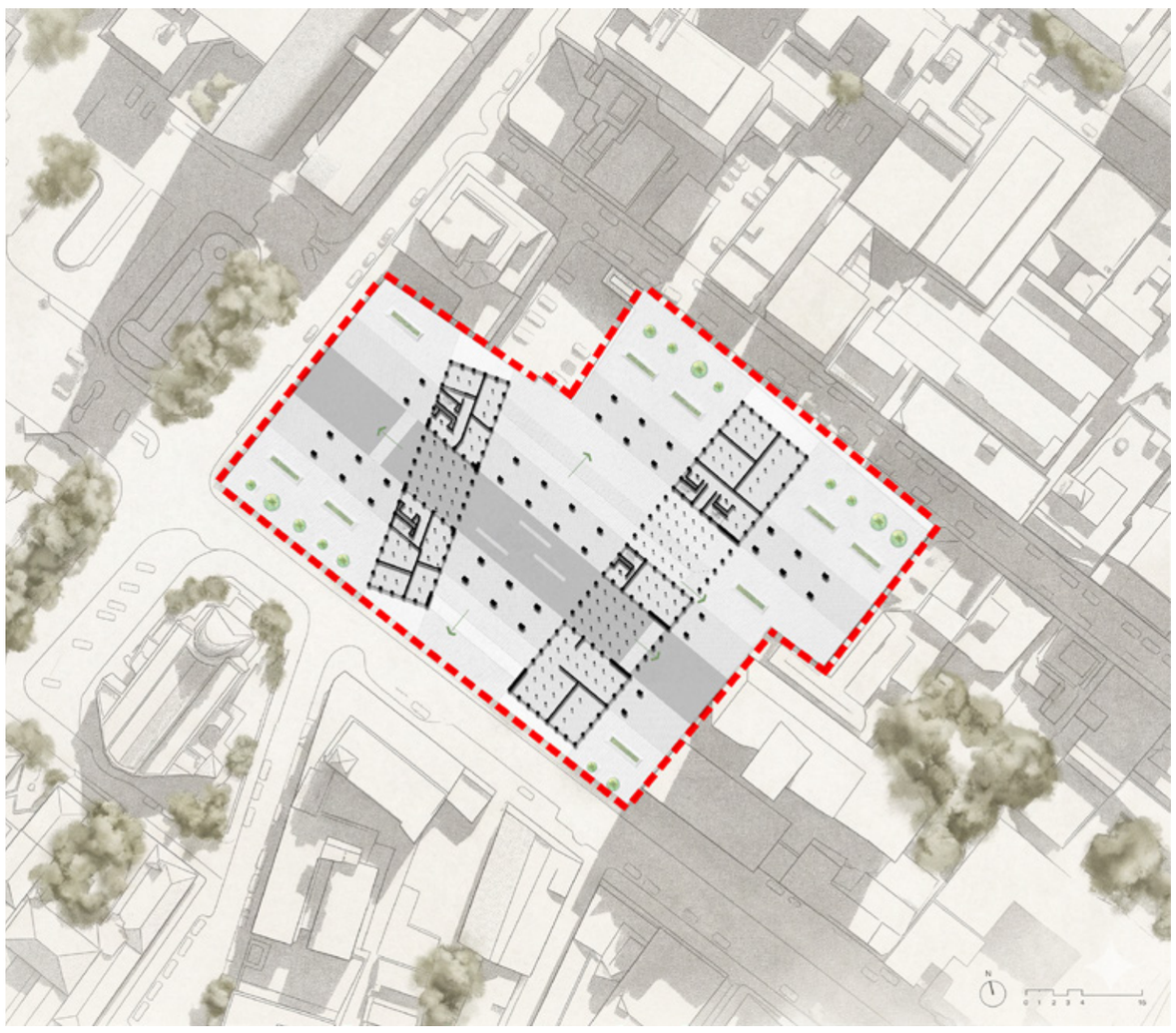


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1. Core Idea

This proposal reimagines the Top Yard Parking site as a living urban system, replacing car storage with human habitation and transforming underutilized public land into a dense, inclusive, and socially active neighborhood in the heart of Cape Town.

