OSMOND LANGE ARCHITECTS SOUTH AFRICA

RETAIL PROJECTS

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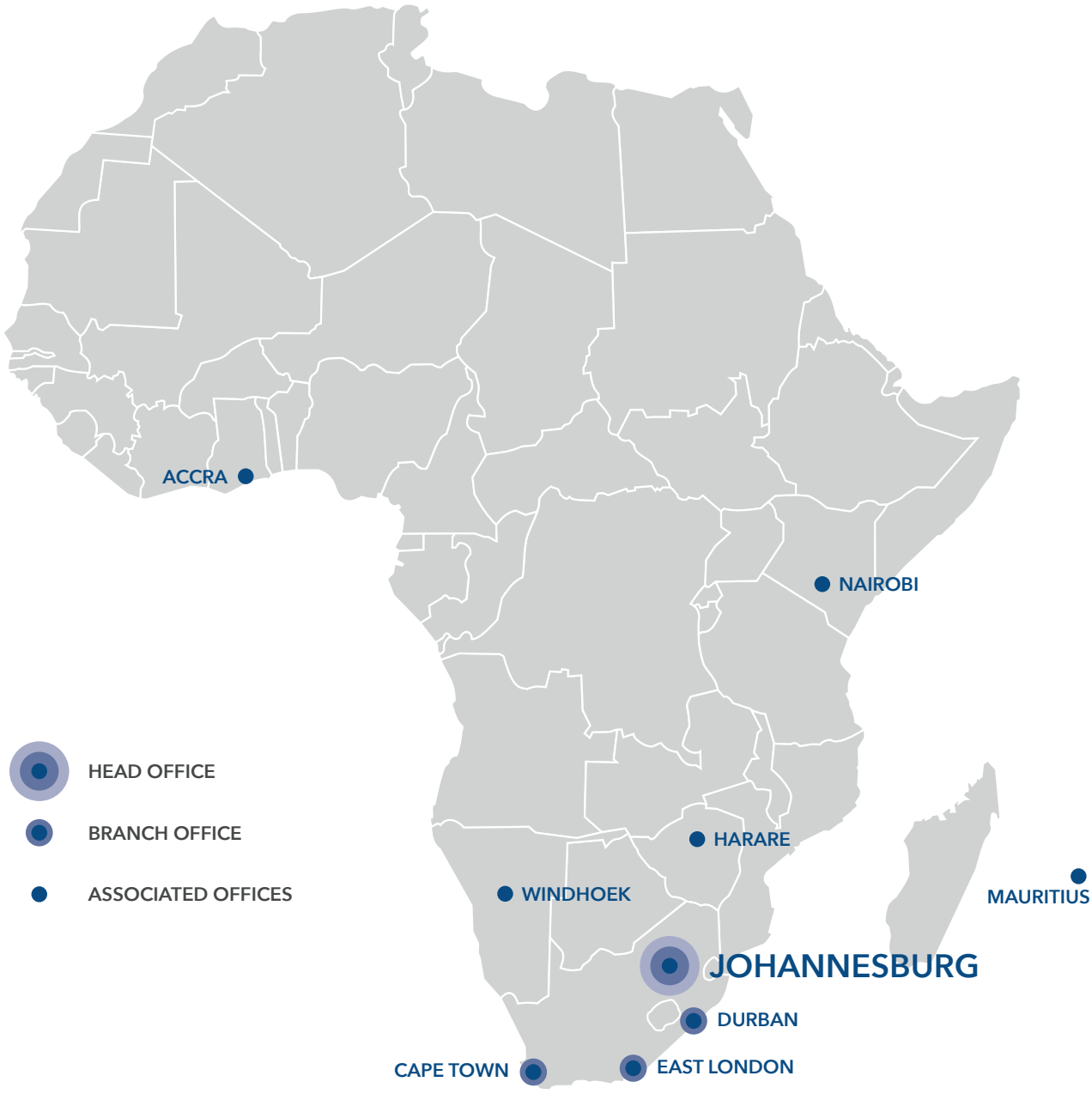
GUCCI
TOM FORD
TOP OF THE ROCK

OFFICE LOCATIONS



JOHANNESBURG (HEAD OFFICE)

3 Melrose Boulevard,
Melrose Arch, Johannesburg
Tel: +27 11 994 4300
info@o-l.co.za

DURBAN

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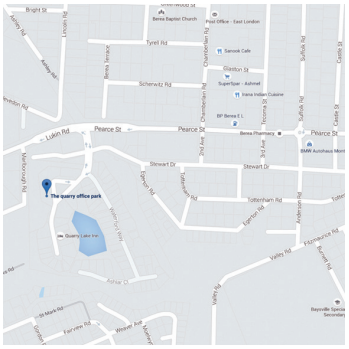
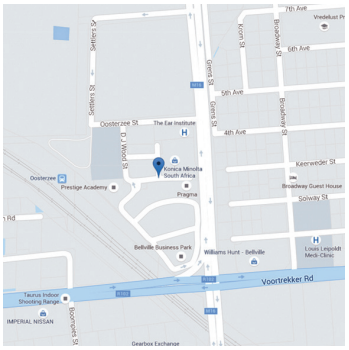
Essex Gardens, Westville
Tel: +27 31 266 0750
durban@o-l.co.za



