

# Architect and Builder

ANNIVERSARY  
**75**  
YEARS

JUL/AUG 2025 | VOLUME 76 | ISSUE 3





## NEWSWORTHY

### NEXT-GEN SCISSOR LIFT

South African access equipment specialist Concord Access Solutions (CAS) has launched the Genie Next-Gen slab scissor lift, a revolutionary step forward in lift design, performance and aesthetics. The new machines introduce major improvements such as a 30% increase in runtime and efficiency, 70% fewer hydraulic hoses and fittings, and up to 35% savings in maintenance costs. "These new lifts mark a key milestone in the evolution of electric slab scissor lifts," says Marcus Gartside, Sales Manager at CAS. "While internal changes and technological enhancements have continued over the years, the overall appearance of these lifts has remained the same across manufacturers, until now."

With advancements made over the past few years such as moving from hydraulic drive motors to DC electric drive, and then to the game-changing E-Drive range (AC motors) still retained, the new range brings a host of additional new benefits.

Formerly known as Goscor Access Solutions, CAS operates a fleet of more than 1,000 access equipment units with working heights ranging from 6m to 57m. In addition to equipment sales across Africa – reaching as far north as Nigeria, Ethiopia, the DRC and Kenya – CAS offers a rental fleet across Southern African Development Community (SADC) countries.

[www.concordeaccesssolutions.com](http://www.concordeaccesssolutions.com)



### BOOGERTMAN + PARTNERS HONOURED WITH FIVE WINS AT THE 2025 BIG 5 SOUTH AFRICA IMPACT AWARDS

Boogertman + Partners was recognised with five major accolades – including the coveted Architecture Firm of the Year – at the 2025 Big 5 South Africa Impact Awards. The awards were announced at a gala dinner on 20 June at the Gallagher Convention Centre in Johannesburg, concluding this year's Big 5 Construct South Africa, the country's largest construction exhibition, held from 18 to 20 June.

Celebrating excellence and innovation across the built environment, the Big 5 South Africa Impact Awards honour the people, projects and practices shaping the future of the industry. Judged by an independent panel of leading experts from across the sector, the awards recognise the highest standards in architecture, engineering, sustainability and development. Boogertman + Partners was named a finalist in seven of the 12 categories and emerged as a winner in five:

- **Architecture Firm of the Year**
- **Commercial Project of the Year** – Momentum Metropolitan Holdings, Centurion
- **Residential Project of the Year** – The One, Stellenbosch
- **Retrofit Project of the Year** – The Woods Shopping Centre
- **Environmental Excellence Award** – Thaba Eco Village & Lifestyle Centre

This achievement adds to the firm's growing portfolio of more than 100 local and international awards over the past decade – a testament to the dedication of its team and the strength of its partnerships with clients, collaborators and consultants.

"We are deeply honoured by this recognition from Big 5 South Africa," says Bob van Bebber, director at Boogertman + Partners. "Congratulations to all the nominees and winners whose work continues to elevate our industry. We share these awards with our clients, who trust us with their vision, and with our teams who deliver award-winning projects with creativity, rigour and purpose. These awards reinforce our commitment to designing inclusive, responsible and world-class spaces that respond to the real needs of people and place."

The firm's success at the 2025 Big 5 South Africa Impact Awards underscores its leadership in delivering innovative, human-centred design across a diverse and balanced portfolio, while addressing the complex economic, social and environmental challenges of the built environment.

# THE ONE

**THE ONE**  
Stellenbosch

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**PHOTOGRAPHY**  
Dave Southwood;  
Courtesy of the Developer

The One was conceptualised not only to provide student accommodation but also to act as an urban intervention that would catalyse urban renewal in the area

The One was developed to address a critical shortage of student accommodation in Stellenbosch. The brief envisioned a safe, supportive, and engaging environment in which students would have everything they need to thrive. The developers had in mind a premium all-inclusive student village rather than a conventional residence. They wished to create a modern, relaxed living environment with design at its core, including private and shared residential facilities. They also proposed state-of-the-art amenities and facilities, including a study centre, cinema, e-gaming, games room, gym, laundry, pause areas, and communal fully equipped kitchens. They emphasised a need for collective spaces and shared environments, including safe and secure outdoor recreational areas. The scheme also required a commercial component on ground level that would provide and promote an interactive interface with the street. It was of fundamental importance to the developers that the design should enhance and uplift the urban fabric of the surrounding area so that the surrounding suburb would be pedestrian friendly and connected with the university campus, which is within walking distance.

