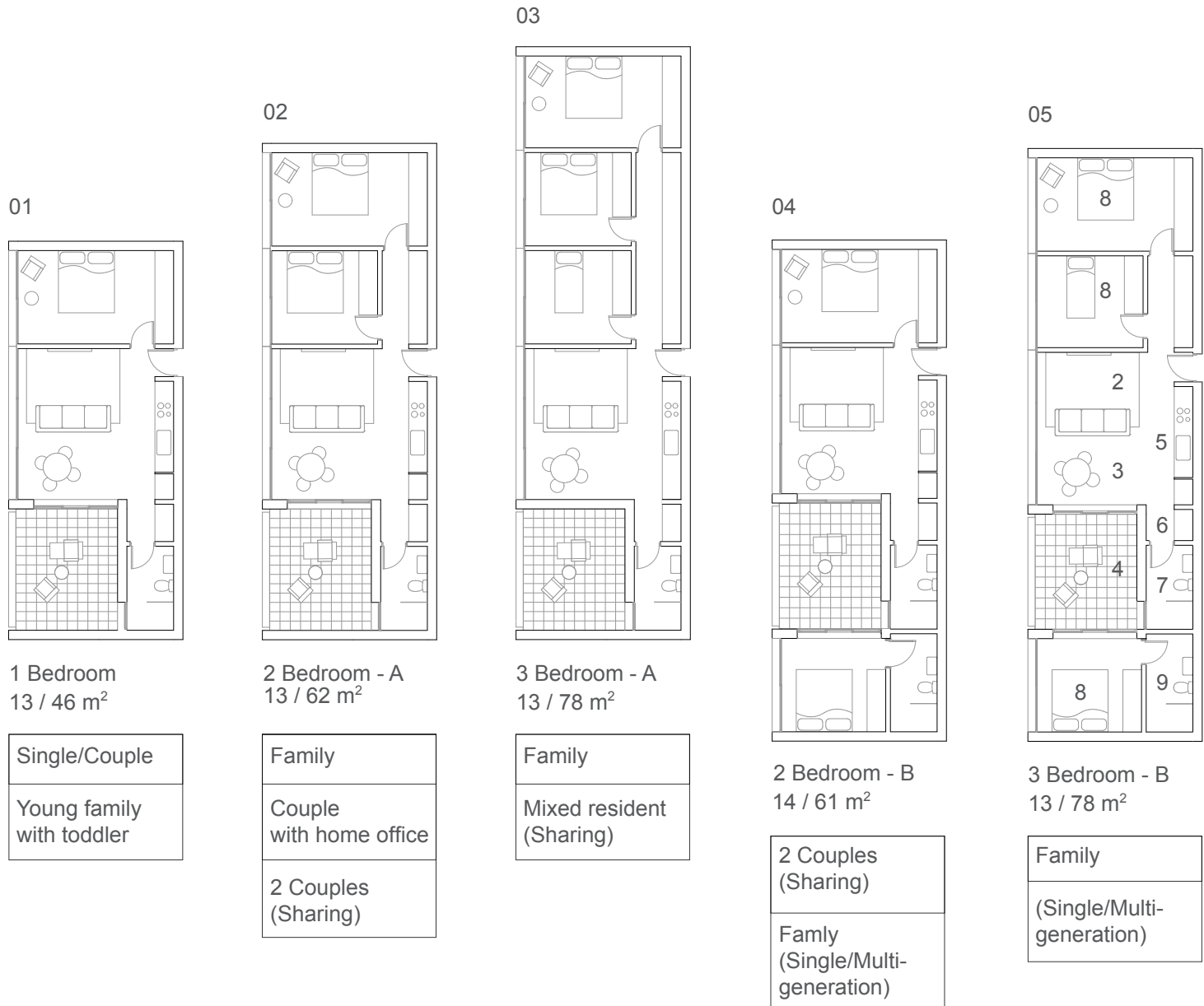


ROOF PLAN

FIRST FLOOR PLAN
(RESIDENTIAL TYPICAL)



GROUND FLOOR PLAN



LEGEND

- 1. Entry
- 2. Lounge
- 3. Dining
- 4. Private balcony
- 5. Kitchen
- 6. Laundry
- 7. Bathroom
- 8. Bedroom
- 9. Ensuite

Room type - Variant
Internal / External area

Resident types



SHARED AMENITIES

There are 5 types of shared amenity spaces as listed below, integrated into the design to foster a sense of belonging and collective ownership.

- 1. Central communal plaza with library/gallery space.
- 2. Tenanted commercial spaces on ground floor facing the streets.
- 3. Covered/open communal spaces for market activities.
- 4. Series of shared communal spaces within the residential buildings scattered around circulation paths.
- 5. Rooftop communal vegetable garden and shade structure.

PERSPECTIVE LEGEND ►

Billboard	Panels	L	R
A	B		D
	C		E