EAST LONDON

1st Floor, Pilot Mill House,
The Quarry, Selborne
Tel: +27 43 721 0033
els@o-l.co.za



CAPE TOWN

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DJ Wood Way, Bellville
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cpt@o-l.co.za

www.osmondlange.co.za

OVERVIEW

ABOUT

Osmond Lange was established in 1929 and is one of the larger architectural practices in South Africa, with offices in Johannesburg, Durban, East London and Cape Town. The company has built up extensive design and technological expertise specialising in large projects and has actively participated in some of the largest joint ventures in South Africa as lead consultants. The practice blends architecture, urban design and development management skills to deliver an integrated package of professional services to its clients.

Osmond Lange has undertaken work across various sectors, including residential, retail, industrial, education, healthcare and commercial offices with a particular specialisation in relation to the urban design and planning of integrated mixed use commercial precincts.

Osmond Lange Architects South Africa (Pty) Ltd is a new entity established in 2018 within the OL/Ikemeleng group of companies with a specific focus on projects and clients located within South Africa. The company shares the same Executive Management team and draws upon the same pool of staff and technical resources as the other Group entities.

KEY FACTS

6 Directors | Number of Staff: 80+ | Four Offices in South Africa | Associated Offices in Ghana, Kenya, Mauritius, Namibia & Zimbabwe

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BROAD- BASED BLACK ECONOMIC EMPOWERMENT

Osmond Lange Architects South Africa is a Level 1 Contributor to Broad-Based Black Economic Empowerment with 51% Black Ownership, measured in terms of the Broad-Based Black Economic Empowerment Act (53/2003) of the Republic of South Africa.

SUSTAINABLE BUILDINGS DESIGN

Osmond Lange is amongst the leading proponents of sustainable design. One of our recent projects, 40 on Oak at Melrose Arch, was the first Multi-Unit Residential building to achieve a 4-Star Green Star Rating. Several of our team members are Green Star Accredited Professionals.

KEY PERSONNEL

DIRECTORS

DAVID CURRIE

David graduated from the University of Witwatersrand in 1992 and joined Osmond Lange in 1999, where he played senior role in the management and design of Melrose Arch. David's expertise ranges from large industrial complexes, shopping centres and office buildings, to hospitals and airports. David relocated to East London in 2007 to provide leadership at Osmond Lange's founding

FRANÇOIS NORTJÉ

François qualified as an architect in 1989, and worked for several highly regarded architectural design firms, prior to joining Osmond Lange in 2015. His expertise spans mixed use developments, commercial offices, industrial and residential projects.

GRAHAM WILSON

Graham has 35 years' architectural experience and numerous years with Osmond Lange. His interest in the built environment has progressed to focus extensively on Urban Design and Master Planning of mixed-use developments civic centres, universities, office buildings, shopping centres and hospitals. Graham's passion is the response new buildings have to public space and the creation of delight in dense, walkable, livable

JONATHAN MANNING

Jonathan has over 20 years' experience as an architect with specific skills and expertise in Urban Design and Public Works including work on Constitution Hill, Rea Vaya Bus Rapid Transit and O. R. Tambo International Airport. With a global and multi-cultural upbringing, Jonathan is passionate about the power of architecture to improve quality of life, celebrate cultural identity and ultimately transform society.

RIDWAAN BHANA

Ridwaan is a Senior Architectural Technologist, specialising in transport, public works, commercial and residential projects. With a National Diploma in Architecture from the Technikon Witwatersrand, Ridwaan's career has spanned over 27 years, incorporating a variety of projects including the Rea Vaya Bus Rapid Transit, mosques, schools and multiple projects at O. R. Tambo International Airport.

SIBUSISO MAUZE

Sibusiso is a Professional Architect with over 20 years' experience. Studying at the University of Natal and growing up in Umlazi has made Sibusiso passionate about how architecture can improve the lives of the less fortunate. Throughout his time at Osmond Lange, he has channelled this interest into multiple Public Works, including several Inner City renewal projects. Latterly he has developed specialised expertise in relation to Retail and Commercial Office Interiors.

CONSULTANTS

DEON VAN ONSELEN

Deon, a Professional Architect with 27 years' experience, has specialised in all aspects of the profession with focus on design and team leadership. His expertise in Healthcare and Public Works has been demonstrated in various works throughout his 20 years as an Osmond Lange Director. Recent major projects include Thelle Moegerane Hospital and the Heineken Sedibeng Brewery.

