

OSMOND LANGE ARCHITECTS SOUTH AFRICA
LEGACY PROJECTS



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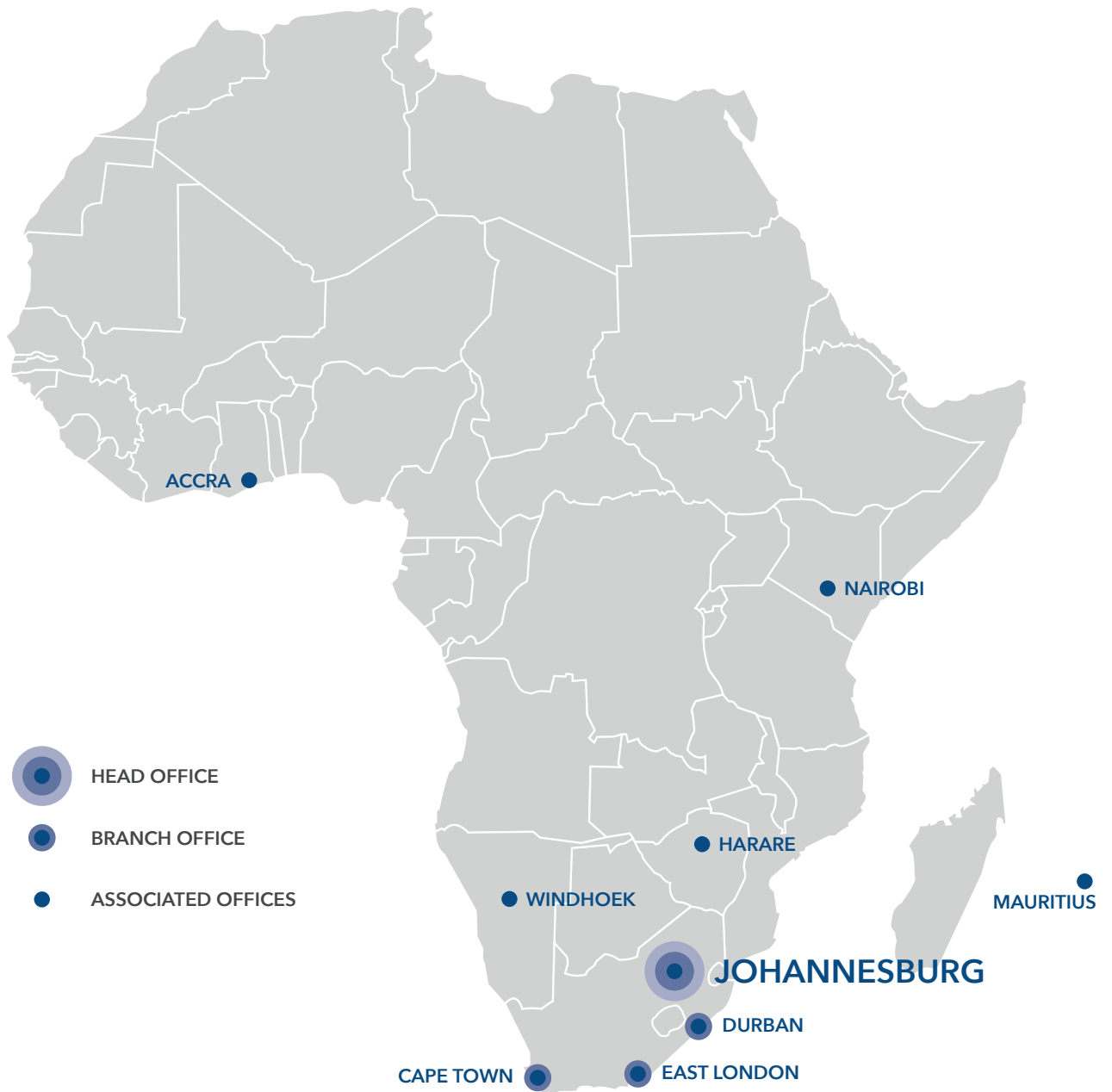
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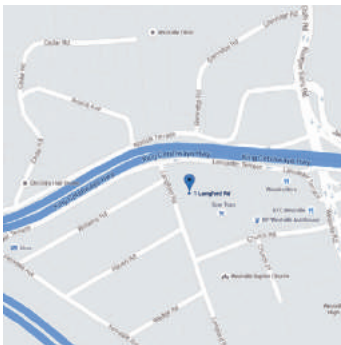
OFFICE LOCATIONS