The project is driven by a fundamental question: ***how can housing act not only as shelter, but as a catalyst for social integration, urban vitality, and spatial justice?***

In response, the proposal envisions a new model of inclusionary housing where architecture becomes a framework for community, enabling diverse populations to coexist, interact, and thrive within a shared urban environment, rather than treating the site as an isolated development, the project understands it as part of a larger urban system, one that must reconnect fragmented social structures and reintroduce life into the city centre.

2. Design Strategies

The project is conceived as an extension of the public realm. At ground level, a porous and permeable podium defines a new civic layer, where public space, amenities, and daily urban life converge. This base integrates commercial, social, and community-oriented programs, activating the site and creating a continuous relationship between the development and the surrounding city.

Above this active ground plane, three parallel housing bars organise the residential mass. Their placement responds to environmental and spatial criteria, maximising daylight exposure, enabling cross-ventilation through open-access galleries, and defining generous open spaces between them. These interstitial spaces works as collective courtyards, fostering interaction, safety, and a sense of shared ownership.

The project operates across multiple scales of interaction. While the ground floor engages with the city, the upper levels generate more intimate environments where residents interact within smaller communities, circulation spaces, shared terraces, and transitional areas become micro-systems of social exchange, reinforcing everyday encounters and strengthening community bonds.

3. Structure and Modularity

A clear and rational modular system define the entire project. A 3 × 3 metre grid establishes the structural and spatial logic, allowing the development to be both efficient and adaptable. This grid serves as the fundamental unit from which all architectural elements are derived, ensuring coherence throughout the project while allowing for flexibility in configuration.

This approach supports repetition and prefabrication while also enabling a dynamic arrangement of units along the bars, avoiding monotony and introducing spatial richness.

The modular system also reinforces the project's scalability, making it applicable beyond the specific site and adaptable to different urban contexts.

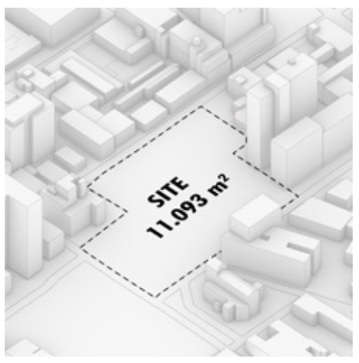
4. Architectural Quality and Relationship with the City

The project prioritises quality of life through environmental responsiveness and spatial generosity. The orientation of the housing bars ensures optimal daylight conditions, while cross-ventilation enhances indoor comfort and reduces reliance on mechanical systems.

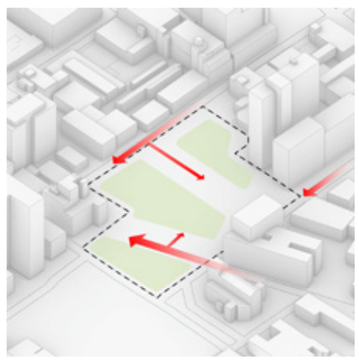
Outdoor living is integrated at multiple levels, from private terraces to shared courtyards, creating a continuous relationship between interior and exterior spaces.

At the urban scale, the project contributes to the revitalisation of the city centre. By introducing permanent residents into an area previously dominated by parking infrastructure, it activates streets, supports local economies, and enhances safety through continuous occupation and surveillance.

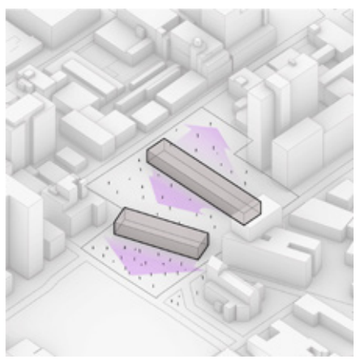
Community is understood as a key driver of urban resilience. By fostering social interaction at multiple scales, from the city to the building to the individual, the project creates a living environment where collective life becomes a source of security, identity, and belonging.
Ultimately, the proposal envisions a city where housing is not a commodity isolated from its context, but a shared infrastructure that supports a more inclusive, vibrant, and equitable urban future.