VICTOR UTRIA

Victor was born in Colombia and obtained his degree in Architecture from the Federal University of Rio de Janeiro, Brazil. He has more than 35 years' experience in a wide variety of commercial, residential, industrial and institutional projects. Extensive international travel and fluency in English, Spanish and Portuguese, allow him to bring extra depth to his work.

SERVICES OFFERED

ARCHITECTURAL SERVICES

Standard Architectural Services, including:
Inception | Concept & Viability | Design Development | Documentation & Procurement | Construction Monitoring | Close-Out

Development Management
Principal Agency

Additional services, including:
Needs Assessment and Brief Development | 3D Modelling and Rendering | Preparation of Marketing Material

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URBAN DESIGN SERVICES

Urban Design Frameworks and Masterplans | Urban Development Frameworks (UDFs)/ Spatial Development Frameworks (SDFs) | Urban Design & Land Use Guidelines | Development Strategies
Architectural Guidelines | Transit-Oriented Development | Public Environment Upgrades
Design of Parks and Green Spaces | Design of Street Furniture (benches, litter bins, bollards etc.)

FIELDS OF EXPERTISE

Commercial - Shopping Centres, Office Buildings
Transport - Airports, Bus Rapid Transit, Railway Stations, Taxi Facilities
Master planning - Mixed Use Precincts, Housing Developments, Industrial Estates
Urban Renewal - Public Environment Upgrades, Parks, Markets
Residential - Upmarket, Sectional Title, Affordable
Public Sector- Hospitals, Clinics, Police Stations
Industrial – Manufacturing Plants, Warehouses, Logistics Buildings

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BAHNHOF SQUARE

Swakopmund | Erongo District, Namibia

Date:
Current

Client:
Eris Properties

Project Value:
NAD 260 Million

Collaborator:
BMA in Windhoek

Developer: Stacks Property
Land Ownership: TransNamib Rail

Bahnhof Square is a unique urban design project. It is set in a very well defined historical context and offers the opportunity to incorporate elements of the "Traditional City" in a contemporary city. It is a mixed use development with a total bulk area of 195 000sqm that includes Retail (Street retail as well as a 25 000 sqm Shopping Mall), Offices and Residential. One of the main objectives is to enhance and strengthen the existing city rather than competing with it. Therefore it was very important in the conceptual phase to establish proper links. There is a strong emphasis on public space with parks, walkable streets and an integrated public transportation node.

WORLDWEAR

Fairlands | Gauteng, South Africa

Size: Lettable space - 12 000m^2

The design of the centre fulfils the concept of "outlet retailing" and is a ground breaking, innovative approach to Johannesburg.

Date:
2006

Client:
RMB Properties

Project Value:
ZAR 80 Million

MOLAPO CROSSING

Gabarone, Botswana

Date:
November 2014

Client:
Sphinx Associates

Project Value:
BWP 40 Million

Collaborators:
ARUP Johannesburg
& Gabarone,
WLA Structural Engineers,
AKA Quantity Surveyor

Molapo Crossing is a Neighbourhood Shopping Centre located at a key intersection on Gaborone's Western Bypass. The existing Phase 1 totals 7500sqm including Pick 'n Pay supermarket. Phase 2, currently being implemented, will expand the centre to 15 500 sqm.

WINDHOEK STATION PLAZA

Windhoek | Khomas Region, Namibia

The historic Railway Station is situated at the eastern end of the CBD of Windhoek in an area that business is expanding rapidly into. TransNamib owns a large triangular piece of ground that is currently under-utilised and can definitely be more effectively used. The plan is to create a mixed use precinct to include high density affordable residential apartments, shops and offices.

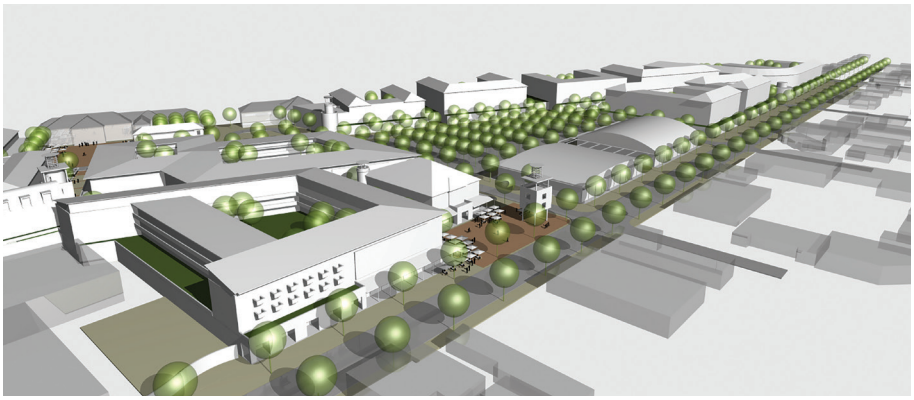
Osmond Lange have prepared a masterplan which has been accepted in principle by the City of Windhoek as part of their CBD development framework. Osmond Lange, in association with BMA Architects are planning the first phase Retail centred on a new square with the historic Railway Station as its main focus. The Interchange of long and short distance Buses, Taxis, and of course Rail is fundamental to the planning, as well as the creation of a 24/7 Residential/ Commercial Precinct.