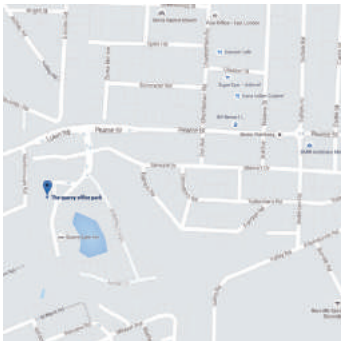
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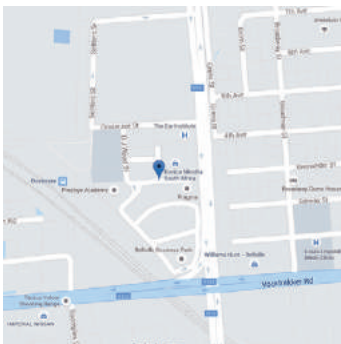
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OVERVIEW

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

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 office.

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 cities.

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

Heritage Consultancy

Additional services, including:

Needs Assessment and Brief Development | 3D Modelling and Rendering | Preparation of Marketing Material

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 - Office Buildings, Office Interiors

Retail - Shopping Centres, Retail Interiors

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



SENMIN INTERNATIONAL OFFICES AND TECHNICAL CENTRE

Sasolburg | Free State, South Africa

Date:
Ongoing

Client:
Senmin International

Project Value:
ZAR 76.5 Million

Size:
2 400m²

Senmin International offers World-class chemical technology for the mining industry.

This 2400M2 building attempts to realize Senmin's aspirations to develop an Office & Technical Centre than offers their staff an engaging workplace that supports the collaborative nature of the Office functions and the introspective activities of the Technical Centre. The building must also perform a third critical function as a client hosting venue and marketing tool. It meets these three objectives in a hostile environment surrounded by industrial facilities.

This project could have been approached with a Two-buildings solution or integrated into one structure.

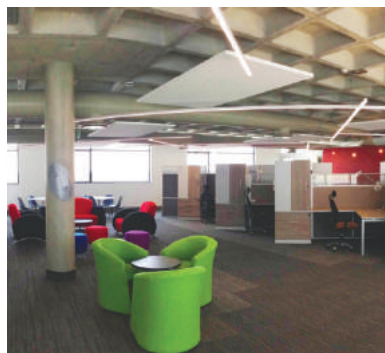
The Technical Centre is a controlled environment with restricted access. By the nature of its functions, fit-out, equipment and services it is a rectangular building.

The two-storey Office component called for flexible workplace capable of fostering collaboration and communication by offering constant opportunities for staff interaction, both planned and spontaneous through the provision of open plans and a mix of formal and informal meeting spaces.

The introduction of a public/marketing role not only added requirements for access, facilities and quality but brought the two primary functions together and resulted in a single building solution that combines two building forms, each appropriate for its function into one structure that clearly expresses the different parts and it clusters the visitors' functions around the entrance area, where the two volumes meet.

The building is developed around a courtyard enclosed by office space crating an open, continuous and flexible environment. A green Oasis protected from the harsh Sasolburg environment.

The external envelope is a sculptural element designed to achieve a number of objectives: Enclosure. Natural Light penetration. Limited outside exposure. Delight. Further visual strength was achieved by raising the panel from the external floor. This façade is not only expressed externally but is a defining element of the interior design.





