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BROOKLYN HOUSE PHASE 2

BROOKLYN HOUSE PHASE 2
Pretoria

DEVELOPER
Mile Investments

ARCHITECT
Boogertman + Partners

INTERIOR ARCHITECTS
Boogertman + Partners (Building Interiors)
Tonic Design (Study Centre)

QUANTITY SURVEYOR
DeIQS

STRUCTURAL ENGINEER
De Villiers Consult

ELECTRICAL ENGINEER
KLS Consulting Engineers

CIVIL & ELECTRICAL ENGINEER
KLS Consulting Engineers

MECHANICAL ENGINEER
Plantech Associates

FIRE ENGINEER
Sefya Solutions

WET SERVICES
Wills Franklin Pretorius

HEALTH & SAFETY CONSULTANT
Cairnmead Industrial Consultants

LANDSCAPE ARCHITECT
Boogertman + Partners

MAIN CONTRACTOR
Tri-Star Construction

PHOTOGRAPHY
Franz Rabe

Situated in Brooklyn Pretoria, close to the University of Pretoria (UP), Brooklyn House Phase 2 is the latest phase of the new University Square precinct, which is reinventing accommodation options and student lifestyle in Pretoria.

Architectural Brief

Boogertman + Partners worked with developers Mile Investments to create a four phase precinct that differentiates itself from the current market trend; challenging both the typological status-quo of student living, as well as the architectural aesthetic. The concept moved away from the colourful building typologies that are associated with student housing and focused on the aspirational or more formal quality of educational architecture.

The formality of 'Education' needed to be embraced within a contemporary aesthetic construct. The client further expected a unique design resolution regarding communal living in order to maximise financial returns and ensure economical feasibility, which was also addressed in the unique unit typologies. This led to an opportunity to allocate substantially more cost to communal and recreational amenities and overall user experience.

Each phase is complemented by value-added student-centric offerings. Brooklyn House Phase 1 offers a public restaurant, convenience store, rooftop pool, outdoor



Phase 2 is located in a quieter, more suburban street and the building is more residential in scale



Right: Render showing the complete University Square Precinct



cinema and a gym amongst other facilities. Phase 2 includes a state-of-the-art study centre, fitness studio and Padel Ball court. Further phases will incorporate retail stores, a piazza and amphitheatre. Students housed at any one of the accommodation offerings will have access to all of the facilities available, making University Square a true mixed use precinct that will provide a true live, study and play environment for the students.

Cohesive but Individual

Each phase of the University Square precinct will vary with regard to architectural style but will be linked through a cohesive palette of building materials and finishes. Although it has a more contemporary architectural language than Phase 1, which referenced a more classical 'Ivy League' architectural style, Phase 2 is still predominantly a black brick building juxtaposed with a white plaster and paint finish.



As opposed to the more imposing style of Phase 1, which faced the much busier urban streetscape of Lynwood Road, directly facing the entrance to the University of Pretoria, Phase 2 is located in a quieter, more suburban street and the building is more residential in scale, starting with the three story streetscape façade and becoming progressively larger in scale as the building progresses further back on the site. The buildings of Phase 2 are arranged around the periphery of

the site to allow for a striking central courtyard with both natural and social elements contributing to a great space for students to congregate. This is in juxtaposition to the eight storeys of Phase 1 which has the social spaces located on the roof. Phase 2 surprisingly accommodates more rooms than Phase 1 – 246 compared to 199 – but spread out over a lower building density.

The long mass of the main street facing façade of Phase 2 is broken up by a wide staircase





which ascends to the expansive glazed entrance foyer. The space above the foyer contains an exercise studio with doors that open up both to the courtyard and to the street. The ceiling of the space acts almost as a fifth elevation and its patterned motif can be seen as you look up at the space from the ground floor. Lit up at night the space looks particularly striking. The feeling is one of transparency and light and there is a strong visual connection between the street right through to the central courtyard located beyond the lobby.



Street level apartments are located on each side of the entrance, screened from the street by a timber screen. These apartments have their own gardens with built in braai facilities. Placing apartments at street level allowed for the on grade parking to be obscured behind the accommodation units.

Accommodation

Accommodation options cater to the needs of individuals or small groups of 2, 3, or 4 students who desire to share a living space.

