

jozi **rows**
johannesburg, south africa



BIRNAMWEG

Designed by studioMAS architects + urban designers, Jozi Rows is a terraced house development in Forest Town, Johannesburg, consisting of 4 row houses with individual gardens and courtyards. A traditional terrace(d) or row house is a style of medium-density housing that originated in Europe in the late 17th century, where a row of identical or mirror-image houses share side walls. While this type of housing was used extensively throughout the world, few if any, contemporary examples exist in Johannesburg; this despite the growing number of medium density developments occurring. Jozi Rows adapts this typology to a contemporary design, offering a smaller scale variation of the high-end courtyard houses produced by studioMAS.

The units take the best of suburban living and combine that with the lock up and go attractiveness that makes apartment living desirable. Jozi Rows is a community of 4 homes. Its design creates houses that fit the needs of people living in contemporary Johannesburg, while still being in the heart of everything. The added benefit is that they are centrally located within walking distance of the BRT, schools, malls and some of the best loved parks in Johannesburg.

Consciously replying to many urban issues facing the city, Jozi Rows takes the same development rights given to conventional cluster developments, but offers buyers another architectural option. Instead of losing more than 40% of a stand to access, building setbacks and building lines, Jozi Rows doubles up on boundary walls and completely excludes service space. This means that units feel more spacious and private, where less infrastructure is needed and more space can be used for gardens and useful building space.

The houses are economical in their use of space, private in their relationship with each other, and approachable in their interaction with the street. They delve into aspects of residential living and build on the tradition of seamless indoor-outdoor living, creating comfortable internal courtyards that maximise the experience of the temperate climate with which Johannesburg is graced.

Referred to as the economic powerhouse of Southern Africa and possibly the entire continent, Johannesburg is less than 150 years old. Evidence of its mining heritage is visible throughout the city and people still come to Joburg, as it is also called, to find their fortune. Cosmopolitan, edgy and vibrant, Joburg is a city that constantly reinvents itself.

Forest Town, is one of the oldest and most central suburbs in Joburg. Just minutes away from both major institutions such as universities, hospitals, parks, shopping centres and the CBD, it boasts easy access to the M1, which increases its accessibility to areas further field.

Being one of the first suburbs proclaimed in Johannesburg, it forms part of the sought after established suburbs of the city. Its tree lined streets offer a reminder of their heritage, of a time less than 100 years ago, when this valley was filled with a tree plantation containing over a million trees.

1 LOCALITY

26°10'3.87"S 28° 1'51.30"E

Far Right

Aerial view of Forest Town and the Johannesburg skyline while the position of the House is indicated by a red asterisk.





