

# BROOKLYN HOUSE PHASE 3

## **BROOKLYN HOUSE PHASE 3** Pretoria

**DEVELOPER**  
Mile Investments

**ARCHITECT & PROJECT MANAGER**  
Boogertman + Partners Architects

**QUANTITY SURVEYOR**  
Ronic Quantity Surveyors

**CIVIL ENGINEERS**  
KLS Consulting Engineers

**STRUCTURAL ENGINEERS**  
De Villiers Consult

**ELECTRICAL ENGINEERS**  
Ukhozi Consulting Engineers

**MECHANICAL ENGINEERS**  
Plantech

**WET SERVICES**  
Wills Franklin Pretorius

**FIRE ENGINEERS**  
Sefya Solutions

**LANDSCAPE ARCHITECTS**  
Boogertman + Partners Architects

**INTERIOR DESIGNER (FITNESS CENTRE)**  
Tonic Design

**HEALTH & SAFETY CONSULTANTS**  
Cairnmead Industrial Consultants

**SPECIALISED FIT-OUT**  
DMR Group

**MAIN CONTRACTOR**  
Tri-Star Construction

**PHOTOGRAPHY**  
Franz Rabe

Brooklyn House is the latest addition to a four-phase student residential precinct situated along Lynnwood Road, directly opposite the University of Pretoria. Designed by Boogertman + Partners for developers Mile Investments, the development seeks to redefine student accommodation as an integrated, urban experience that balances academic focus, social vitality, and long-term architectural value.

The masterplan, which began with Phase One in 2021 and continued with Phase Two in 2023, is conceived as a comprehensive live-study-play environment spanning an entire city block. More a mixed-use precinct than a single building, Brooklyn House is structured around four interdependent quadrants – each anchored by a unique ‘centre of excellence’ such as a gym or study centre – to ensure no phase operates in isolation. This interconnected framework encourages movement, collaboration and interaction, fostering a sense of community within an academic setting.

The project's public face on Lynnwood Road integrates retail and restaurant spaces, contributing to the urban fabric while supporting everyday student life. The architecture negotiates carefully between openness and security, generating a precinct that is simultaneously civic and private, dynamic and safe – a ‘small city’ within a city.

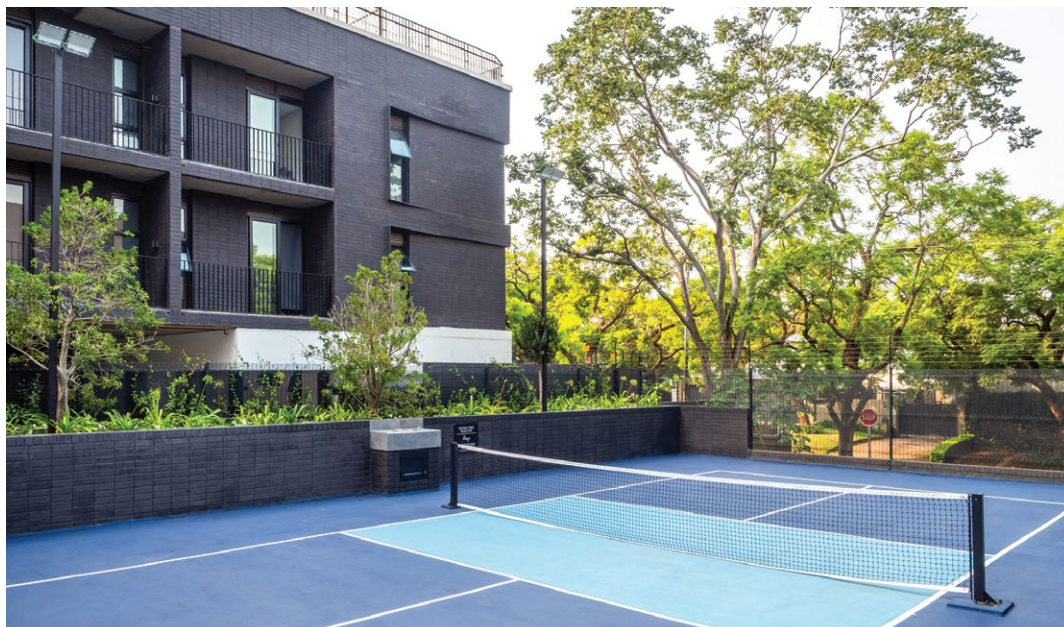


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### The Masterplan

The precinct follows a clockwise sequence of development: Phase One occupies the north-east corner along Lynnwood Road; Phase Two is positioned in the south-east quadrant; Phase Three continues this pattern to the south-west; and the forthcoming Phase Four will complete the circle in the north-west.