## Design Concept

Architecturally, The One seeks to establish a striking urban presence while remaining sensitive to the historical context and Stellenbosch's distinctive local vernacular, thus acknowledging the area's role in South Africa's cultural history.







THE  
ONE





As a place-maker, its design, while unabashedly modern, draws inspiration from the surrounding rural architecture and its mountainous setting. The building occupies an entire city block, so its design references the historic village's original rectangular grid layout and 'werf' character. Parking is concealed beneath the building to maintain an active, pedestrian-friendly street interface.

The built structure wraps around the perimeter of the block, surrounding two large landscaped internal courtyards.

Each internal courtyard has been designed with a distinct purpose. An 'active' courtyard functions as the main outdoor entertainment hub, centred on a swimming pool and elevated deck that serve as key focal points. Surrounding this space are communal amenities, including a boma-style fire







pit, braai areas, and leisure zones positioned to encourage interaction and connection.

In contrast, a 'passive' courtyard offers a tranquil, Zen-inspired setting for quiet and reflective activities. It features a dedicated study area equipped with charging points and Wi-Fi, along with intimate gathering spaces and an outdoor chessboard. This courtyard supports focused study, solitude, and smaller group interaction.

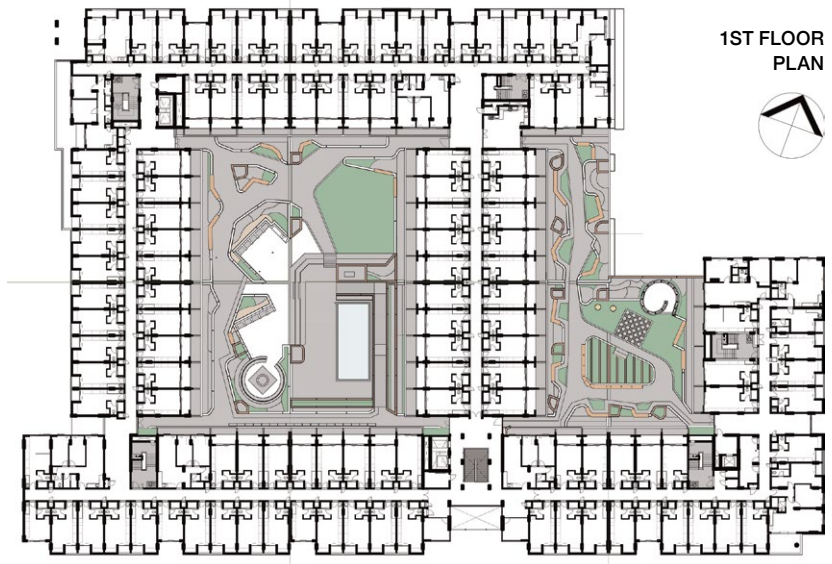
Planters have been carefully positioned to prevent access to private courtyards while also defining zones and offering informal seating.

#### Façade Design

Its massing, materiality, and detailing reference the region's rural architecture; simple rectilinear forms with thick walls that echo historic barn structures and wine cellars.