2 HERITAGE

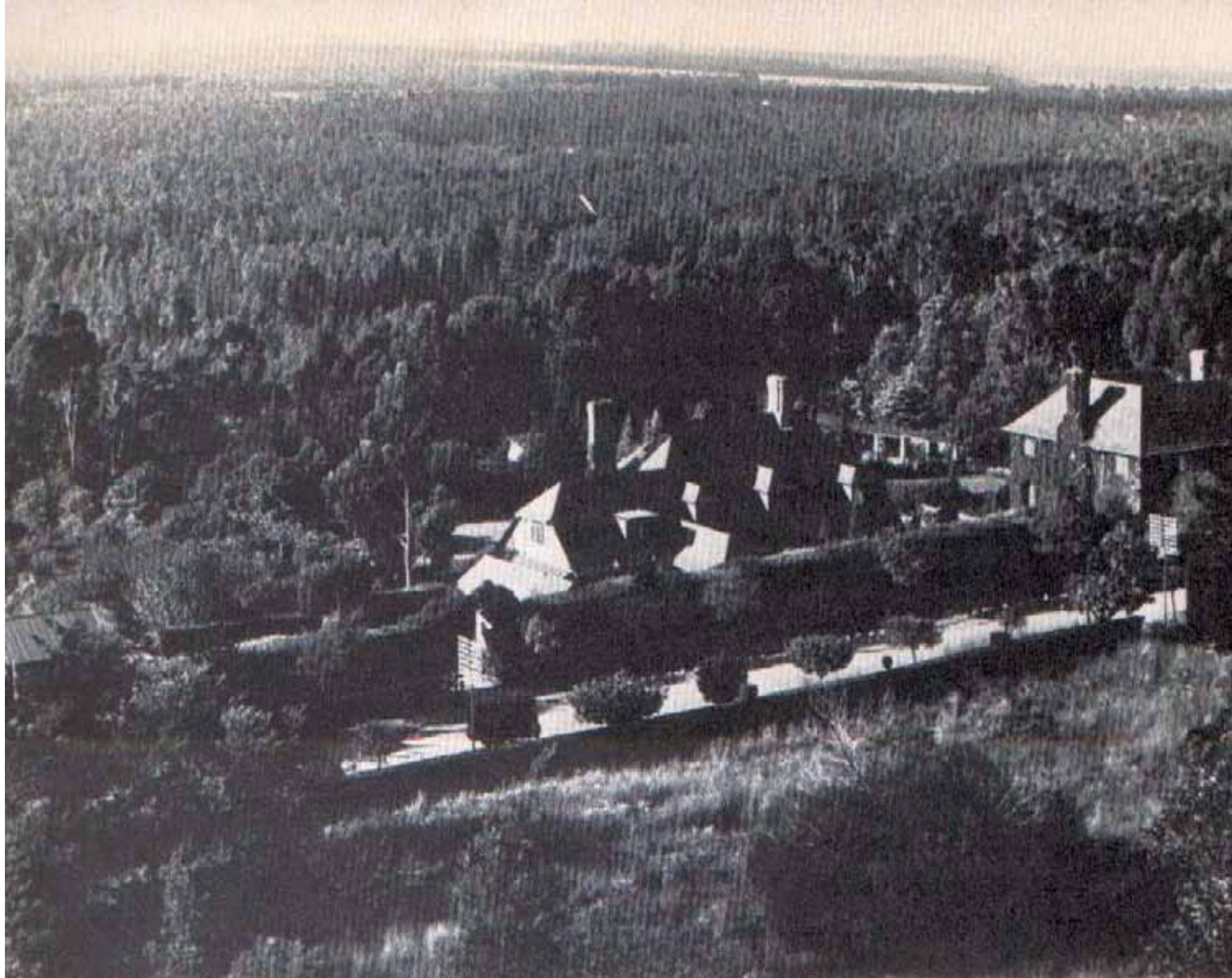
Right
A photo of the Valley Road in the foreground, with the Sachsenwald in the background.

“We will take the tram and journey to the top of the Parktown Ridge. It is mostly here that the magnates have built their palaces [...] . As you glide to the top a shock of pleasure smites you. From your feet rolls away a wooded expanse miles in width and stretching almost to infinity. The further limit is shrouded in a lowlying haze over which the distant Magaliesberg Range lies clear against the horizon.”

William Charles Scully, 1912. The Ridge of White Waters

The area around Forest Town has a rich civic history of individuals and groups. One such individual, Hermann Eckstein, real estate broker and businessman, was responsible for building a number of spectacular houses on the ridge including, Hohenheim. He died during a visit to Europe before he could complete his plan to fill the broad valleys below Westcliff ridge with trees.

After his death, many of his friends and associates encouraged the planting of trees to achieve this dream, forming what was called the “Sachsenwald” (Saxony Forest). More than a million eucalyptus trees were planted on 1 396 acres of the Sachsenwald before the outbreak of the Anglo-Boer war. The plantation included the present Johannesburg Zoological gardens, War Museum, as well as 200 acres of the Hermann Eckstein Park or Zoo Lake. During 1925/26 most of the trees were cut down to establish Forest Town, Parkwood and Saxonwold.



