

TwentyEightZeroTwo

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THE MUTUAL
ARCHITECTURAL PROPOSAL

CITY OF CAPE TOWN [CPT]
2022.09.08

THE MUTUAL WRITTEN MOTIVATION

Set in the heart of Cape Town, the existing Old Mutual building stands as a testament to a bygone era. Insular, uninviting, and dismissive of its surroundings, this concrete landmark remains true to its ideological heritage with an almost stoic resilience. The public domain is kept at an arm's length, interaction with its surroundings is slim, and the urban environment within which it is positioned knows not of what life exists in its presence. A transformation is required, an urban revival. This is the aim of The Mutual.

Revival can be achieved through transformation: transformation of the facades, of the spaces within, of the personable and visible experience. The existing solid concrete facade walls are transformed to terraced glass facades and inviting shopfronts that enable public accessibility and visibility. Pedestrians will be able to see the life inside, enticing them, welcoming them with open arms. The insular spaces at street levels, above and below, are transformed to open, energetic, functional retail spaces that allow public interaction within and around the building. People enroute to and from the train station will have the opportunities to do

their shopping, or have a quick bite to eat, before heading home after a long day of work. The scale and carefully considered design of the building itself will transform the decaying icon into an iconic landmark, drawing interest, drawing visitors, bringing life to a desperate hull of the city.

By reconsidering the building's place in the city, the proposal for The Mutual seeks to underline the potency of urban-architectural renewal through public interaction, accessibility, visibility, and experience; to serve and service the environment within in which it so strongly announces itself; to enable the lifestyles of so many people who pass by daily. Life can be brought back not only to the building itself, but also to its surroundings - an urban landmark standing testament to the catalytic nature of good architectural design.

Link to Conceptual Video:

<https://www.dropbox.com/s/9rzynv8dh0k8s93/WhatsApp%20Video%202022-09-08%20at%2011.45.33%20AM.mp4?dl=0>

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THE MUTUAL
CONCEPTUAL RENDER