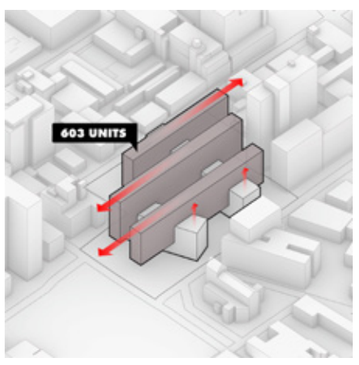
SITE
The site is the parking lot called Nieuwmeester formerly used for the people coming to the parliament , now will become the new inclusionary housing project



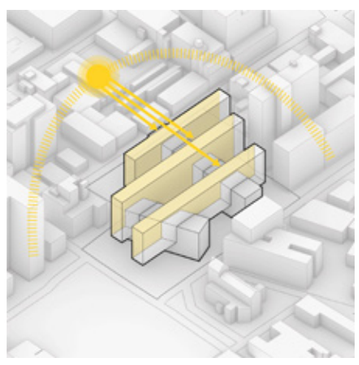
PUBLIC SPACE
The site is interpreted as an extension of the public space, taking as a reference the main streets that lead to the project, generating the entrance for street level amenities



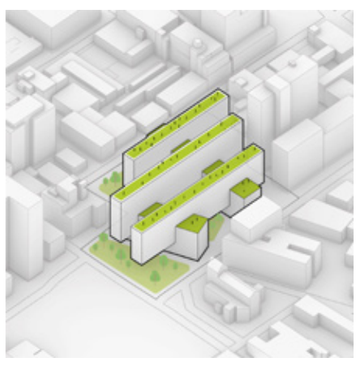
PODIUM
Volumes with amenities related to the public are generated, activating the new plazas and creating a new urban system of public spaces



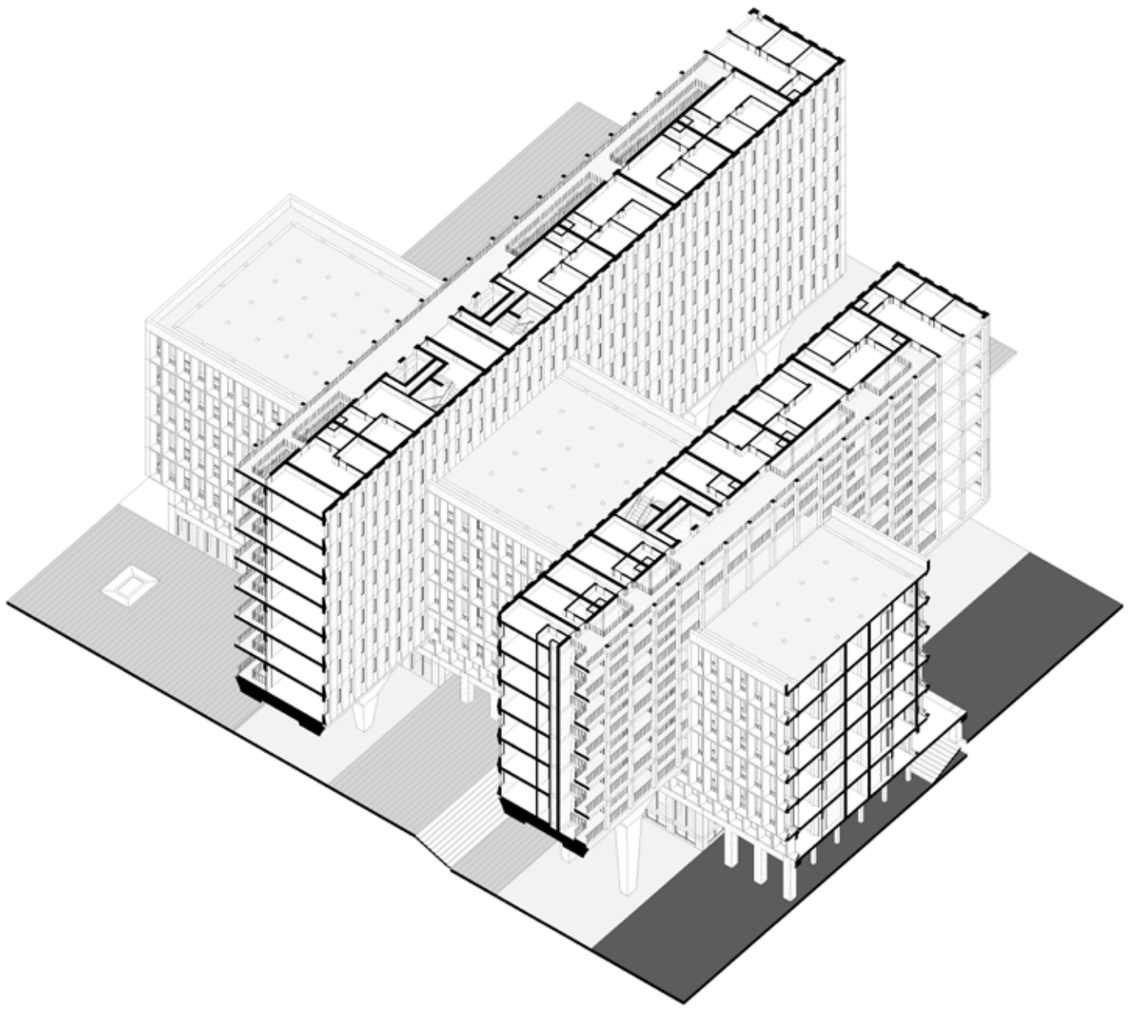
HOUSING PROGRAM
The podium volumes are extruded to increase the density of the housing program, and transverse bars are inserted to connect the entire project. These are then shifted on their axis to generate dynamism