The benefits of terraced housing are numerous. They create a continuous, holistic façade, that defines the street edge and creates a notable dialogue between architecture and the street, they improve the efficiency of land used, they create an increased sense of safety and privacy between units, and they deliver medium density housing in a model that is more robust and adaptable to change than conventional cluster developments.

The units are as extroverted or introverted as their users require. Their facade opens up on either side, allowing for the building to have views onto the street on one side, and to open up into the courtyard on the other. The north-west facade, has a strong relationship to the street, allowing users to observe activities therein. Not only do the units offer a view into the street and courtyards, but also frame views into the large, impressive trees in the gardens, streets and neighbouring stands, the view of which stretches as far as the Westcliff Ridge.

3 ARCHITECTURAL WRITE UP, DRAWINGS AND 3D IMAGES

The 4 units that make up Jozi Rows sit on the street edge, their presence increasing a sense of safety derived from being able to observe activity on the street and from encouraging direct access from the street rather than behind insecure boundary walls. Garages and entrances are situated on the street level and are built on the street edge, so more valuable land is freed from the otherwise wasteful use for vehicular access that results in lost space in cluster developments. Rather, each square meter is used to allow for maximum efficiency of the garden/ courtyard spaces behind it. Jozi Rows is a smaller scale variation on the high-end courtyard houses produced by sutdioMAS.

Left
A detail of courtyard parapet



Each main house consist of three levels. The lower level, directly off the street, is the most public and consists of the main entrance and the garage. There is also an additional room with en suite bathroom, which could be used as a completely separate room or study. As one enters and acends the staircase into the living level, the nature of this flexible habitable space is experienced as it spills over into the deck that is on the same level as the courtyard. Here the living spaces open up completely, pulling out into the garden and making this space appear larger. The upper and most private level, is the bedroom level. The spaces are completely open with bedrooms and bathrooms having glass sliding 'walls' toward the views on the street side and the garden at the back. The gray glass provides a level of privacy whilst improving solar performace of the building skin. The bedroom area is designed as an open space which can be used as one big or 2 smaller bedrooms.

The sunny SouthAfrican climate can be fully enjoyed from the protected internal micro-climate of these courtyards, which are both private and offer a sense of safety well beyond what characterises urban living today. The north-west facing courtyard walls are painted dark to absorb heat during the day and radiate it back as the temperature begins to drop. In addition, the houses have adopted a philosophy of creating as little impact on the environment as possible. The compact design includes features that comprise of rainwater harvesting, solar panels to heat geysers, double glazing to minimise heat loss within the building, low combustion ovens or gas fireplaces for space heating and gas ovens for cooking. The courtyard and boundary walls are recessed in places to allow for artworks and sculptures to form part of the architectural identity of the development.

Right

A view of Jozi Rows from the street, hidden behind leafy trees.