SALDANHA BAY INDUSTRIAL DEVELOPMENT ZONE - ACCESS COMPLEX

Saldanha | Western Cape, South Africa

Date:
2019

Client:
Saldanha Bay IDZ
Licensing Company

Project Value:
ZAR 130 Million

Collaborators:
Osprel JV

The Access Complex is the gatehouse, primary administration offices and public liaison space for the Saldanha Bay Industrial Development Zone (SBIDZ) which extends some 330 hectares inland from the waters of the active Port. This building will house the administrative staff for the complex with lettable office components for companies invested in the IDZ but don't require a stand-alone building within the complex. The administration component will include office space, conference venues and a staff canteen. The complex security component will include a surveillance sector and check points for staff working within the complex. A small medical facility will also be situated within the building that will serve the whole complex and a coffee shop which will be directly accessible for the public for ease of meetings between IDZ staff and external consultants.



SOUTH AFRICAN NATIONAL SPACE AGENCY - WEATHER CENTER

Hermanus | Western Cape, South Africa

Date:
2020 - Ongoing

Client:
South African National
Space Agency

Project Value:
ZAR 22 Million

The Space Weather Center is the new headquarters of SANSA's space weather forecasters and includes, office space, boardrooms and sleeping pods. The new 100- seater lecture theatre will welcome the public to attend presentations from some of the leading scientists from around the world. The concept of the building's form and massing was to explore elliptical curves and shapes that are evident in the solar magnetic diagrams the scientists' study at the base. The result is a sculpturally rich type of architectural expression.



THE GRANGER

Cape Town | Western Cape, South Africa

Date:
2019

Client:
Devmark/ Capital Hotels

Project Value:
ZAR 480 Million

The Granger is a new mixed-use building, with a large hotel component, office space, retail opportunities, gym, restaurants and apartments located on Granger Bay Boulevard in Green Point. The site has prominence in the city, being in close proximity to the Cape Town Stadium as well as on one of the main access routes into the V&A Waterfront. The hotel has a total of 224 rooms, with a luxury roof top bar/ restaurant.



THE WORKSHOP

Stellenbosch | Western Cape, South Africa

Date:
2020 - Ongoing

Client:
Stellenbosch University

Project Value:
ZAR 98 Million

The Workshop is an innovation start-up orientated business hub. It includes a variety of small office spaces and pods to display and develop leading technology. Meeting areas, coffee stands and lecture spaces, are shared by the co-workers of the building and encourages connection and the sharing of ideas. The concept behind the structure was to create a "building within a building" with a breathable and adaptable façade skin that responds to the external environment. Cross Laminated Timber construction was explored as an innovative and green construction method.



MELROSE ARCH - KPMG BUILDING

Melrose Arch | Gauteng, South Africa

Date:
1997 - Present

Office & Retail
22 000m² (excluding basement)

Client:
Sentinel Mining Industry
Retirement Fund and
later AMDEC

This multi-use building is a core component of the Melrose Arch development. Retail shops & restaurants are on the ground floor with offices above. The Kilimanjaro Nightclub is also situated in the building.

Project Value:
ZAR 4 Billion

Collaborators:
N/A





NUMBER THREE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

Date:
Completed 2007

Client:
Southern Palace/
Barrow Group

Project Value:
ZAR 165 Million

Office & Retail Size:
14 260m²
(excluding basement)

This 5 storey sectional title building anchors the South East corner of the Melrose Arch mixed use development in Johannesburg.

As with all buildings in Melrose Arch, it conforms to a strong set of Urban Design Guidelines. The form of the building is a 'perimeter' block containing two open landscaped courtyards and a large landscaped roofdeck area on the southern boundary. Circulation balconies provide access to a varied array of self contained sectional title offices (300 -2800m²) on all floors. Two smaller bachelor apartments are situated on the top floor. The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.