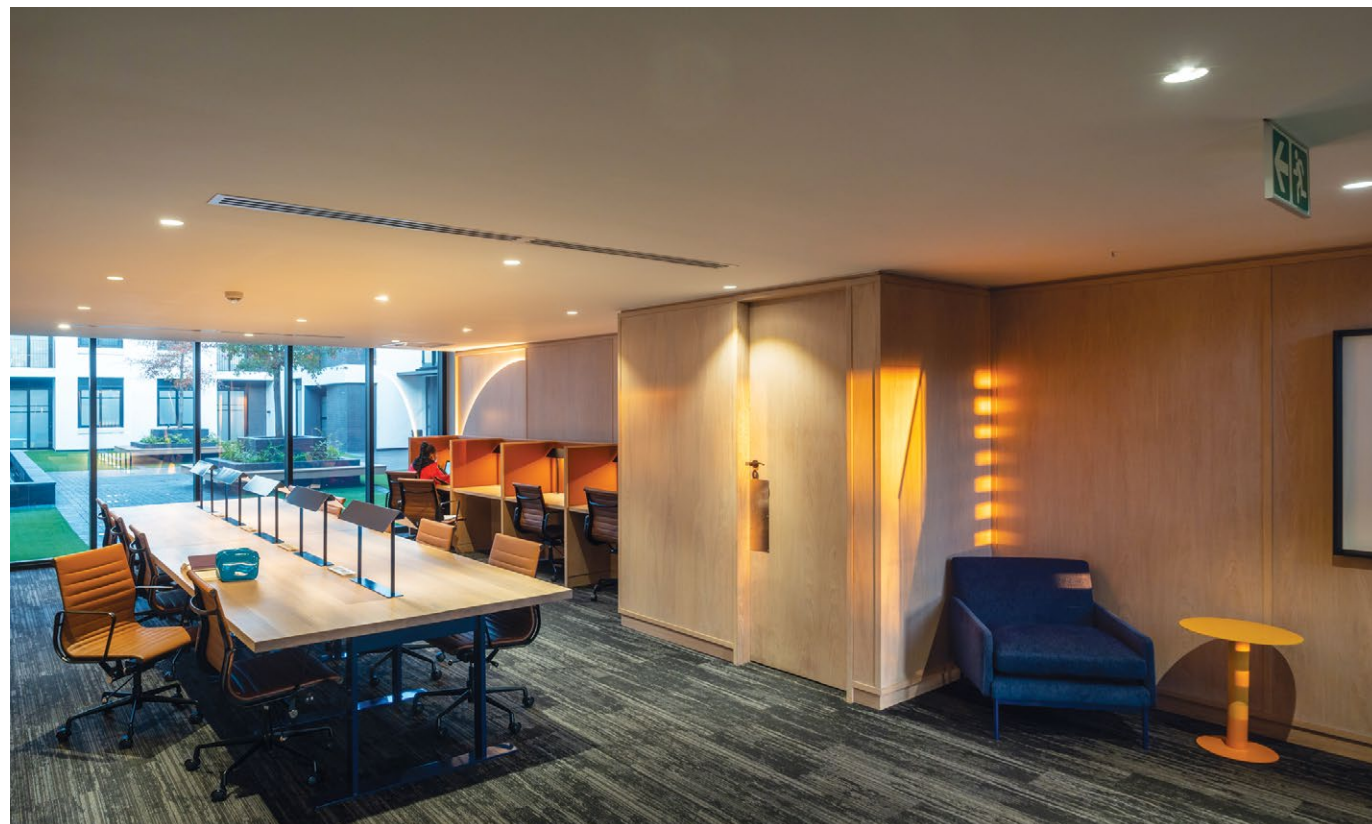


The fully furnished apartments create a modern atmosphere and include private en suite bathrooms, ensuring that each student's specific requirements are catered to. Although the student room options in Phase 2 are similar to Phase 1, the design team took feedback from the students living in the original phase and fine tuned the design, improving on practical aspects such as towel rails, full length mirrors and larger fridges that students had requested. Balconies have been made bigger, allowing for more practical usage by students.