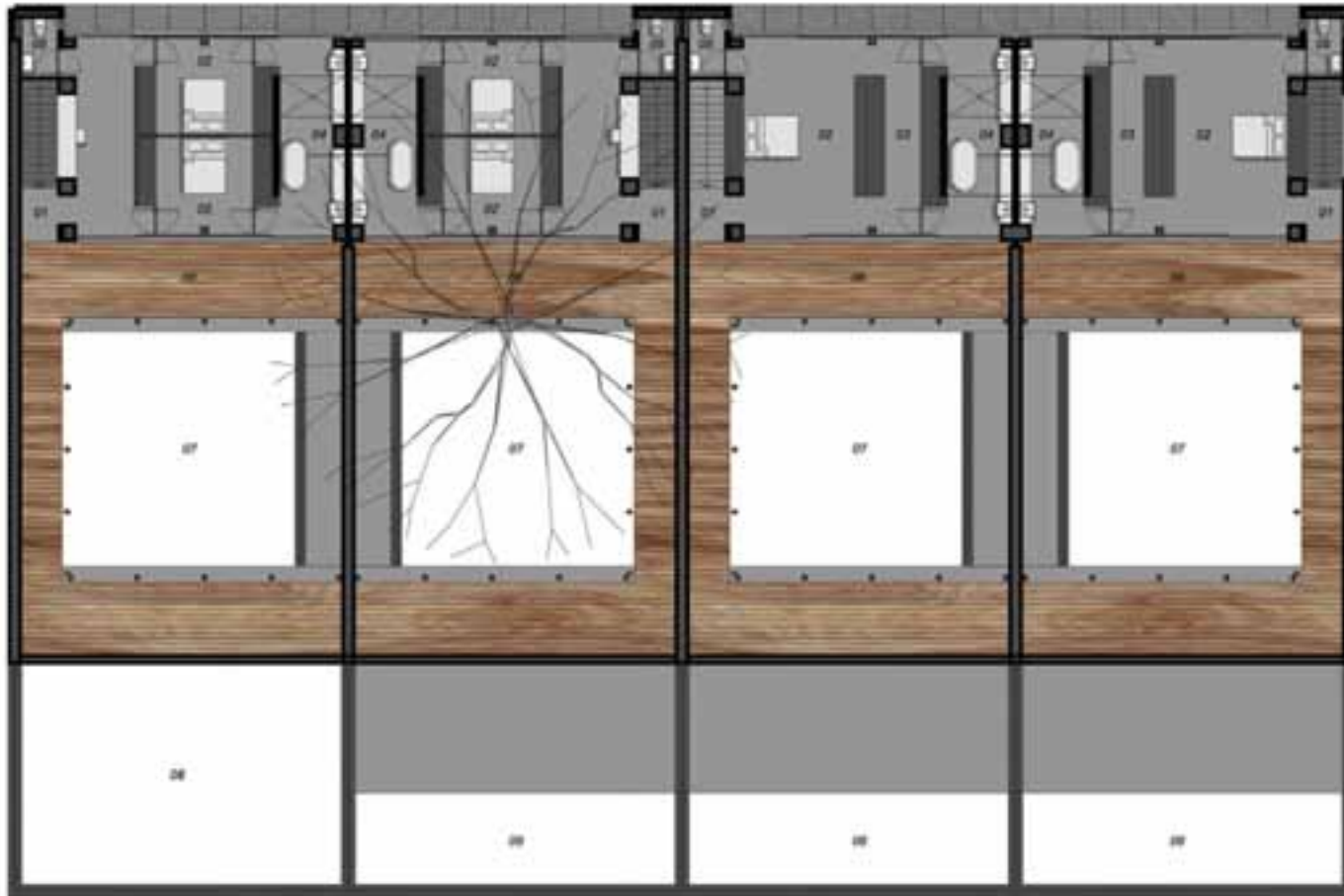
- 01 driveway
- 02 garage
- 03 workbench
- 04 bedroom
- 05 bathroom
- 06 wc
- 07 stairwell