GALERIE DU CENTENAIRE

Kinshasa | Democratic Republic of the Congo

Date:
2019

Client:
Trust Merchant Bank

Project Value:
USD 10 Million

The Galerie Du Centenaire is a Mixed-Use Building development in the heart of Kinshasa. Retail, Banking, Restaurants, Office space and conference facilities forms its program. Part of the original structure will remain with two additional floor levels added. The client requested a building that has an African identity. The design proposal features a facade screen to make it more climatically suitable and this feature adds the local character element. The screen is a timber woven façade, this was inspired by the basket weaving tradition in the DRC region.



TYGER VALLEY MIXED USE DEVELOPMENT

Cape Town | Western Cape, South Africa

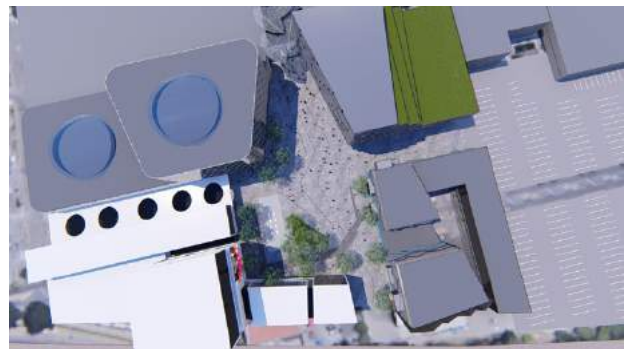
Date:
2018 - 2019

Client:
Pareto

Project Value:
Undisclosed

GLA:
219 655 m²

Pareto appointed the Ikemeleng/OL JV to prepare an Urban Development Framework to guide the future development of the precinct surrounding the existing Tyger Valley Shopping Centre, a regional shopping mall located in Bellville, Cape Town. A new mixed use precinct atop a parking Super-basement is proposed on the eastern side of the existing mall, set out along a new pedestrian priority high street. Three new public squares are proposed to provide the mall with a street address on its southern, eastern and northern interfaces. The proposed development comprises a mix of retail, commercial, residential and hotel uses.



THE GALLERIA

Cape Town | Western Cape, South Africa

Date:
2016- Present

Client:
Devmark Property
Development

Project Value:
ZAR 3 billion

The Galleria is a proposed Mixed-use Precinct surrounding the Bellville Velodrome in Tyger Valley. This precinct aims to bind together the various residential, retail, office, sporting and educational developments within a holistic, pedestrian priority Mixed Use Town Centre for Tyger Valley. Osmond Lange are responsible for the Urban Design Framework as well as for the architectural design of several buildings within the precinct, and the conversion of the velodrome into an events venue.