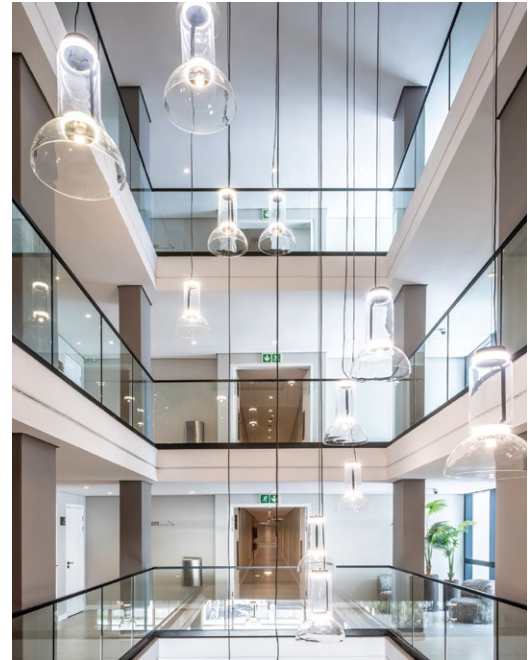
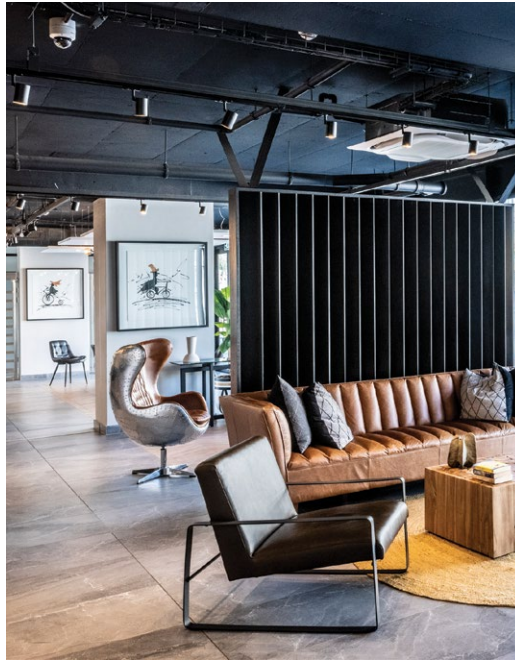


TYPICAL SECTION



1ST FLOOR  
PLAN





The elevation is divided into three sections, each expressed with a distinct rhythm to introduce hierarchy. Two contrasting planes separate the body from the recessed base and cap of the building. The body of the building is projected forward, making it the most visible element. The base and head of the structure feature full-height glazing and cladding, set back from the main façade. This recessed plane enhances the visual lightness of the building, allowing the larger mass to blend more harmoniously with its surroundings.

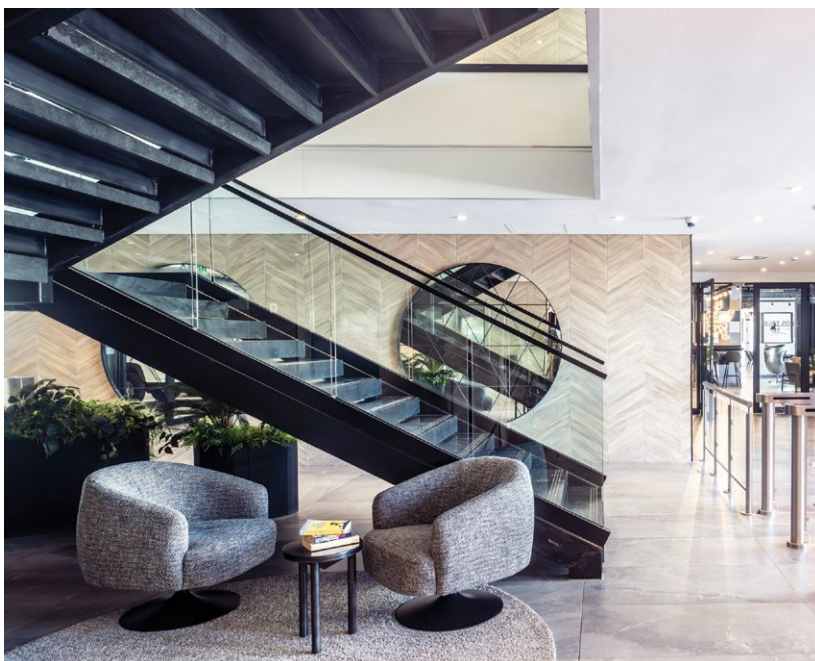
Additionally, the building's bulk is broken not only at the base and top head but also at regular intervals along its length by Juliette balconies

recessed in cladded vertical bands. These design interventions are critical to the horizontal scale of the long façades. A mix of pitched and flat roofs creates a varied roofscape reminiscent of the Cape agricultural 'opstal'.