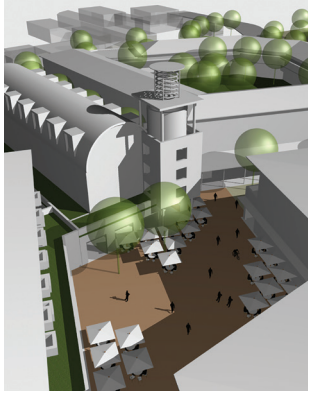
Date:
2014

Client:
TransNamib

Project Value:
ZAR 500 Million

Collaborators:
BMA Architects





ATTERIDGEVILLE VILLAGE MALL

Tshwane | Gauteng, South Africa

Design concept for a proposed new 10 000m² shopping centre for Old Mutual Properties.

MELROSE ARCH - SUNNYSIDE

Johannesburg | Gauteng, South Africa

Osmond Lange was approached by the Sentinel Mining Industry Retirement Fund in 1996 to create the brief of, design and co-deliver (in association with Arup) the first phase of the Melrose Arch development. The client requirement was to create nodal property investment of lasting quality that would stand the test of time. Although primarily envisaged as an office park, it is the incorporation of a wide range of mixed uses that gives Melrose Arch its life.

Since the occupation of the first offices at Melrose Arch in late 2001, the new 'town within a town' has established itself not only as Johannesburg's premier office address but just a great place to be, meet for lunch or dinner, live, stay over, shop, workout and do business. Sunnyside is an Osmond Lange unbuilt proposal to add to the rich mixed-use fabric of Melrose Arch.

Date:
2010

Client:
Amdec Properties (Pty) Ltd

Project Value:
ZAR 2 Billion

STELLA STREET

Sandton | Gauteng, South Africa

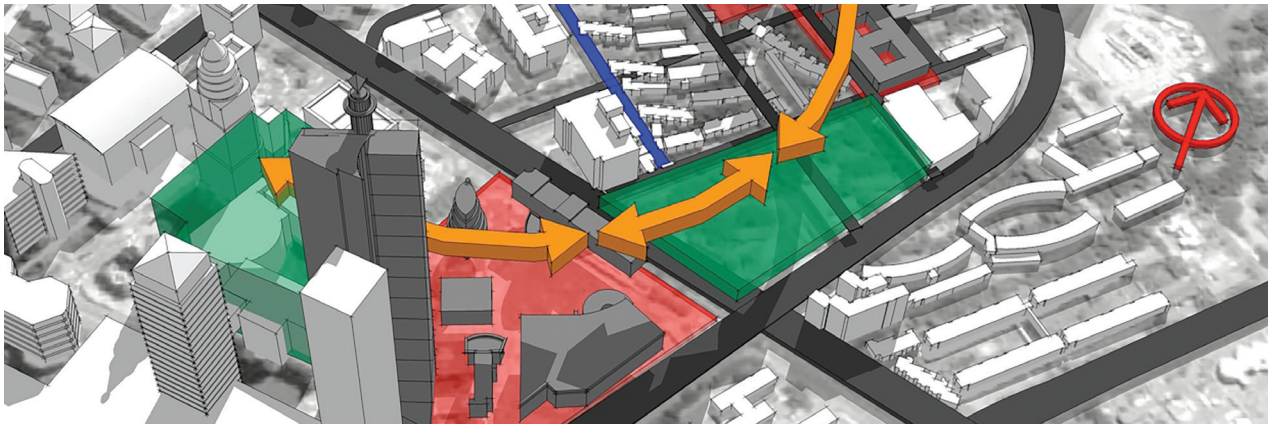
Date:
2012

Client:
Old Mutual Properties

Project Value:
ZAR 5 Billion

Collaborators:
LYT Architects

A proposal for a new retail and lifestyle precinct that links Sandton City and the Gautrain Station to Village Walk Shopping Centre.