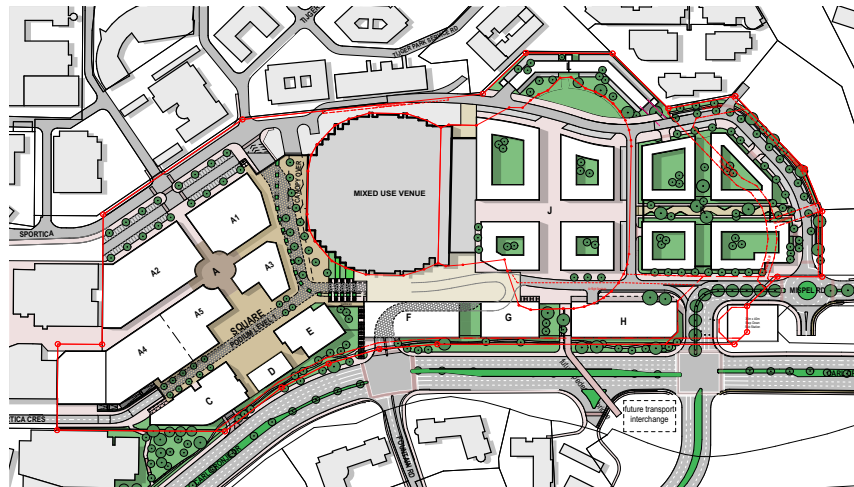


TABLE MOUNTAIN TOURISM HUB/ VISITOR CENTRE

Cape Town | Western Cape, South Africa

Date:
2020 - Ongoing

Client:
SONE KUHN Tourism
Ventures

Project Value:
ZAR 53 Million

The intention is to establish a Tourism Hub for visitors to Table Mountain, Lions Head and Signal Hill.

Target Market:

A) With focus on Lions Head & Signal

Head will be:

Local & International Tourists

Outdoor enthusiasts

Trail Runners

Cyclists

Hikers

B) Busses:

RED BUS Stop - Lower Cable Car
Station

MYCITI Bus Stop - Kloof Nek Road





ICT AND SECURITY BUILDING

Nelspruit | Western Cape, South Africa

Date:
2019 - Ongoing

Client:
University of
Mpumalanga

Project Value:
ZAR 34 Million

The ICT and Security Building is located along the internal street, on the far western portion of the Lower Campus. The location places it at a central point on the UMP Campus, between the Lower Campus and Orchards Campus. It lines the internal street and forms a gateway, which indicates the conclusion of the Lower Campus, and entry to the Orchards and Hill Campus.

The site is steep with a sudden 3m drop between the internal street level on the North, and the natural ground level on the south. The site has rare tree and plant species that should be preserved. The site also has many service infrastructure installations, namely power, electrical and storm water, and water of which the built footprint must work around.

The building will provide the main campus Server and ICT facilities, the Campus Control Center and the Security Staff Facilities. The building is to accommodate an approximate bulk of 1 662m², at a building height of 2 storeys, with a lower ground floor. The ICT and Security components are to be located on the first and second floor, with the Security staff dining, breakout and changing facilities on the lower ground floor.



IRRIGATION LABORATORY

Nelspruit | Western Cape, South Africa

Date:
2019 - Ongoing

Client:
University of
Mpumalanga

Project Value:
ZAR 18 Million

The project objective is to develop a new Irrigation laboratory on South Campus. The site is located in the South Campus southern boundary adjacent to the N2. It will be the first building thus defining the look of this area. As this section of the University is undeveloped, the supporting infrastructure: namely roads and service lines, is currently ongoing and is closely coordinated to ensure it ties in with the Irrigation laboratory construction outcome and timelines.

The irrigation Laboratory is a facility to be used for testing of irrigation systems on selected soil and crop samples. The facility comprises a 540sqm workshop and a 1875sqm irrigation slab. These are equipped with a system of irrigation pumps, water supply and drainage pipework, and subsurface sumps. The workshop will comprise an area for theory and practical classes to accommodate 50 students, A preparatory laboratory, storage rooms and an ablution facility.



NEW WAITING AREA AND DROP OFF ZONE

Nelspruit | Western Cape, South Africa

Date:
2018 - Ongoing

Client:
University of
Mpumalanga

Project Value:
ZAR 8,5 Million

The South Campus Main Gatehouse and Waiting Area project provides the primary access point onto the South Campus of the University of Mpumalanga, for both vehicles and pedestrians, while the waiting area forms part of a waiting area and drop off facility that will service both the Lower Campus & South Campus. The building is both a landmark and a physical gateway, which is the first point of contact between visitors and the University and has high visibility from the D725.

The building is to accommodate an approximate bulk of 330 sqm, at a building height of 1 storey. The main portion of the facility is the waiting zone comprising a pavilion structure with brick sitting. On either side of this is an ablution facility and a guard station. The waiting zone is flanked with brick sitting between columns to accommodate 60 persons, and a central passage. External works, namely: pedestrian walkways, driveways and parking are a significant part of the scope.