This reinterpretation of traditional forms through modern expression contributes to a built environment that resonates with the local identity while elevating expectations for student accommodation.

### Public Spaces

The One was conceptualised not only to provide student accommodation but also to act as an urban intervention that would catalyse urban







renewal in the area. It involved a public component and pedestrian-friendly street interface, as well as upgrading the streets connecting to the Stellenbosch CBD and university.

To prioritise the pedestrianised character of the surrounding streets, parking has been concealed from street view beneath the development. In typical Stellenbosch style, a street café and retail activate the sidewalks.

The development contributed over R35 million in privately raised funding for infrastructure upgrades and precinct security, adding value to the broader community, making it a more accessible and desirable place for students and residents alike. The One's location and design

foster a strong sense of community, providing students with a supportive environment that integrates well with the broader town.

The ripple effect of The One's success has catalysed interest in the precinct, with several adjacent properties now earmarked for future student housing developments. Other local infrastructure upgrades include precinct-wide pedestrianisation initiatives, which further reduce car dependence and contribute to long-term environmental and social sustainability.

### Interiors

The One comprises 508 units spread across five floors, including studios, one and two bedroom







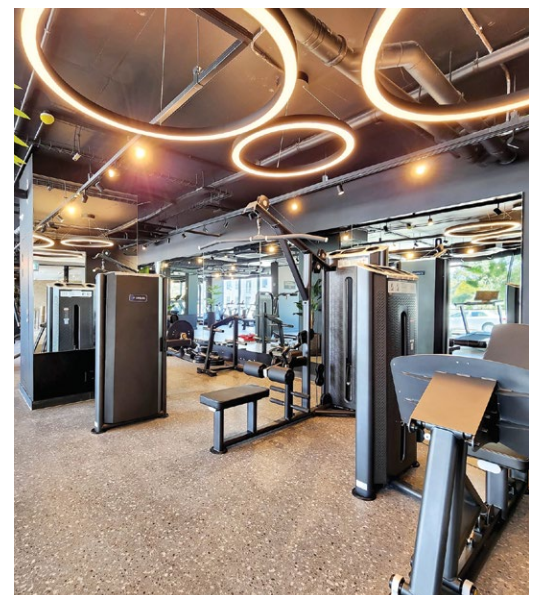
typologies. Each unit is designed with functionality and comfort in mind, featuring high-end fixtures and finishes such as engineered stone countertops in kitchen and bathrooms, built-in cupboards, desks, and shelves. Performance

glass windows and fibre optic internet are also some of the design features that will feature in the units.

Extensive care was taken in the construction of the common areas and amenities, with an emphasis on ease of maintenance while maintaining a high standard of visual and practical quality.

#### Sustainable Elements

Environmental sustainability is embedded in both the location strategy and the architectural design of The One. The building is strategically located just 750m from the university, promot-







ing walkability and encouraging the use of bicycles and public transport.

To enhance sustainability, solar panels are installed on the roof, supplementing water heating and reducing the building's overall energy consumption. Performance glazing, abundant natural light, and ventilation strategies support resident wellbeing.

Sustainability and functionality have been carefully integrated throughout the landscaping design too. Water-wise design principles, the planting palette comprises predominantly indigenous, hardy species based on sun and shade tolerance, especially

in areas between buildings where light conditions vary. Effective drainage systems manage rooftop runoff, a critical consideration given the Western Cape's susceptibility to flooding. The swimming pool's orientation maximises sun exposure to enhance comfort and usability.

#### Conclusion

The One has spurred local urban renewal, infrastructure upgrades and enhanced safety, creating a connected, vibrant community. The One sets a new benchmark for modern, sustainable student living in Stellenbosch.