GATEWAY BULK UTILISATION

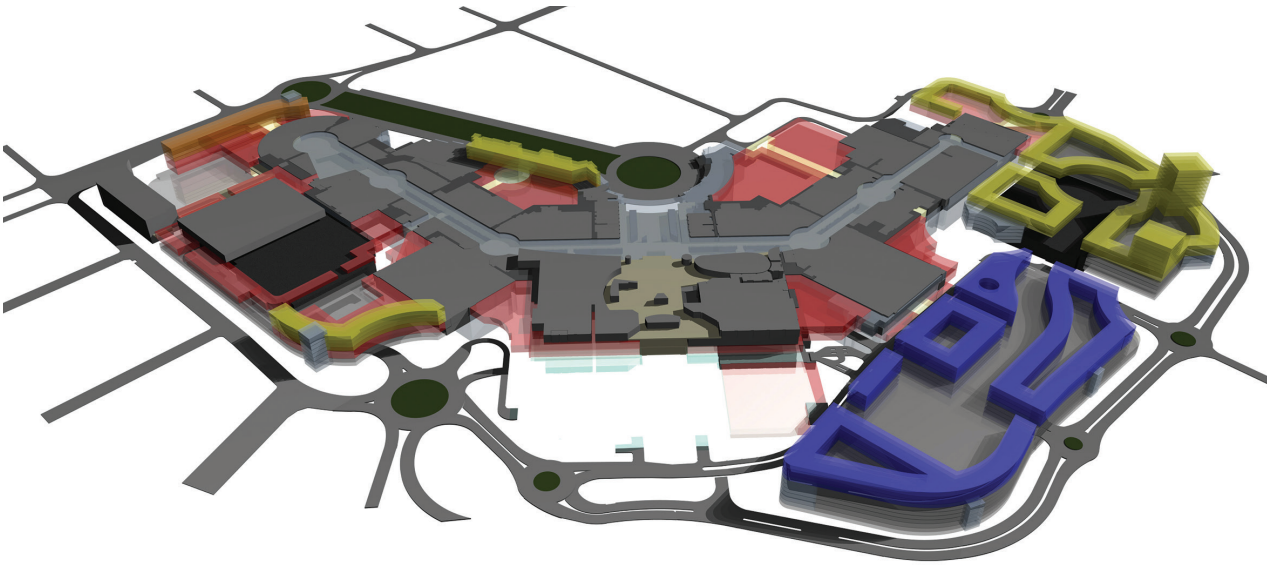
Durban | KwaZulu-Natal, South Africa

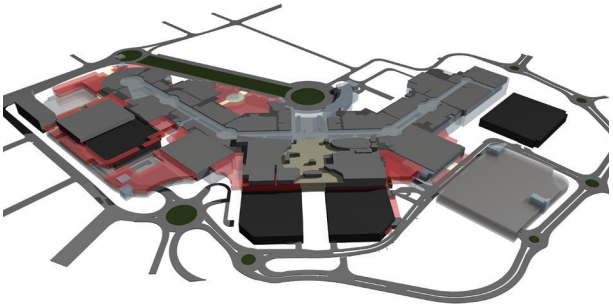
An extension to the existing Gateway Shopping Centre with the intent to double its bulk and extend its variety as a mixed-use development rather than a stand alone shopping centre. Emphasis is placed on re-connecting and integrating the centre to its immediate urban context.