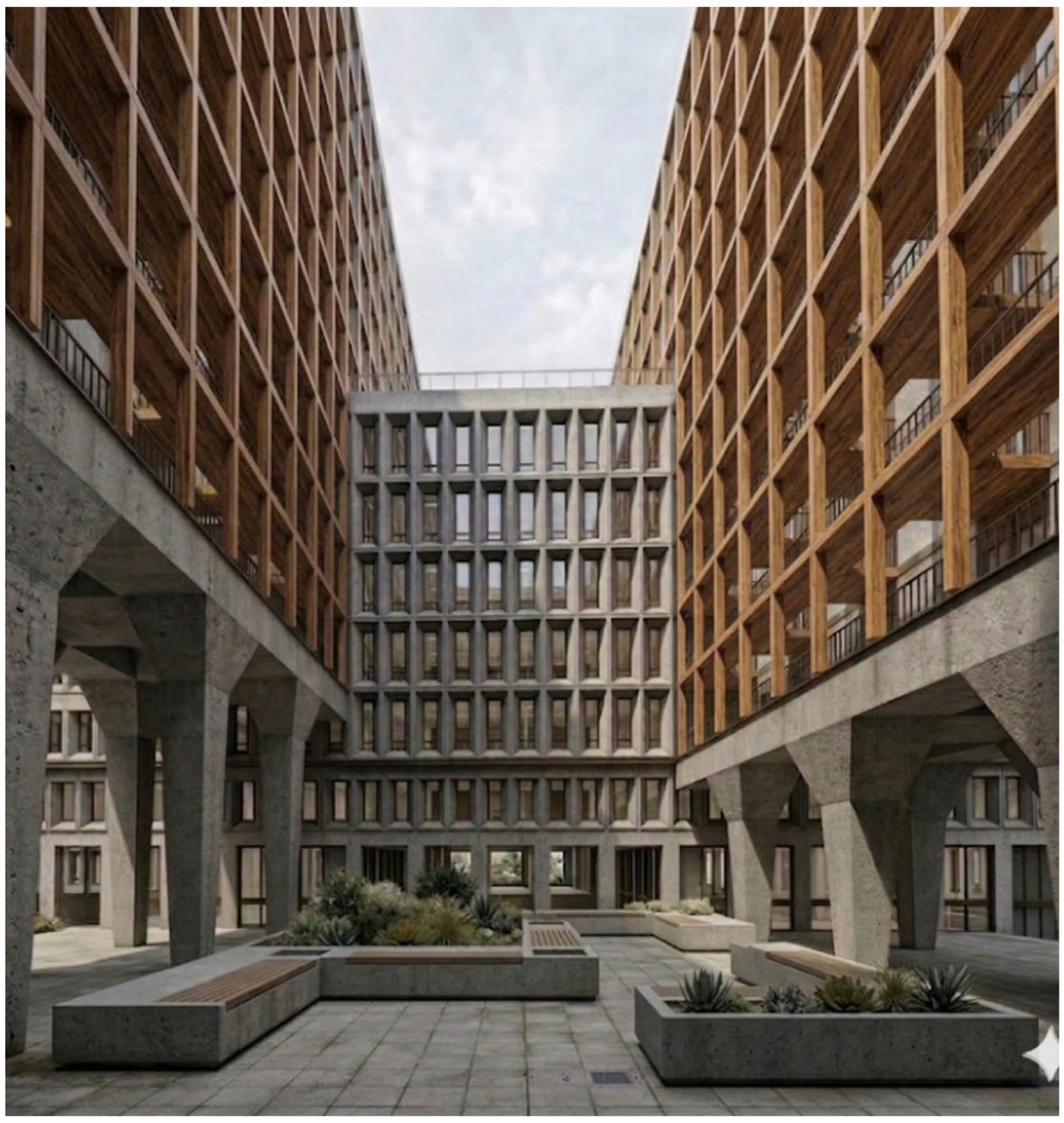


DAYLIGHT
The orientation of the buildings ensures that the corridors face north to receive maximum sunlight, while the facades of the south-facing apartments receive indirect lighting.



OUTDOOR LIVING
The units have access to private terraces as well as micro common spaces in the internal circulation areas, generating a particular ecosystem making it more private while the squares are places to interact with the city



