

THE SOCIAL SPINE

Our project presents a comprehensive approach to address spatial inequality and housing access in Cape Town. The project is located within the city centre, where proximity to transport, employment, and essential services offers a critical opportunity to rethink urban living. As the demand for well-located, affordable housing continues to grow, existing models often exclude diverse households and fail to support everyday life.

By designing a flexible modular system, our goal is to propose a scalable framework capable of accommodating different household types, economic conditions, and population changes over time.

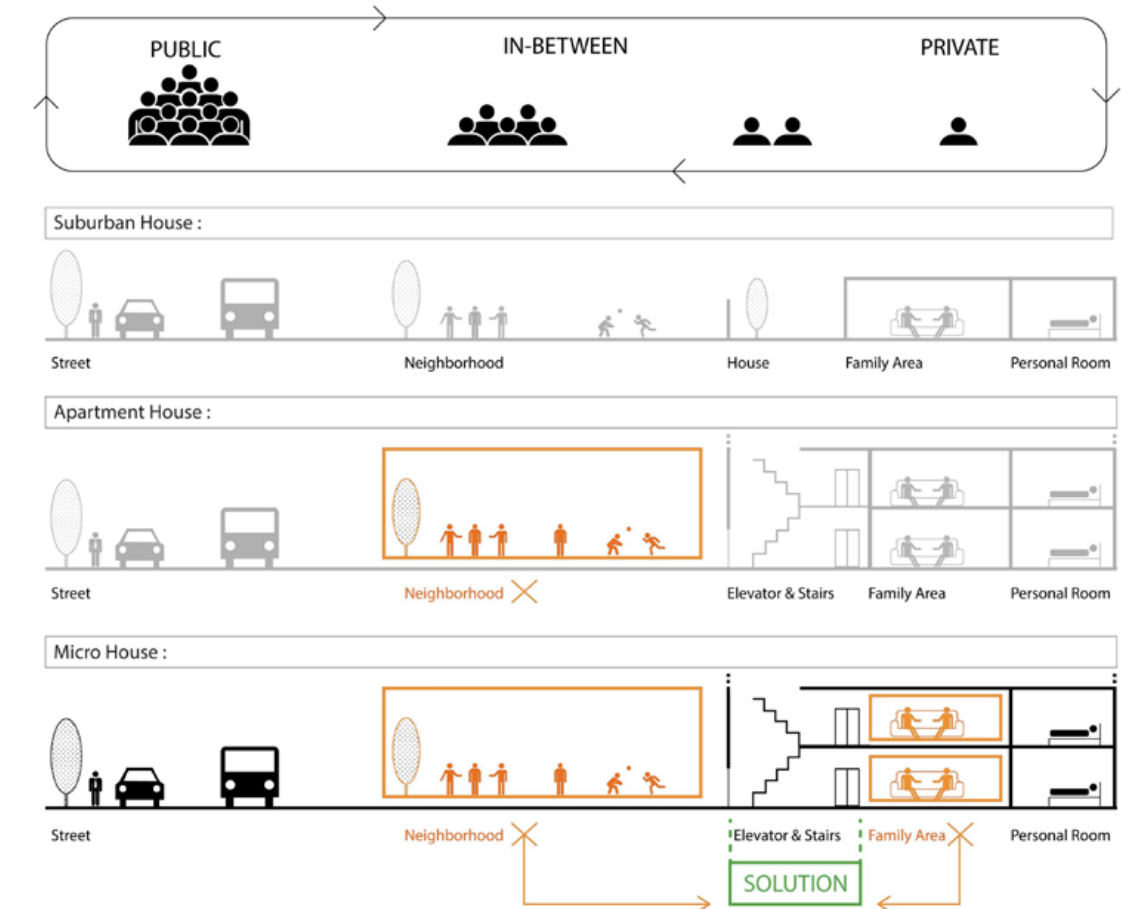
The project integrates social and market-related housing within a unified spatial system, ensuring equal access to light, air, and shared amenities. Through this approach, the proposal remains adaptable to the dynamic realities of Cape Town while supporting inclusive urban life.

STEP 1: WHAT IS DIGNIFIED MICRO LIVING?

Every home must answer all fundamental needs of a human. Suburban housing has long provided a framework for everyday life where streets, and shared spaces allow neighbors to interact. However, this model is often located far from the city, placing daily life at a distance from opportunity.

density while maintaining affordability. Micro-housing offers a viable solution, enabling efficient use of limited urban land. Yet, many compact housing models fail to support essential aspects of living, reducing space to the minimum and isolating residents through purely functional circulation.