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# WESTOWN SQUARE

**WESTOWN SQUARE**  
Shongweni

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Fundamentum Property Group

**PROJECT MANAGER**  
Orion Project Managers

**ARCHITECTS**  
MDS Architecture  
Boogertman + Partners

**QUANTITY SURVEYOR**  
MLC Quantity Surveyors

**CIVIL & STRUCTURAL ENGINEER**  
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**ELECTRICAL ENGINEER**  
RWP KZN

**MECHANICAL ENGINEER**  
Graeme Page Consulting Engineers

**WET SERVICES**  
Vertex Engineering Consultants

**FIRE ENGINEER**  
Lottier Consulting

**LANDSCAPE ARCHITECT**  
Uys & White Landscape Architects

**SAFETY CONSULTANT**  
C & M Safety Consultants

**MAIN CONTRACTOR**  
Stefanutti Stocks Coastal

**PHOTOGRAPHY**  
Barry Goldman

In the lush landscape of Shongweni, near Hillcrest outside Durban, an exciting new retail development is set to transform the way we think about shopping environments. Westown Square, which opened to the public on 27 March 2025, is a retail lifestyle destination and a carefully crafted urban ecosystem that challenges traditional retail design paradigms.

The project was designed by MDS Architecture in a joint venture with Boogertman + Partners Durban. "The project stands as a testament to progressive architectural thinking that prioritises human experience and community connection," explains Donald McGillivray, partner at MDS Architecture.



At the heart of Westown Square is The Barn, an iconic structure that serves as the spatial centrepiece and 'cultural anchor' of the development





Geoffrey Richards, associate at Boogertman + Partners, says, “Westtown Square was designed to echo the unique character of its surroundings, offering an architectural expression that evolves naturally from the local culture and context.”

#### **A central part of a bigger development**

Westtown Square and The Barn form part of the approved development rights of approximately

520,000m<sup>2</sup> of bulk floor area within Westtown’s Urban Core. This retail hub will be supported by a number of interconnected precincts and experiences including residential apartments, a business park, commercial and business activities and a private hospital to be developed over the next 10 – 15 years.

Westtown was developed by Fundamentum Property Group. This catalytic investment,







together with over R1 billion in roads and other infrastructure currently under construction by the eThekweni Municipality in partnership with Fundamentum, has not only enabled Westtown to get off the ground but will leverage a further R14bn in investment across the Westtown development over the next decade.

The project started in 2016 with the purchase of land from Tongaat Hulett – similar in size to the Umhlanga Ridge new town centre on the North Coast.

#### **Breaking the mould of typical malls**

The design is fundamentally about creating an open, permeable, and accessible environment that encourages connection and interaction. This philosophy is immediately evident in the radical design departure from the enclosed, multi-level shopping centres that have dominated retail landscapes for decades.

Westtown Square embraces what McGillivray calls a high-street design approach, where the boundaries between shopping, socialising, and outdoor experience blur seamlessly. The 48,000m<sup>2</sup> retail core is characterised by densely planted walkways, pergola-covered seating areas, and an intentional celebration of the surrounding Shongweni green belt.

The spatial heart of the design is a central town square inspired by the way in which traditional farm buildings wrap around a courtyard. In addition to the 'high street' interface, various side streets and lanes converge on the square to create a vibrant gathering space.

"The somewhat irregular layout echoes the organic growth of town centres with varied forms and spaces," says Richards.

The architectural language of Westtown Square is deeply rooted in its context. Timber and steel structures are softened by extensive landscaping,







creating a contemporary yet organic aesthetic that reflects the natural beauty of the region. Large entrance trees, green screening, and carefully positioned planter boxes transform what could have been a sterile commercial environment into a living, breathing space.

At the heart of Westtown Square is The Barn, an iconic structure that serves as the spatial centrepiece and ‘cultural anchor’ of the development. Shaped like a traditional barn but executed with modern architectural precision, this space provides a permanent home for local traders, embodying the development’s commitment to community and local economic empowerment.

The exterior design concept for The Barn references an old farmhouse building facing a central courtyard. The Barn opens out onto The Town Square with folding sliding doors connecting fast-food offerings, local artisanal kiosks and live music. The upper level of The Barn houses

bespoke restaurants and a split-level brewery that overlooks The Town Square

“The interior architectural vision for The Barn was designed by Sculpt Spaces Architects. It is designed around the experience of meandering through a high-street market, where shoppers can explore what’s on offer, grab something fresh to eat from a local vendor or sit and enjoy a coffee or drink while watching local musicians perform,” explains McGillivray.