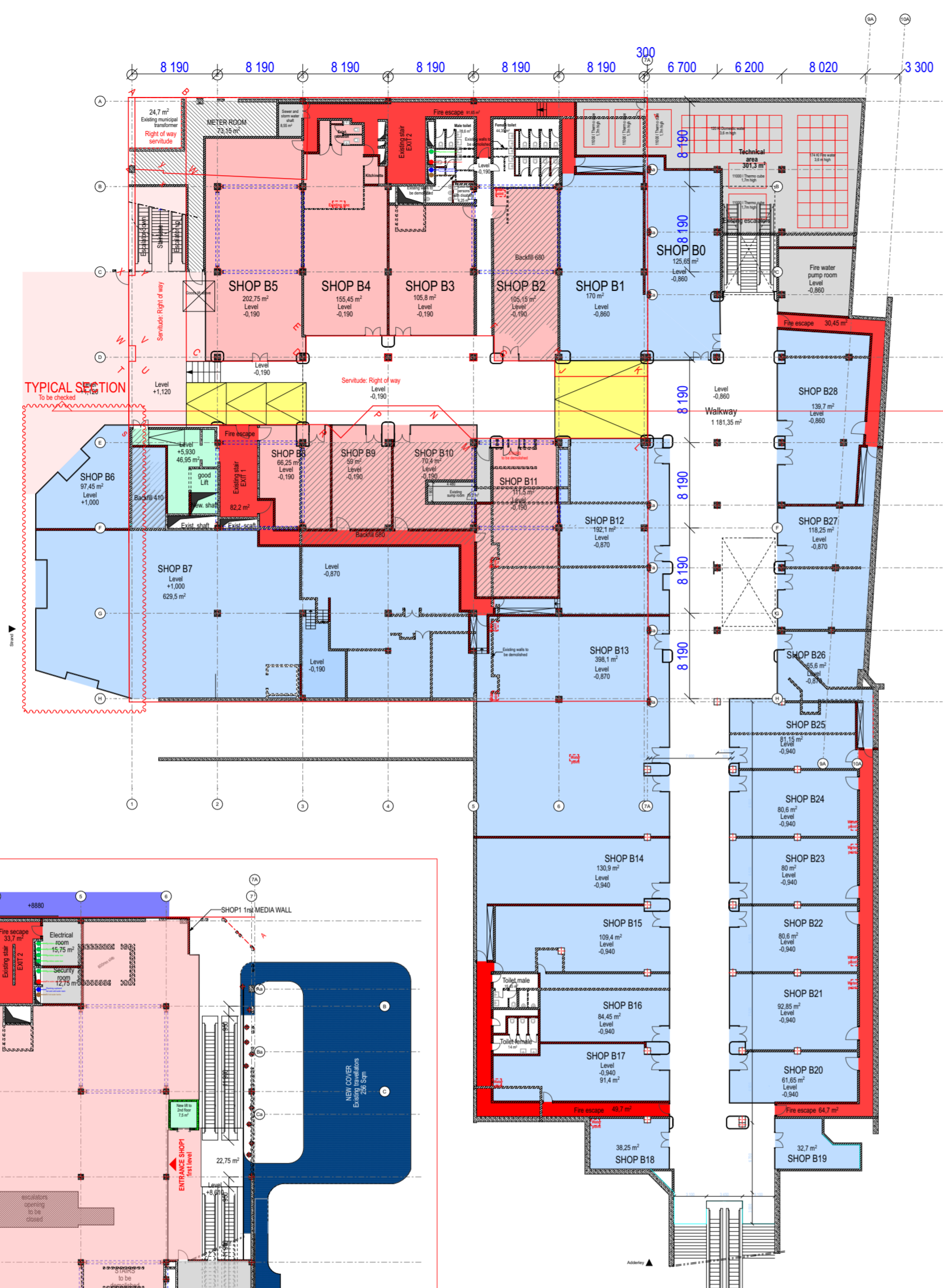
EXTERNAL VIEW

TwentyEightZeroTwo

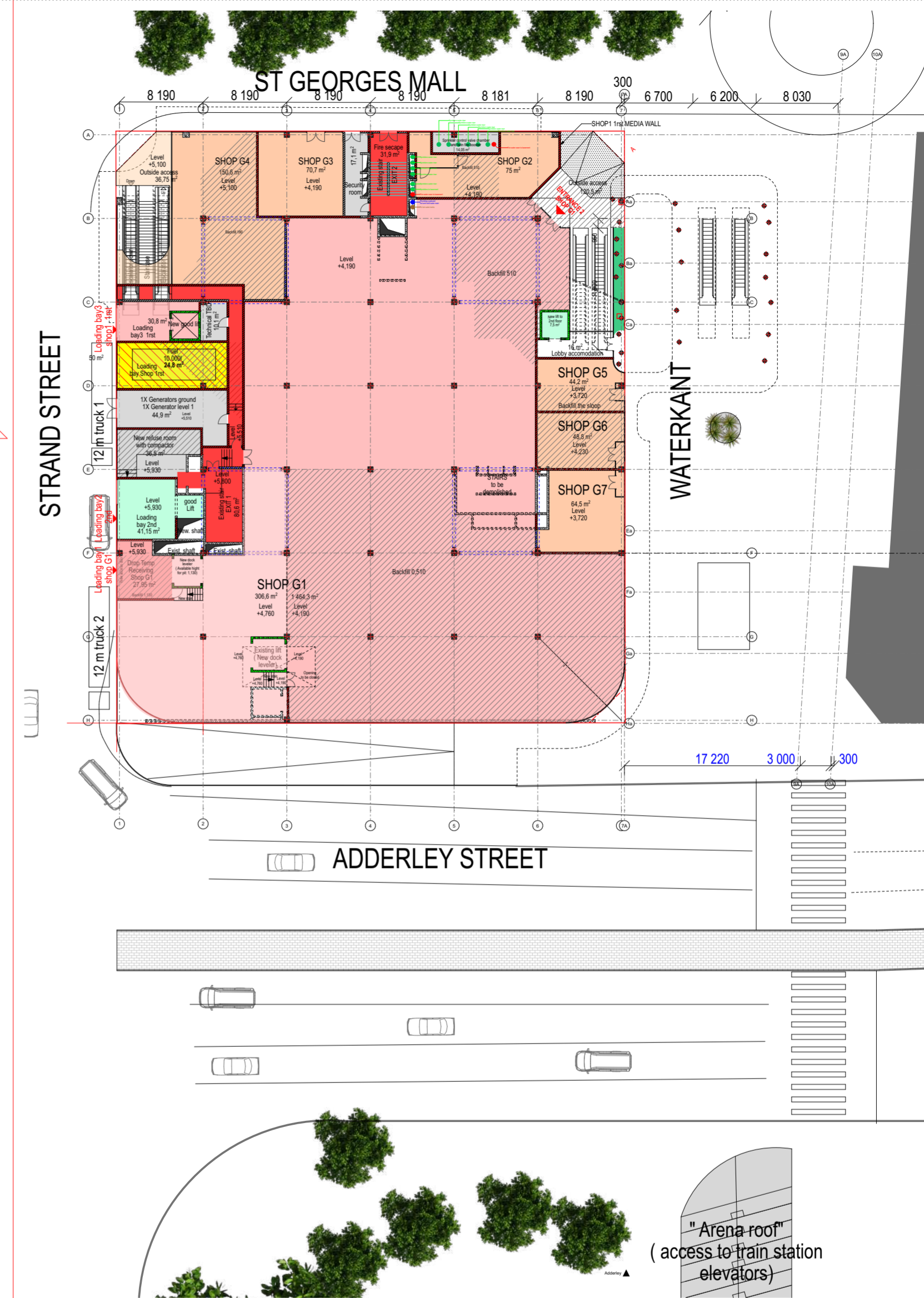
THE MUTUAL
CONCEPTUAL RENDER

INTERNAL VIEW

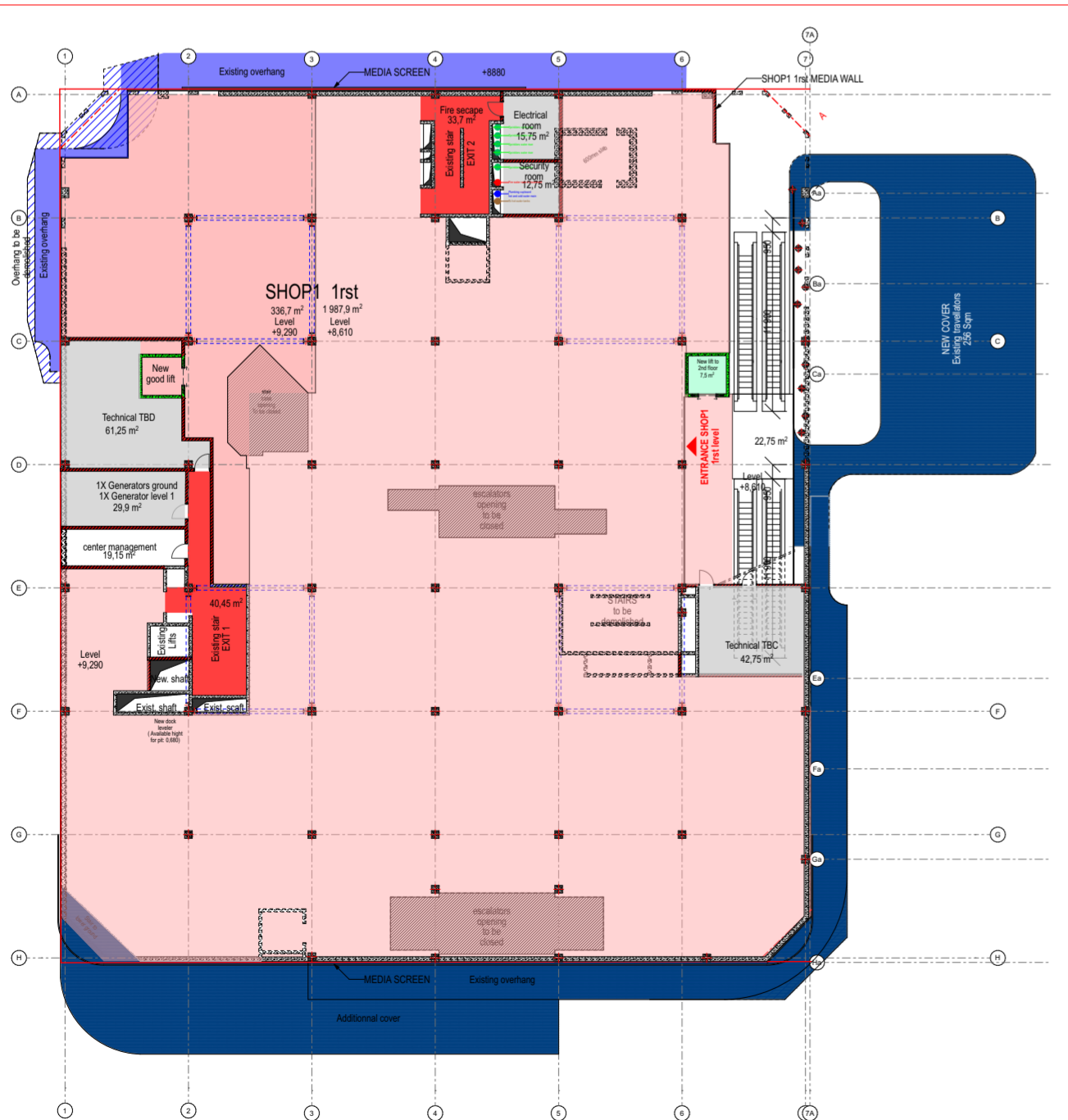




BASEMENT LEVEL

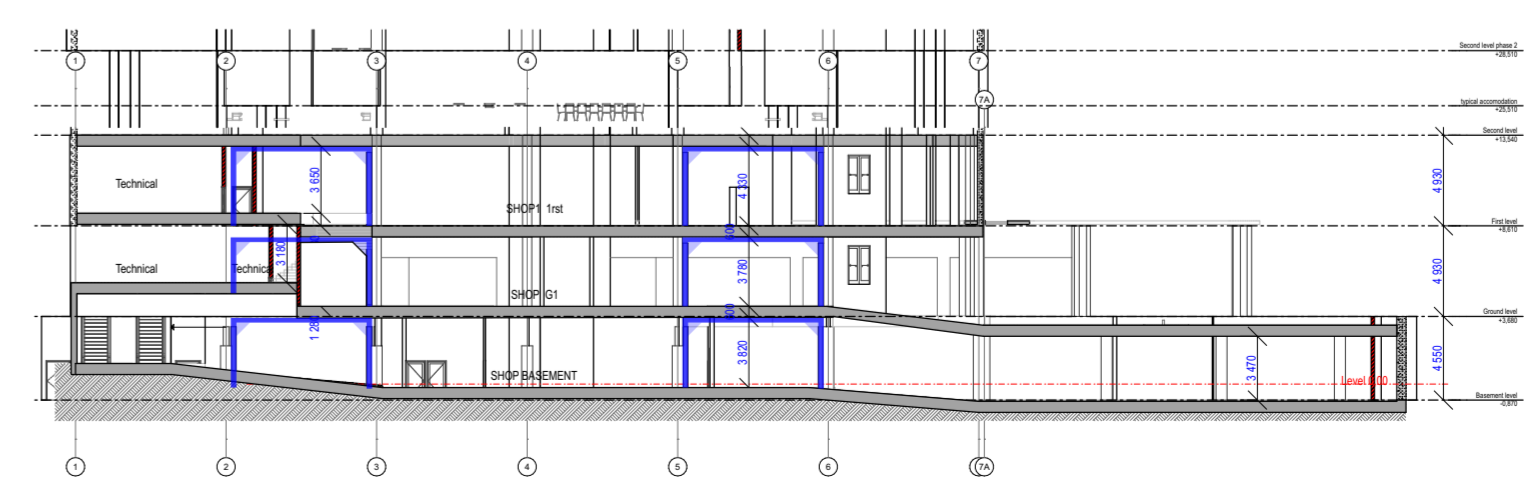


GROUND LEVEL



FIRST LEVEL

TYPICAL SECTION (from basement to first level)



"Arena-roof"
(access to train station elevators)

THE MUTUAL LIST OF PROPOSED CHANGES

Spatial planning for Basement layout will remain unchanged

- Small Retail shops with active Pedestrian movement throughout
- Revamped finishes and reconfigured internal lighting to create a more welcoming, environment
- Punctured ceiling finishes to create a sense of rhythm within pedestrian walkway and direct public interest to shopfronts along either side

Complete reconfiguration of the Ground Storey layout

- Conversion of the large passageway to a large grocery store at the heart of the building
- Addition of punctured line shops along street edges, surrounding internal grocery store, using existing pedestrian walkways to interact with shops