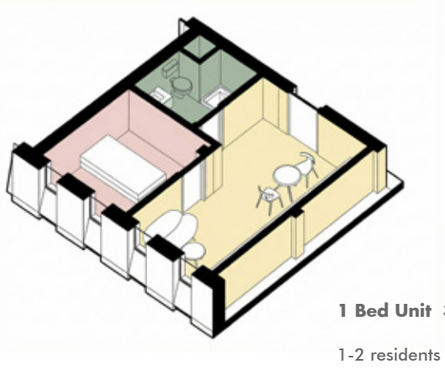






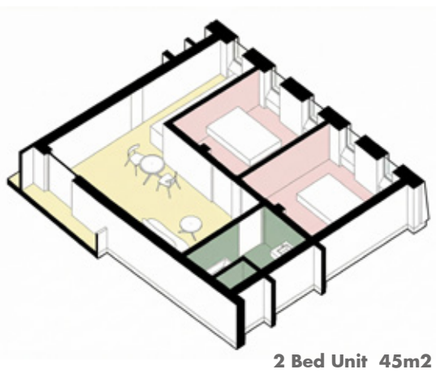
Studio Unit 18m2 - 22m2

1-2 residents



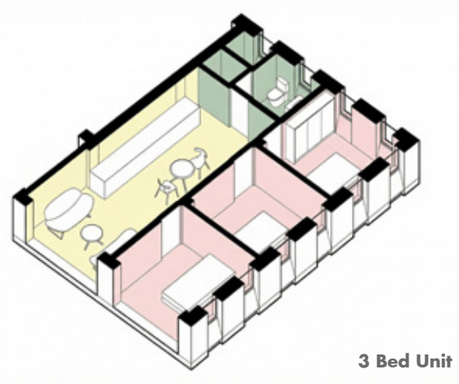
1 Bed Unit 33m2 - 38m2

1-2 residents



2 Bed Unit 45m2

2-3 residents



3 Bed Unit 54m2

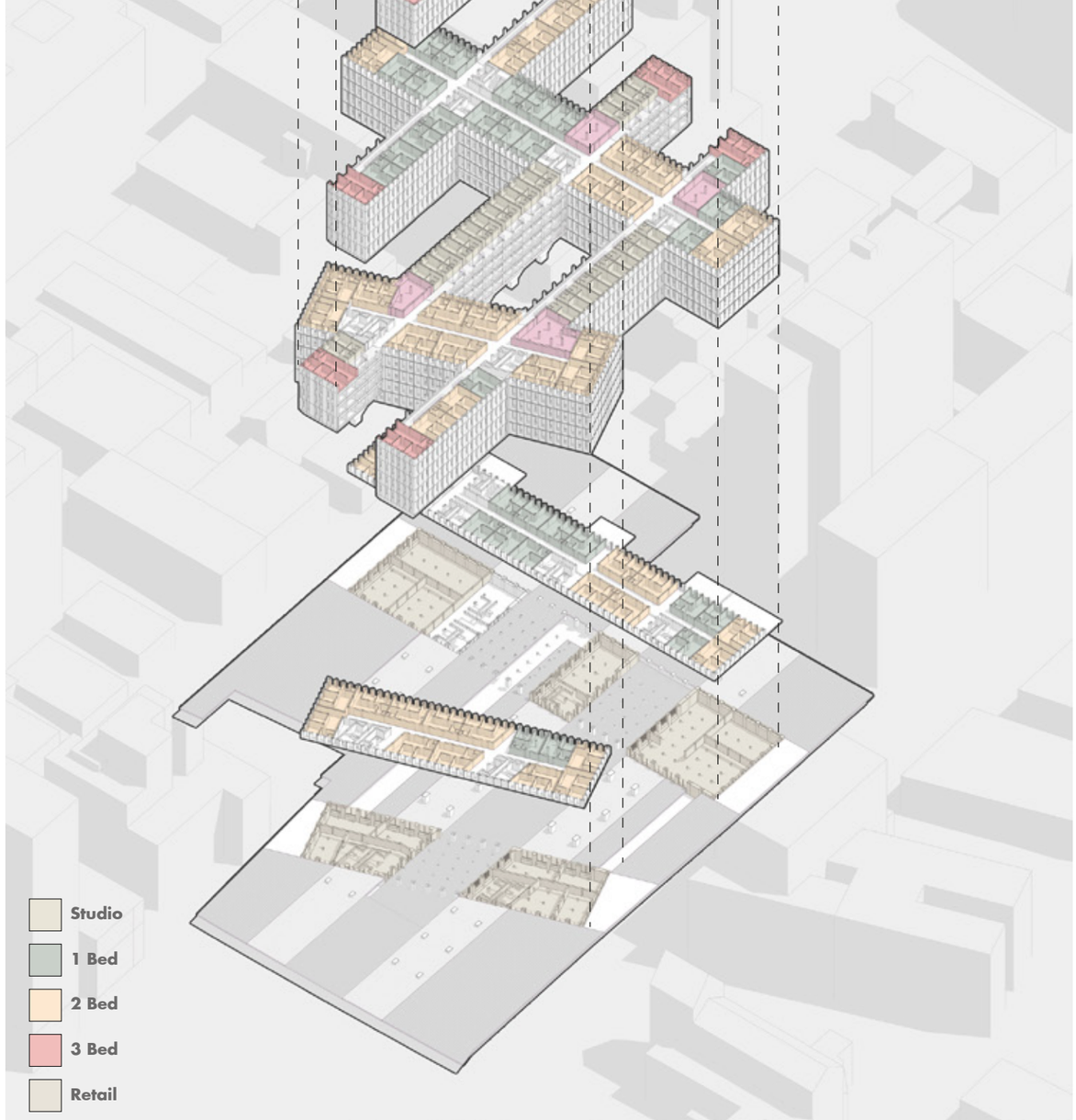
3-5 residents

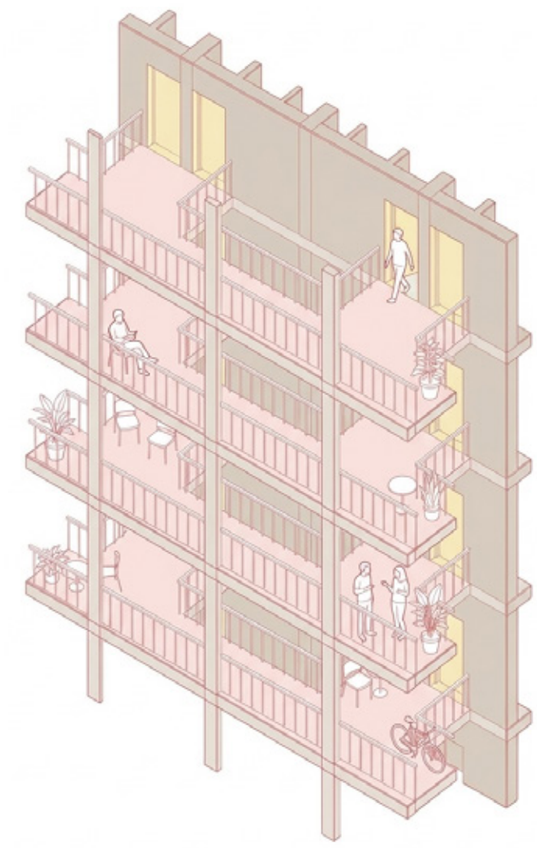
Housing Units and Social Integration

The proposal embraces a fully integrated inclusionary housing model, where 50% of units are allocated as social housing and 50% as market-rate housing. These units are seamlessly distributed throughout the development, avoiding any form of spatial segregation and ensuring that all residents share the same architectural and urban conditions.

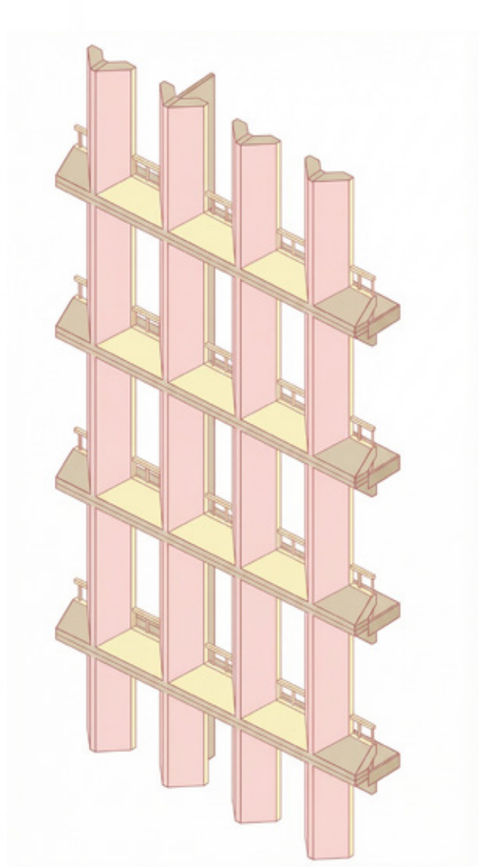
Diversity in household structures is addressed through a range of unit typologies, from compact studios to larger family apartments. This mix reflects the social realities of the city, accommodating individuals, couples, and multigenerational households within a unified framework.

Differentiation between social and market units is achieved not through separation, but through a subtle gradient of spatial quality. All units meet the same standards of dignity, functionality, and habitability. However, market units incorporate additional spatial features, such as private terraces or winter gardens, that enhance comfort and provide added value. This approach ensures equity while maintaining economic diversity, reinforcing





Facade 1: Corridor (Common Area)



Facade 2 : Private Balcony