BASEMENT STREET LEVEL PLAN



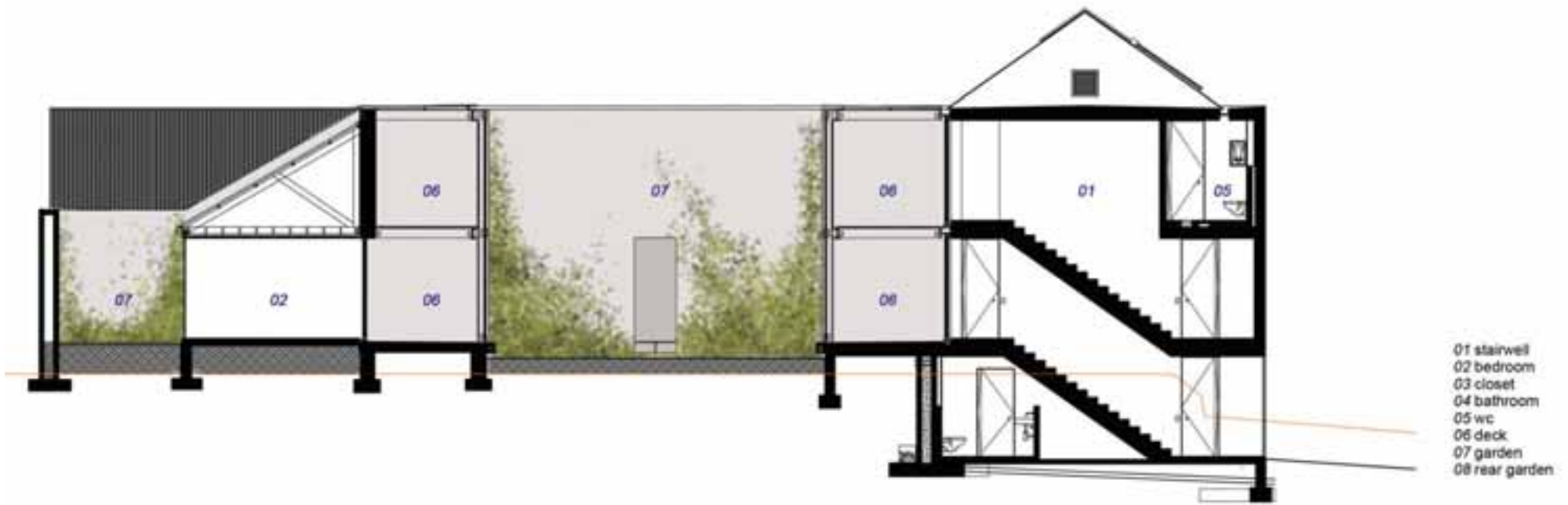
- 01 stairwell
- 02 kitchen
- 03 living room
- 04 verandah
- 05 courtyard
- 06 pond
- 07 walkway
- 08 bedroom
- 09 bathroom
- 10 garden