Date:
2013

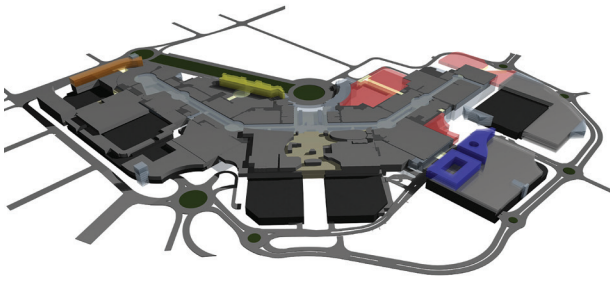
Client:
Old Mutual Properties

Project Value:
ZAR 5 Billion

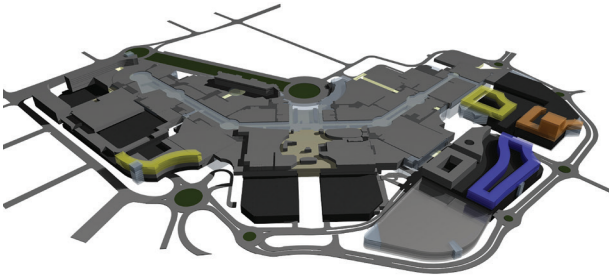




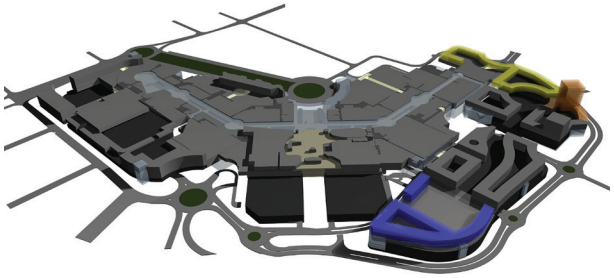
Phase 1



Phase 2



Phase 3



Phase 4

ABSA BANK

Clearwater Mall | Gauteng, South Africa

Date:
May 2012

Client:
ABSA Bank

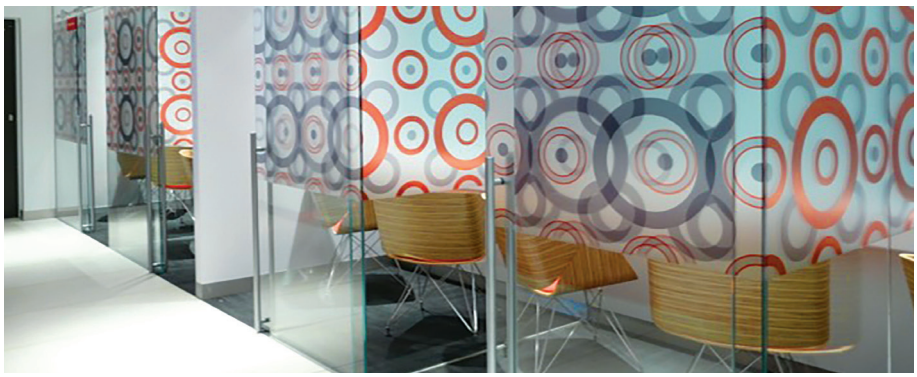
Project Value:
ZAR 36 Million

Collaborator:
Allen International

Following extensive experience in design and fit out of ABSA retail branches, Osmond Lange was honoured to be involved in this unique and exciting project. In collaboration with Allen International, the brief called for a branch of the future. The idea was to push the boundaries of retail bank design, creating an interactive experience between the bank and the client.

The latest technology and materials were utilised to shape the users experience. Organic forms, encapsulating touch and ID recognition technology were created using Corian and stretch fabrics. The layout of the bank initiated a streamlined process to self-service banking and efficient ergonomics.

The branch of the future set the standards for branch design and led to the implementation of a new visual identity for the client. The branch has continued to be a huge success for both client and customer.



MEAT COMPANY

Melrose Arch | Gauteng, South Africa

Conversion of Old Horse into a restaurant in Melrose Arch.

Date:
1999

Client:
Meat Company

Project Value:
ZAR 15 Million

SHERWOOD PLACE

Randburg | Gauteng, South Africa

Existing office block refurbishment.
Refurbishment of an existing mixed-use development, including Ground Floor retail component.

NOVO SOMERSCHIELD

Maputo, Mozambique

Osmond Lange utilised a variety of urban design tools to prepare the masterplan for an iconic mixed use precinct in Maputo. These tools are as follows:

Permeability
Providing the means for people and vehicles to move around the precinct with ease.

Legibility
Creating a space that has easy noticeable routes and landmarks for the purposes of orientation and navigation. This includes the use of paths, nodes, edges, districts and landmarks.

Variety and Richness
Increasing the types of shops and services offered creates a more dynamic urban fabric, capable of accommodating a wider range of user.

Robustness
Creating buildings that can adapt to changes over time, limits the threat of stagnation within the precinct. The more robust a building is, the greater its ability to accommodate new uses and narratives.

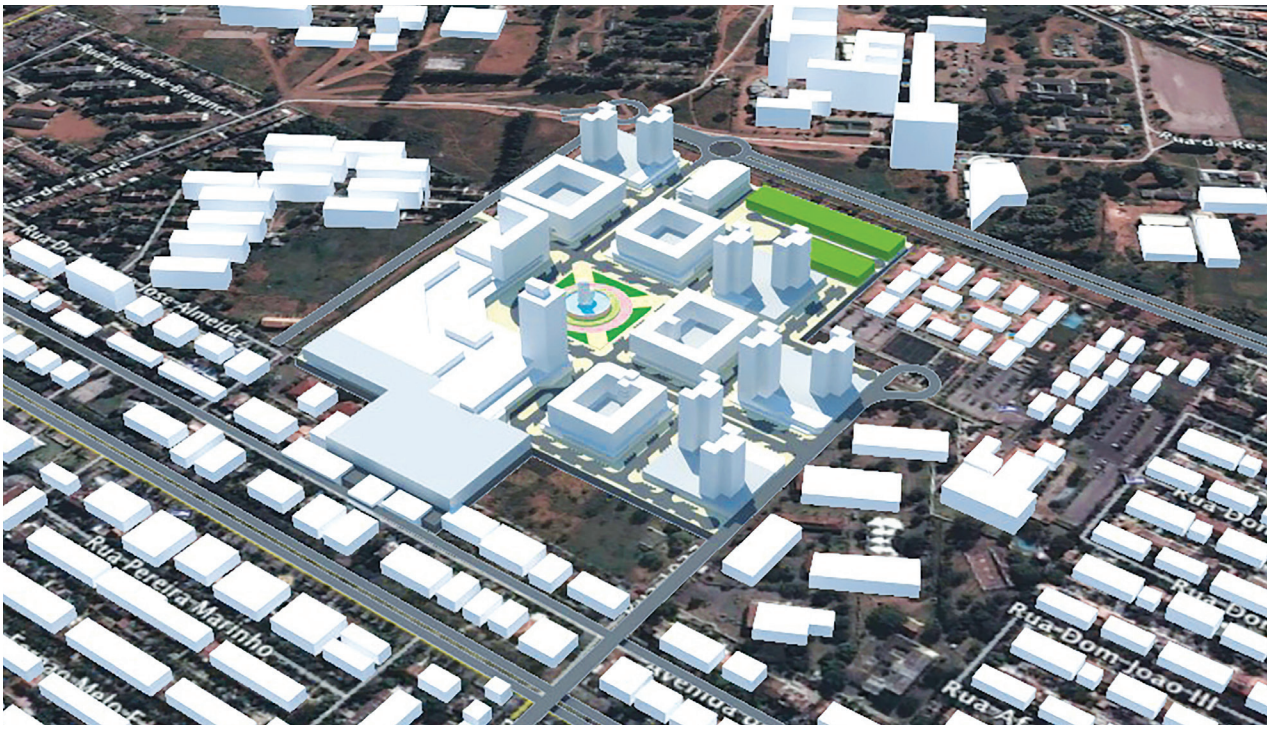
Visual Appropriateness
The sensitive expression of local cultures and aesthetics is employed in order to achieve an appropriate sense of place.