- Addition of punctured ceilings and smooth concrete terrazzo floor finishes (same as Basement)

Adding entrances that correlate with existing traffic flow conditions on Ground Storey

- Increase opportunities for public interaction with building
- Opening facades to create safer pedestrian movement by means of enabling passive surveillance

Adding openings to the facades along all street edges

- Increased visibility between internal building spaces and public realm
- Necessary spaces for advertising of retail merchandise
- Steel Mesh façade finishes serve both to contemporise building aesthetic, as well as passively create a safer public environment as the steel mesh will deter any vandalism or defacing of the property (precedent: Guy's Hospital in London)

Adding large overhangs over pedestrian walkways

- To mitigate stormwater flow into the building, particularly for Basement (existing building has an extremely bad flooding issue, as stormwater flows into the Basement, floods the sewerage system and causes the sewerage to overflow into the public spaces)
- To add a sense of welcome
- To create spaces of public gathering (thresholds enable third space activation; third space theory denotes that enabling passive gathering within public spaces allows for a stronger connection between the architecture and end-users)
- Lightening up the building aesthetic with predominantly whiter finishes, contrasting with darker steel façade and façade openings, to create visual and spatial interest

Adding large retail space / anchor shop on First Storey, with the potential to include two additional shops or restaurants

- Terracing at First Storey allows for this potential
- Introducing vegetation to bring some life into the public realm
- Introducing public accessibility to First Storey from street edge

Optimising MEP Services throughout building

- Utilising existing plumbing infrastructure for internal shops in Basement (repairs will be done where necessary)
- Optimising HVAC services to reduce energy consumption as much as possible
- Increasing the amount of lighting within and around the building to create a safer, more welcoming public atmosphere, as well as increased visibility for retail displays and shopfronts