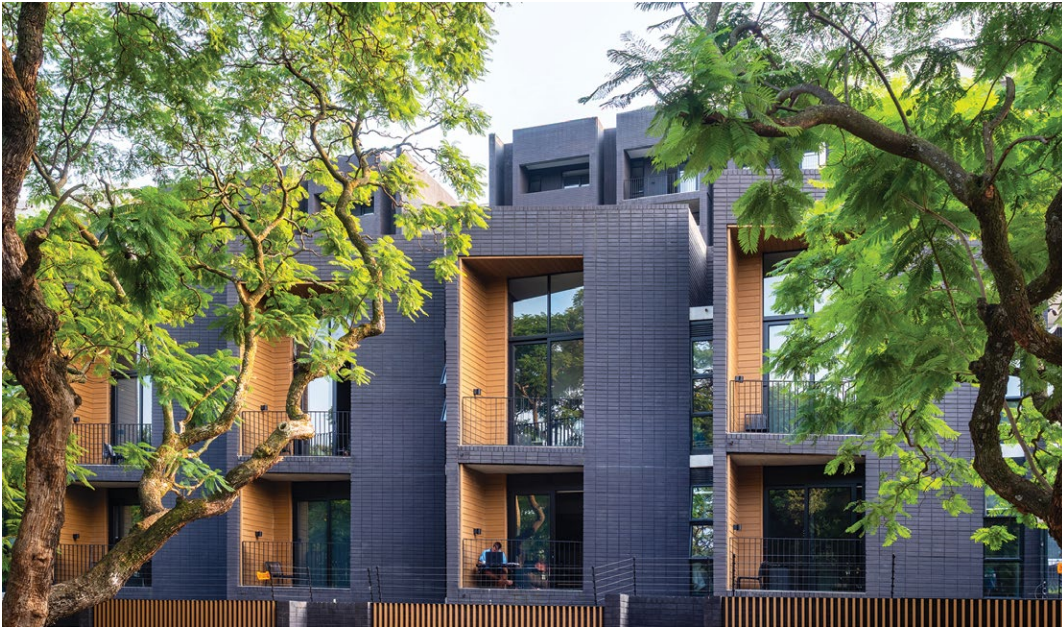
A key design strategy is the encouragement of movement and interaction through shared open spaces, internal circulation paths, and a contin-

uous pedestrian spine known as the 'Highline'. This wide, landscaped promenade runs along the north-south axis, linking all phases. Once completed, the Highline will serve as both a unifying design element and a primary movement artery, culminating in the bridge connection to the campus.

Each quadrant is purposefully designed to complement and extend the others, creating a precinct-wide energy that transcends the boundaries of individual buildings. Whether a







student is using the gym in Phase Three, the study centre in Phase Two, or dining at the restaurant in Phase One, the masterplan ensures that amenities are shared and interconnected.

#### Design Strategy

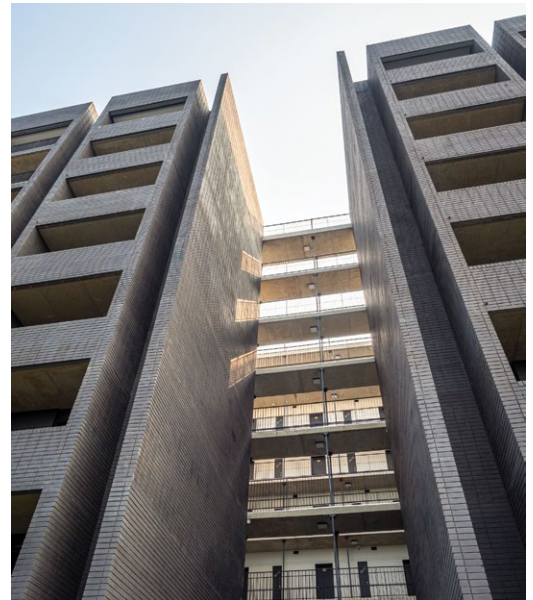
Although each building is distinct, the entire precinct adheres to a shared material and colour palette – black and white tones articulated through black face brick, white plaster, and steel balustrades. This visual consistency fosters a

strong identity across the development while allowing individual phases to explore variations in scale, morphology, and function.

Phase One set the tone with a bold, formal expression facing Lynnwood Road. Drawing on classical academic architecture, it features arches and colonnades reinterpreted in a contemporary idiom. Titanium grey and black bricks with matching mortar give the façade a refined, low-maintenance finish, contrasted by clean white plastered volumes.







Phase Two introduced a more modest, contemplative architectural language in response to the surrounding suburban context. It drops to a three-storey scale, houses the precinct's study centre, and maintains the established palette while asserting its own identity.

The architectural language is intentionally timeless – designed to age gracefully and maintain relevance over decades. Inspiration is drawn from the elegant buildings and tree-lined streets

of old Brooklyn, reimagined for contemporary student life. The result is a series of buildings that reflect the formality of academic architecture while remaining grounded in their urban and suburban context.

#### Phase Three

Phase Three comprises two main volumes: an eight-storey north block and a three-storey south wing, connected along the western edge by a







glazed, three-storey High Performance Centre known as 'The Health Club'. Together, these three elements define a central courtyard.