Personalisation
Making allowances for tenants and users to customise their environment, and creating a space that can therefore adapt to changing tastes.

Date:
2013

Client:
Foster International

Project Value:
ZAR 1,3 Billion



PLAISANCE AEROVILLE

Plaisance, Mauritius

Status:
Urban Design Masterplan

Client:
Currimjee Jeewanjee & Co Ltd

Project Cost:
ZAR 5 Billion

Most of the commercial development in Mauritius has taken place in the centre and North Eastern parts of the island.

The airport is situated at the relatively undeveloped Southern tip of the island. It involves a travelling time of between half an hour and an hour to get to it from the commercial nodes.

A 42 Ha property immediately adjacent to the Airport has been planned to create an "Airport City", drawing on the needs of tourism, business, and industry to be close to the Country's main "front door".

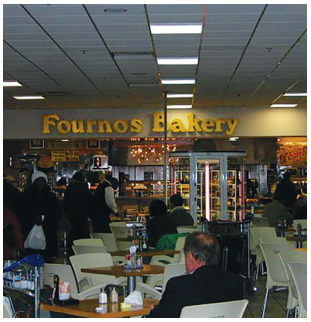
The first phase is intended as a "microcosm of the whole" incorporating Retail, Offices, Hotel, and Conference Centre, surrounding a square and the beginning of a "High Street".

Osmond Lange are the Master Planners & Urban Designers.