INFRASTRUCTURE AND OPERATIONS BUILDING PHASE 1

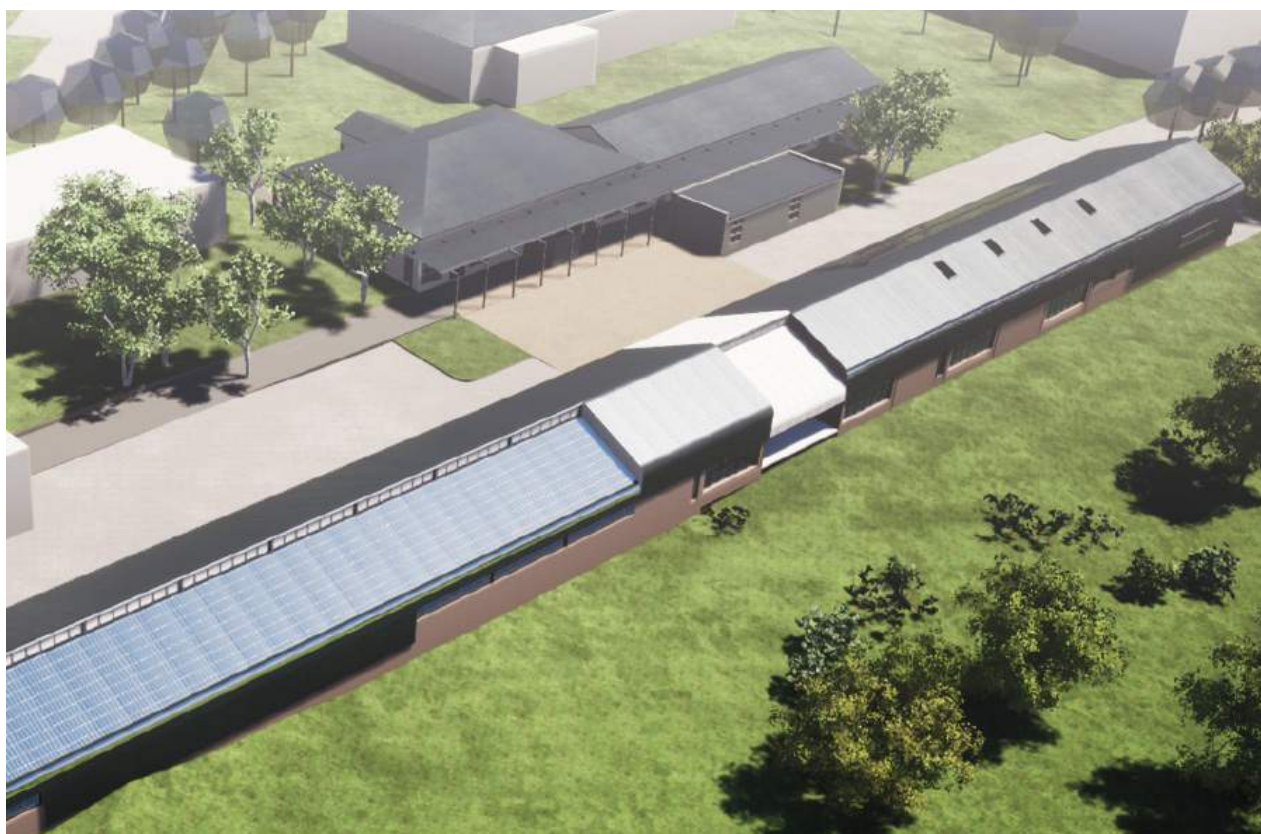
Nelspruit | Western Cape, South Africa

Date:
Ongoing

Client:
University of
Mpumalanga

Project Value:
ZAR 12,3 Million

Renovation to the Former Dardla B2 and B3 buildings to accommodate shared offices and teaching venues over an approximate bulk of 990sqm, at a building height of 1 storey.



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