#### Designing for experience

The architectural approach extends beyond aesthetic considerations. The team has created a space that prioritises movement, social interaction, and lifestyle integration. “We’ve crafted an urban experience that responds to contemporary lifestyle needs,” says Richards.

This philosophy is particularly evident in the development’s open-air design, which reflects a







post-pandemic preference among shoppers for spaces that feel expansive, connected to nature, and conducive to social interaction.

Walkways are intentionally wide, seating areas are strategically positioned, and the entire development feels more like a curated urban landscape than a traditional retail environment.

“The interplay between the town square, village green and children’s play areas encourages

pedestrian movement, activating the ‘village’ and its streets and creating a dynamic environment in which visitors can connect with each other and to the spaces around them,” says Richards.

The development incorporates renewable energy, including solar power, rainwater harvesting and features walking and biking trails that integrate the retail space with the surrounding environment. The landscaping actively contributes







to the rehabilitation of former sugarcane land into an indigenous green belt.

Fundamentum Property Group, the developers behind Westown, worked closely with local communities and traditional leaders to ensure the development respects and enhances the existing social fabric. The architectural design plays a crucial role in this approach, creating spaces that feel both familiar and aspirational.

#### **A new model for urban development**

Despite its sophisticated design, Westown Square remains deeply connected to its local context. The architectural team carefully studied the characteristics of the Shongweni area, incorporating design elements that reflect the region's natural beauty and cultural heritage. "References include the rolling hills, sugar cane fields, and, as we







mentioned before, traditional farmstead buildings,” says Richards.

The result is a retail environment that feels simultaneously global in its design sophistication and distinctly local in its character. Retailers like Pick n Pay and Checkers Hyper have adapted their store designs to complement the architectural vision, creating a cohesive and harmonious environment. There's a large retail mix of tenants at Westown Square that includes Checkers

Hyper, Pick n Pay, Panda, Total Ninja, Edgars, Mr. Price, Foschini, Total Sports, Sportscene, Exact, Milady's, Studio 88, Ackermans, Pep, Incredible Connection, Dis-Chem and Clicks to add to a large bespoke food and beverage offering such as Kalamata, Joops, Joitas, Tiger's Milk, Robsons Brewery, Elephant & Co as well as Mugg & Bean, Milky Lane and Wimpy.

Westown Square goes beyond a successful retail development and can serve as a blueprint





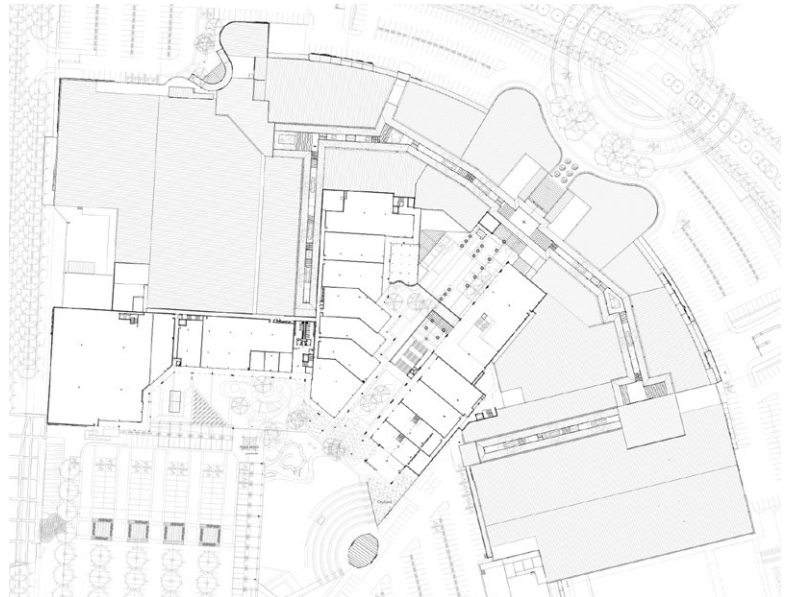


for future urban spaces that prioritise human experience, environmental sustainability, and community connection. By challenging traditional retail design paradigms, the design team has created a space that feels less like a shopping centre and more like a vibrant, living urban quarter.