O. R. TAMBO INTERNATIONAL AIRPORT

Kempton Park | Gauteng, South Africa

Retail floor of the Central Terminal Building



KING SHAKA INTERNATIONAL AIRPORT

La Mercy | KwaZulu-Natal, South Africa

Date:
2010

Client:
Ilembe (Pty) Ltd

Project Value:
USD 1,2 Billion

O. R. TAMBO WESTERN PRECINCT

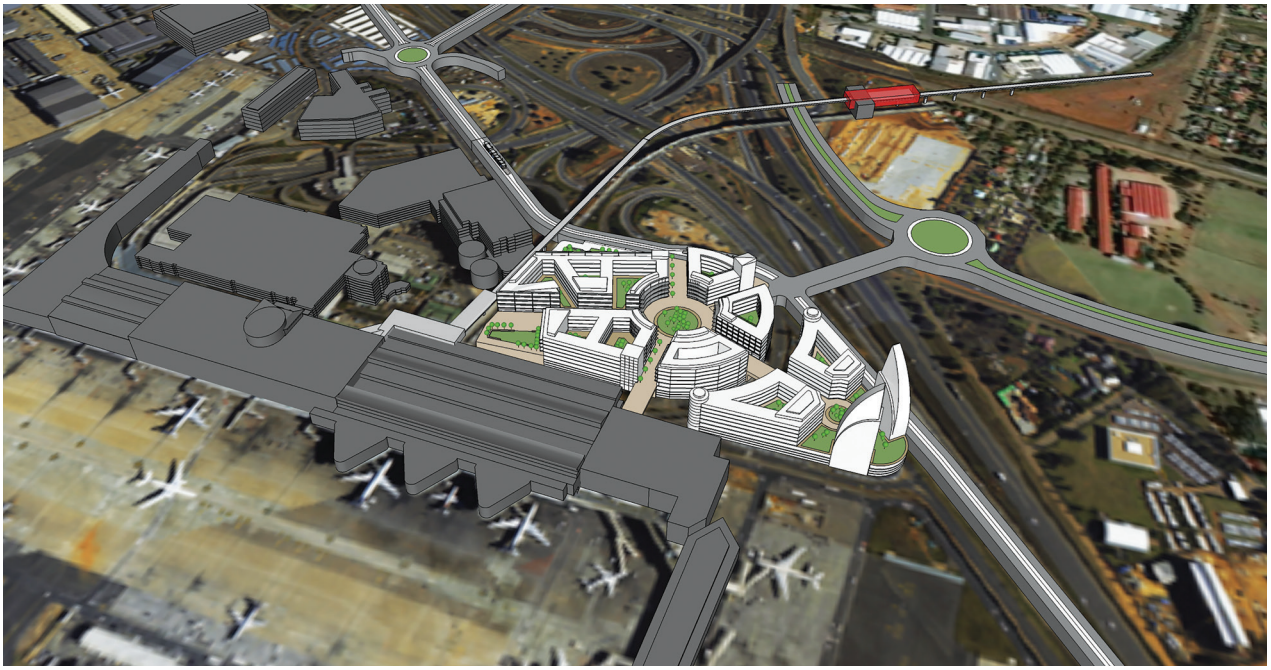
Kempton Park | Gauteng, South Africa

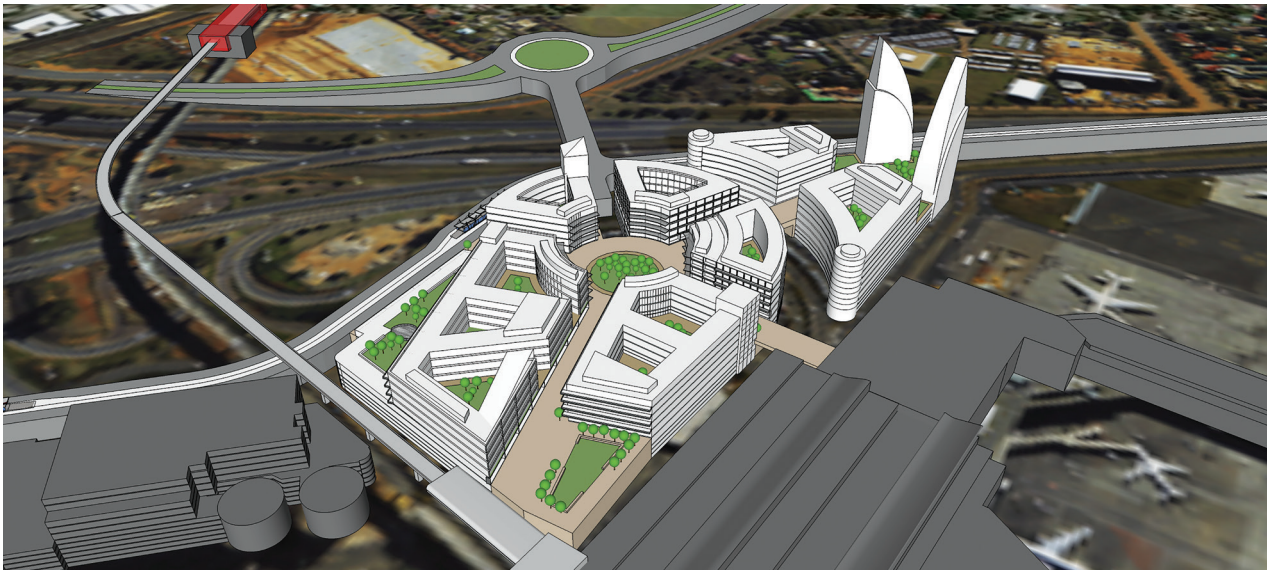
As an extension of our work on the O. R. Tambo Master Coordination Plan, Osmond Lange prepared an Urban Development Framework for a proposed commercial development adjoining the existing Western Terminal Precinct at O. R. Tambo International Airport. The framework focused on 7 hectares of developable land located in a series of islands enclosed within the terminal's access road system. The proposed development comprises the decking of these land parcels to form an artificial ground plane for a proposed mixed use precinct, laid out on the principles of New Urbanism, connecting directly to the retail mezzanine of the terminal buildings, and to the airport's Gautrain Station. The proposed development comprises 220 000m² total bulk, including retail, offices, hotels and a convention centre, as well as 5400 new parking bays.

Status:
Feasibility

Client:
Airports Company South Africa

Collaborators:
Arup, Aecom





OTHER RETAIL PROJECTS

RMB Shopping Centre
12 300m², RMB Properties

Christian Village Pick 'n Pay
Hillcrest Durban 15 000m²
Pick 'n Pay Properties

Greenfields Shopping Centre
East London (Extensions)
4 044m² Lelcol (Pty) Ltd

Melrose Arch Retail
Johannesburg

Constantia Park Shopping Upgrade
Johannesburg

Gohube Mall/Superspar
East London
4 500m² for Mr. G. van der Westhuizen

Vincent Park Shopping Centre/ First Phase
East London, Old Mutual Properties

Devreux Centre
East London, 2 130m²

Gonubie Village Shopping Centre
East London, 6 000m²
Syndicate

Frere Square
East London, 2 760m²
Mr. T Briceland

Major Square
East London
Sparg Family

Clarendon Gardens
East London
Murray and Roberts

Mdantsane Mall
East London,
Ciskei Development Corporation

The Colonade Centre
East London

Kwena Mall
Gaborone, Botswana.
Lekalope Developers

Bushbuck Ridge
Limpopo Province

Kwanobuhle Commercial Centre
Port Elizabeth

Alice Shopping Centre
Alice Benrose Developers

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