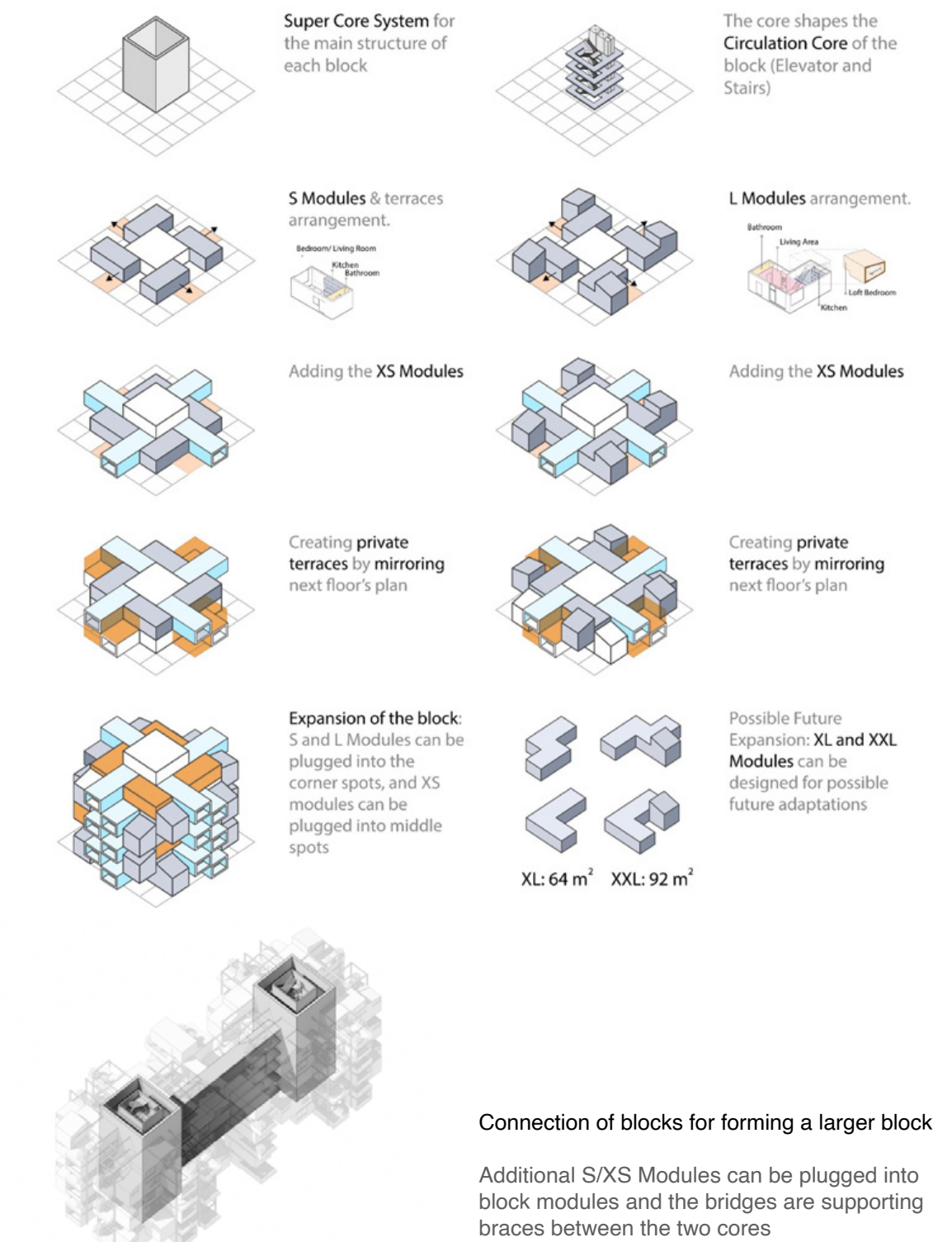
This project reconsiders density through the revival of in-between spaces. Instead of treating circulation as residual, it becomes a spatial framework for interaction, visibility and collective life.



STEP 2: EFFICIENCY & AFFORDABILITY

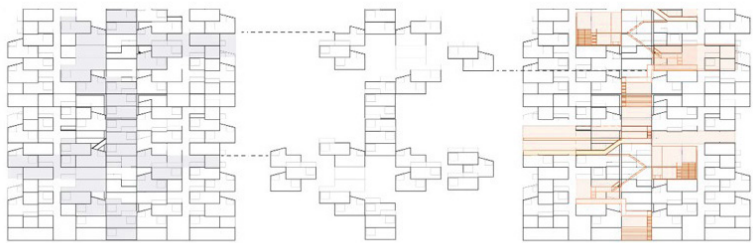
The residential modules are three types. First, is the S Module, suitable for one person. The unit is 32 square meters and includes a private outdoor space. Second, is the L Module, suitable for one or two people.

The unit is 64 square meters and includes a private outdoor space. Third, is the XS Module. It is very similar to the S Module but the XS Module doesn't have a private outdoor space.



STEP 3: COMBINING STEP 1 & 2

Once the cores have been fully equipped with the maximum number of modules, eliminating 15% of these modules would result in a notable increase in available space, allowing for the creation of micro scale social interaction spaces referred to as the SERENDIPITY spaces.



SITE ADAPTABILITY & FLOOR PLAN

The proposal is demonstrated on the Parliament Parking site, where the system aggregates into six interconnected towers responding to the site's scale and geometry. Conceived as a flexible modular system, the design can adapt to different site sizes, configurations, and height constraints. Modules and cores can be reconfigured to accommodate varying urban conditions, allowing the system to operate across multiple sites.



This approach enables a repeatable yet adaptable model for inclusionary housing across all sites.



SUSTAINABILITY STRATEGIES

The project integrates sustainable strategies through a modular timber construction system that reduces waste, energy use, and carbon emissions while supporting a circular economy.

Environmental performance is enhanced through rainwater collection, solar energy generation, and green spaces distributed throughout the building. These strategies contribute to a resilient and resource-efficient housing model. At the same time, biophilic design and shared spaces support physical and mental well-being, fostering inclusive, healthy, and cohesive communities.