“This is about creating a destination,” McGillivray concludes, “not just a place to shop, but a place to experience, to connect, and to belong.”

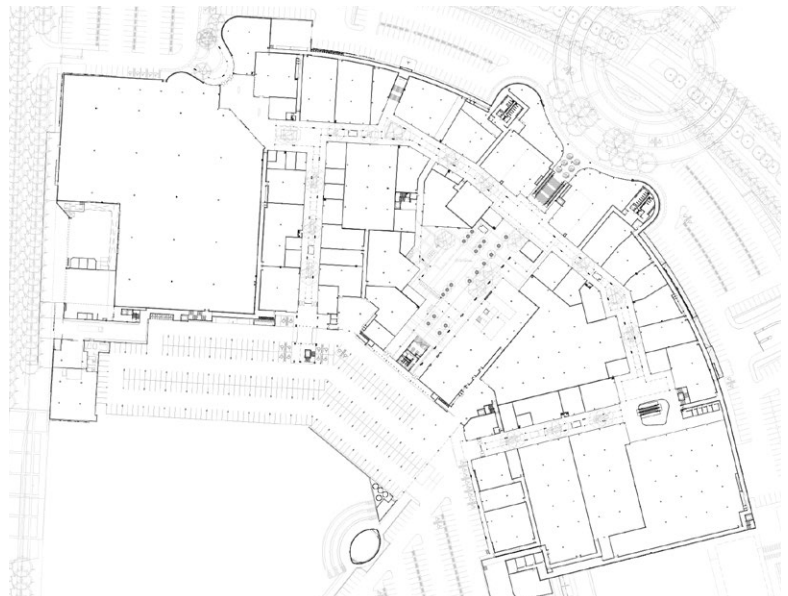


WESTTOWN SQUARE

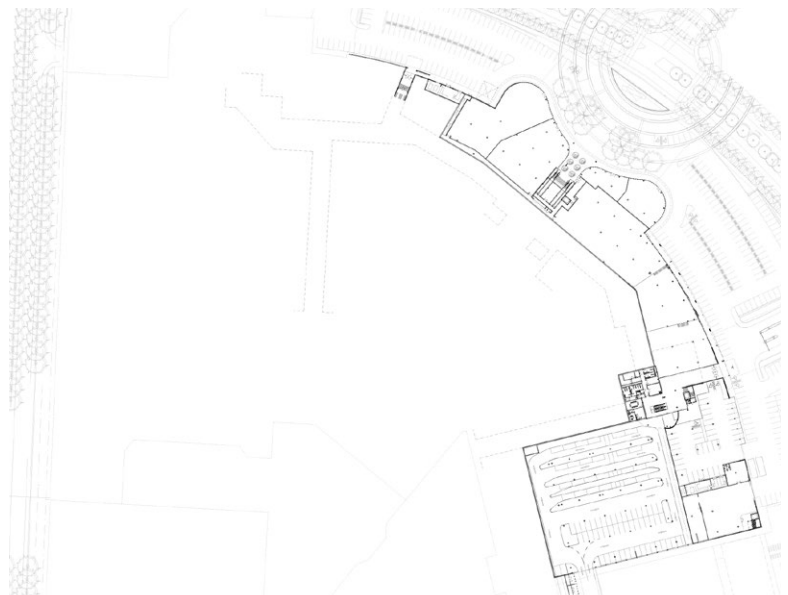


LEVEL 4

LEVEL 3



LEVEL 2





# Innovative Canopy Designs at Westown Square

Of the many unique features at Westown Square, two that stand out are the 'Bowl' and feature canopies. LEAF Structures was approached by MDS Architecture and Boogertman + Partners to help develop and build these two elements.

The feature canopy acts as a link between the double volume barn structure, the second story retail and the open outdoor play area. To bring these different elements together, the architects envisaged a curved, floating canopy supported by tree like branching columns. The 'Bowl' canopy covers the stage area in the amphitheater and improves the acoustic performance for future concerts and shows.

## Design Development

Based off the initial architectural rendering, LEAF collaborated with the architectural team to further develop a wavy, tipped geometry that could be sheeted and clad with wooden panels. An efficient free form geometry was then developed based on the cladding requirements and then the column locations were finalised to evenly distribute the structural stress throughout the upper free form steelwork.