The Health Club is a fully equipped fitness hub, including a two-lane Olympic-length training pool, a pickle-ball court, and the Fuel Bar, a wellness-oriented juice bar. The building's prominent glass façade brings transparency and activity to the street edge, transforming the gym into a public-facing, performative space.

To the east, an amphitheatre-like staircase links Phase Three to the adjacent study centre in Phase Two. This stepped feature echoes the steps that frequently appear in classical academic design, allowing informal gatherings to spill out from lecture halls and libraries into the outdoor realm and energise campus life.

The north block continues the vertical scale established by Phase One, while the south wing steps down to harmonise with the







neighbouring residential scale. A zig-zag or sawtooth façade – designed as a response to local climatic conditions – maximises natural light and ventilation while maximising thermal comfort. Internally, these angled walls, floors, and ceilings are clad in timber, adding warmth and a sense of domesticity. At night, the glazed faces of the sawtooth design glow like lanterns, creating a striking presence on the street.

In the north block, ‘pigeonholes’ – voids in the façade where individual units have been omitted – introduce communal balconies and allow for natural ventilation. These punctuations break down the massing of the structure, creating a more human-scale expression and enhancing the sense of porosity. Public art, carefully integrated into the landscape, brings further

animation and scale to the courtyard and open spaces. These elements reinforce the social and spatial intent of the precinct: a campus that lives as much outdoors as in.

#### Student Living

As with the earlier phases, accommodation in Phase Three caters to a mix of living arrangements - from solo units to shared apartments for 2, 3, or 4 students. The design makes slight tweaks and improvements to the facilities in the first two phases based on student feedback, but overall reflect the success of the accommodation offering.

Phase Three adds 218 rooms and over 300 beds to the precinct, with parking provided in the basement and lower levels. Security and







SECOND  
FLOOR PLAN



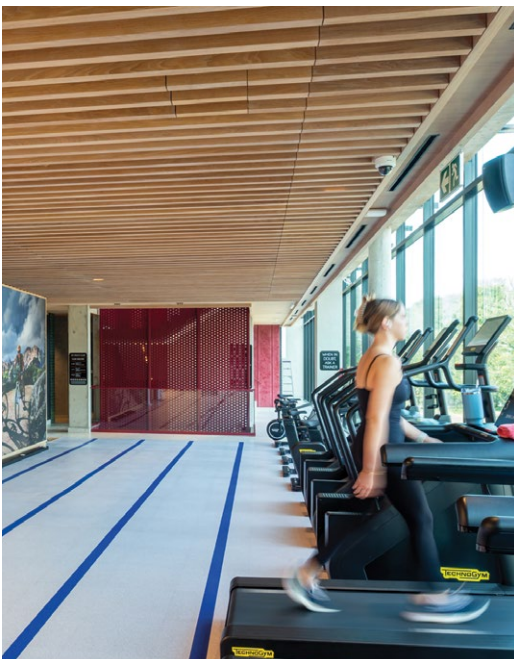
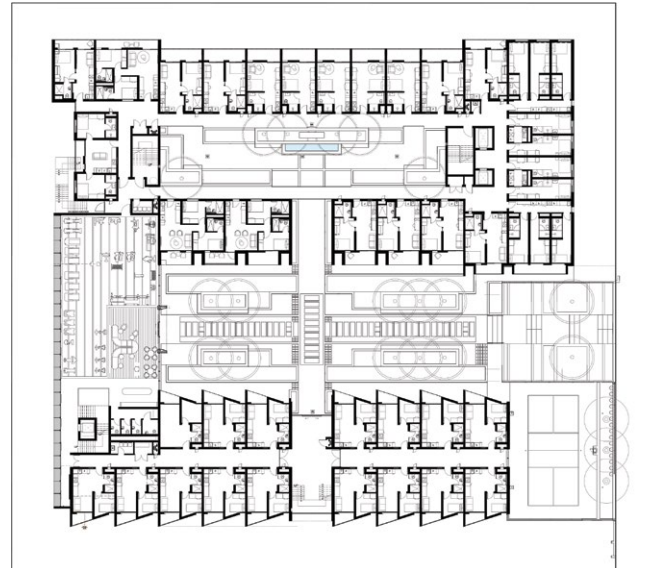
privacy are maintained without compromising the openness and accessibility of the shared public spaces.

### Conclusion

Brooklyn House is more than a student residence – it's an urban ecosystem. Through its layered spatial logic, contextual sensitivity, and ambitious design vision, it reimagines student housing as a place of academic inspiration, social engagement, and architectural excellence.

By treating each phase as a new chapter in a broader precinct narrative, Boogertman + Partners demonstrate how high-density, multi-functional student housing can act as a catalyst - not just for placemaking, but for transforming the experience of student life itself.

FIRST  
FLOOR PLAN



GROUND  
FLOOR PLAN