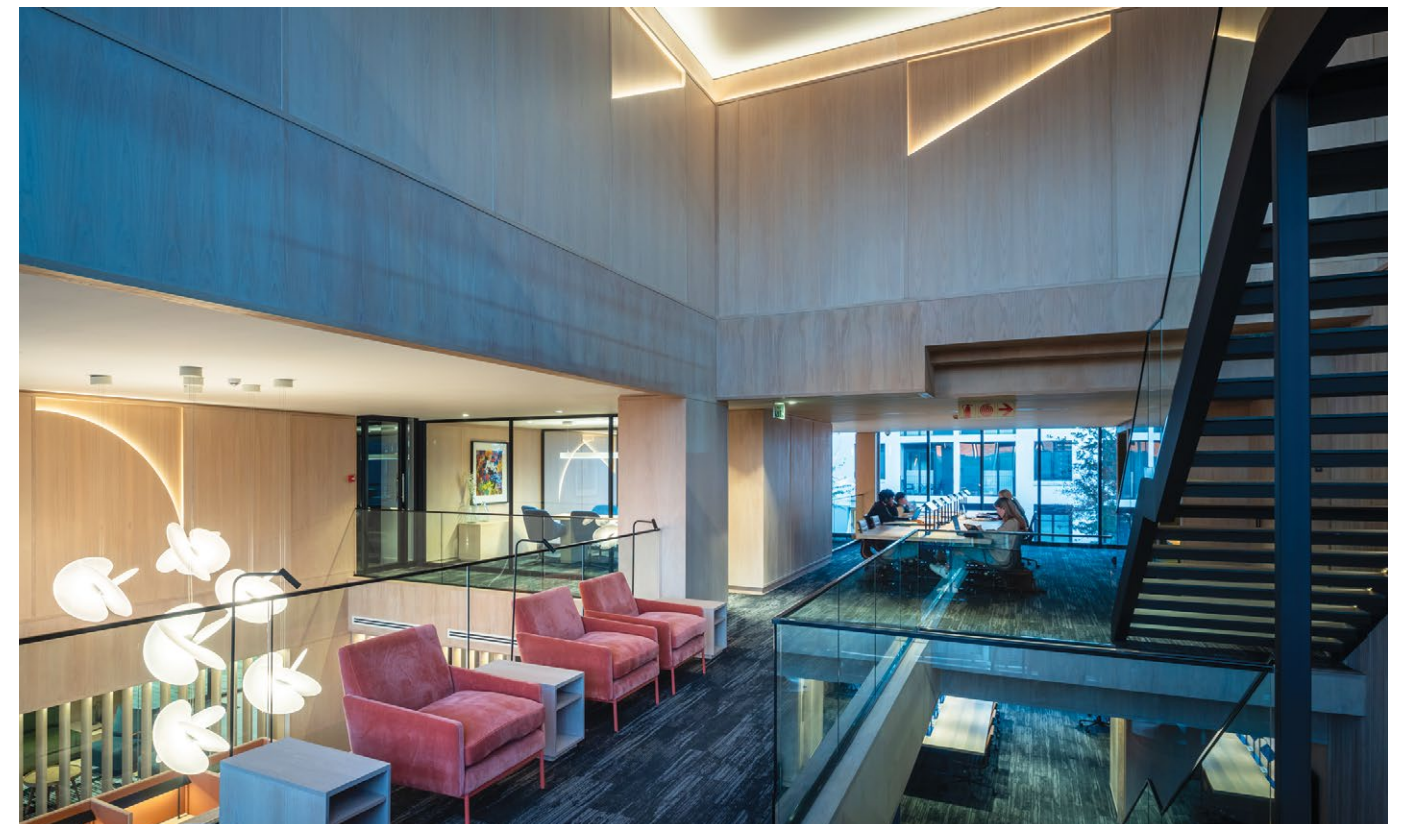
Study Centre

The Study Centre is a key element of the second phase of Brooklyn House and zigzags like a concrete band through the centre of the building, splitting it into monochrome black to the south and white elements to the north. The glass façade of the centre breaks one side of the building from the other. The centre opens out to the courtyard and will also eventually open out to the public space created by the completion of phase 3.

The brief to interior design firm Tonic Design was to infuse the space with a sense of gravitas.



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In contrast to the more social spaces within the Brooklyn House precinct, the Study Centre offers a quiet, calm and comfortable environment, encouraging students to want to spend time there and take their studies seriously. It's a space that the developer, architect and interior designer have taken just as seriously, putting a lot of thought into the space as well as committing the necessary budget to achieving the end result.



It is a contemporary but adult space, with the use of quality finishes on both walls and floors and furnishings. Fabric choices add a subtle mix of colours chosen from a mid hue colour palette whilst not detracting from the overall neutral design elements. The palette and finishes are cohesively used across all three floors, providing a sense of continuity. Subtle interest and dimension is provided to the wood veneer



wall panelling through the use integrated lighting and upholstered wall panels also add texture and improve the acoustics. Located over three floors, the Study Centre offers a variety of different study spaces, allowing for both quiet, individual studies as well as larger group interactions. The complexity of the shape of the architecture within the centre allows for interesting angles and spaces to be utilised in creative ways. The Study

Centre is located at the heart of Phase 2 and sets the tone for what should be the main focus of any student's university experience.

Conclusion

With Phase 3 currently under construction the precinct is well on its way to setting a high bar for the standard of student accommodation in both South Africa and worldwide.



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