## Cladding Limitations

The structure was sized based on the sheeting modules. Sheeting was cold bent in the weak axis to create the undulating form. Two plywood panel boards were installed per segmented section, creating the ceiling for the

feature canopy. For the 'Bowl' stage canopy, additional plate supports were provided on the grid shell steel structure to support the acoustic panels. LEAF paid special attention to the interface details between structure and cladding, ensuring harmonious canopies.





Completed Canopy



### Installation

The 39m long, double curved feature canopy is supported on 5 concrete columns, with varying height steel tree arms. Once the concrete columns were installed, the steel tree arm sleeves were tack welded onto the embeds on the concrete columns and the steel tree arm columns were subsequently installed.

For the installation, the feature canopy was divided into 2 zones, and each zone had smaller assembly modules which were assembled on the ground ready for

lifting into position. Each pre-assembled grid shell module was then lifted into place and positioned onto the support scaffolding. The height and location of the canopy modules were continually surveyed to ensure that the upper portion of the canopy was in the correct location and was in keeping with the overall canopy geometry. The tree columns were connected to the grid shell structure and when all the tree columns were installed and fully welded, the temporary support scaffolding was removed.

The Bowl stage canopy is supported on each edge by the stage concrete slab. Its single-curved form, simpler geometry and concave shape meant that the installation was more straightforward. The grid shell structure was fully pre-assembled and then lifted into position onto the stage support slab.

Despite weather and site challenges, the grid shell canopies were successfully installed. LEAF is proud to have contributed and delivered these distinctive, architecturally unique canopy features.



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# Westtown Square Rolls Out Cashless, Digital Parking

At Westtown Square, convenience and innovation come together through a parking system designed for the future. In partnership with HUB Parking Technology SA, the centre has launched a modern, secure, and completely cashless parking solution to improve the customer experience from entry to exit.

The current setup features a hybrid model: vehicles collect a traditional paper ticket, while License Plate Recognition (LPR) cameras capture the number plate in the parking lane. LPR is primarily being used to enhance safety, prevent abuse, and log every entry and exit. This dual approach ensures operational reliability and prepares the site for a full ticketless experience, further streamlining access control.

## Future-Proofing with Ticketless Flexibility

The long-term goal is to transition to a fully LPR-based parking solution, where number plates act as digital tokens – eliminating the need for physical tickets. Best of all, NO APP is needed. Drivers



simply enter the car park using their number plate, and the system does the rest. For added peace of mind and adaptability, traditional tickets will remain available as a backup during the transition period, ensuring operational flexibility as users adjust to the new digital experience.

## No More Queues, No More Coins – Just Scan and Pay

HUB's mobile payment solution, J4PAY, will soon be live at Westtown Square. Once launched, visitors will simply scan a QR code, enter their number plate, and pay from their phone – no app download required.



Payments are processed securely through PayFast, with support for the most convenient digital methods in South Africa:

- Apple Pay
- Samsung Pay
- Capitec Pay
- SnapScan
- Zapper
- Bank Cards – enter manually or use a saved card on your phone.



It's parking made effortless – quick, secure, and completely cashless.

## Smart Validations for Retailers

Retail tenants already benefit from J4M, HUB's cloud-based validation platform. It allows stores to issue a customizable set of digital parking validations directly via web portal – no hardware, no paper slips, and no scanning required.



## A Fully Cashless Site

There is no cash handling on-site. All transactions – entry, validation, and payment – are 100% digital. Every parking-related device – be it a lane station, an indoor multi-purpose touchscreen, or a QR code to scan and pay – can be holistically integrated in a cashless environment.

This ensures faster flow, increased safety, and a future-ready experience for every visitor.

## Want to explore how HUB's digital solutions can transform your site?

From shopping centres to hospitals and hotels, we help businesses go fully digital, ticketless, and cashless, protecting the asset owners' investment.

**Contact us at [sales@hubparking.co.za](mailto:sales@hubparking.co.za) or visit [www.hubparking.co.za](http://www.hubparking.co.za)**