GROUND FLOOR COURTYARD LEVEL PLAN

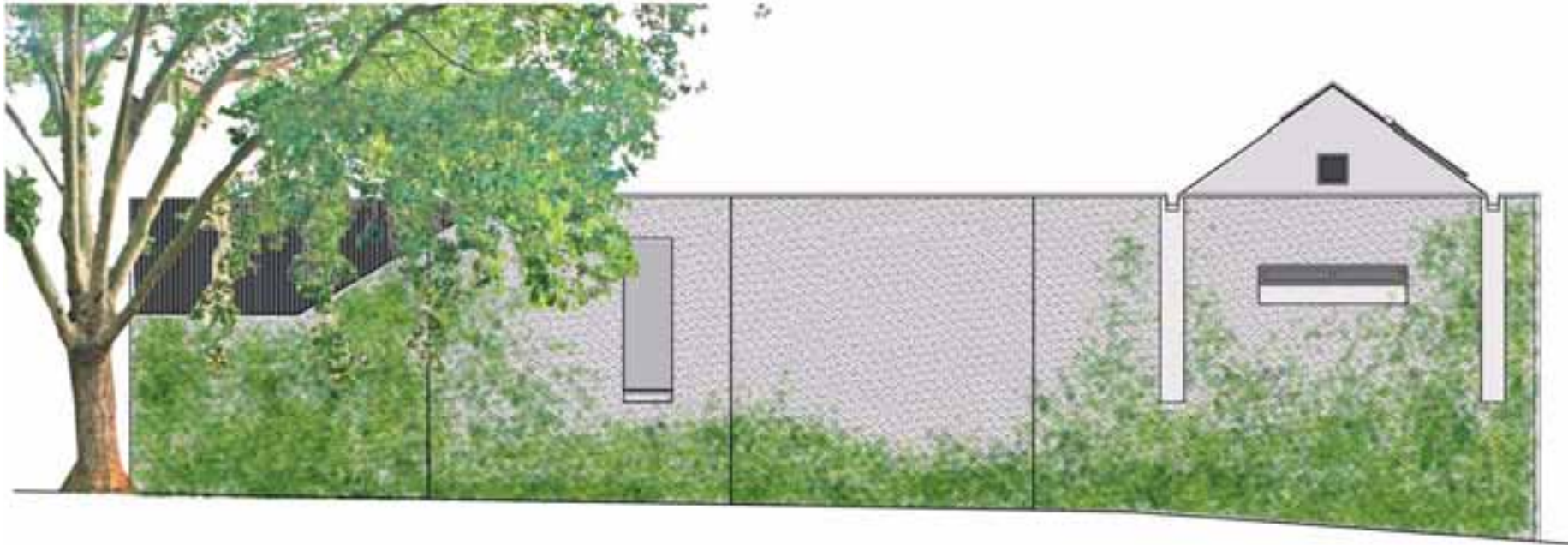


- 01 stairwell
- 02 bedroom
- 03 closet
- 04 bathroom
- 05 wc
- 06 deck
- 07 garden
- 08 rear garden

FIRST FLOOR BEDROOM LEVEL PLANS



CROSS SECTION THROUGH A UNIT



STREET SIDE BOUNDARY WALL





UNIT A FLOOR AREAS

Basement Level	(76msq)
Staircase	- 9 msq
Study	- 16 msq
En Suite	- 11,2 msq
Garage	- 29 msq
Laundry	- 9 msq
WC	- 2,6 msq
Ground Floor/ Living Level (Main House)	(105,4msq)
Staircase	- 9 msq
Main Living Area & Kitchen	- 63,4 msq
Patio 1	- 33 msq
First Floor/Bedroom Area	(93,2 msq)
Bedroom	- 45 msq
En Suite	- 13 msq
WC	- 2,2 msq
Veranda	- 33 msq

UNIT A FEATURES
Garage
CCTV Point
Study
Telephone & data Point
Intercom handset
Basement En Suite
Underfloor Heating
2 x Electrical Shaver Plugs
2 x Basins/Vanities
1 x Shower
1 x Bath
Laundry
Washbasin
Electrical, Water & Waste provision for washing machine & tumble dryer
Living Room
Gas/Wood Fireplace

2,4m Built in Cupboards with Shelving
Speakers wired to cupboards for local amp or iPod
docking station
TV, telephone, CCTV and data Points
Intercom Handset

Kitchen

8.5m Built in Cupboards with
Built in Oven
Joinery & Electrical Provision for microwave, Integrated
Fridge & Freezer
Island unit with Electrical Hob with extractor, Washbasin,
Water & Waste provision for Dishwasher

Courtyard

Water feature
Irrigation system
Covered patio's
Provision for future speaker units

First Floor Bedroom

TV, telephone and data Point
Intercom Handset
Trapdoor access onto roof
8,5m Built in Cupboards
Provision for future speaker points
2.5 x 10.5 Veranda onto Courtyard

First Floor En Suite

Underfloor Heating
2 x Electrical shaver plugs
2 x Basins/Vanities
1 x Shower
1 x Bath

Security

Beams
Camera's
CCTV's
Alarm System
Intercom System
Electric Fencing to back



UNIT B FLOOR AREAS

Basement Level	(76msq)
Staircase	- 9 msq
Study	- 16 msq
En Suite	- 11,2 msq
Garage	- 29 msq
Laundry	- 9 msq
WC	- 2,6 msq
Ground Floor/ Living Level (Main House)	(105,4msq)
Staircase	- 9 msq
Main Living Area & Kitchen	- 63,4 msq
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Veranda	- 33 msq

UNIT B FEATURES

Garage

CCTV Point

Study

Telephone Point

Data Point

Intercom handset

Basement En Suite

Underfloor Heating

2 x Electrical Shaver Plugs

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1 x Shower

1 x Bath

Laundry

Washbasin

Electrical, Water & Waste provision for washing machine & tumble dryer

Living Room

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Left

A close up of the windows and chimney

Right

A view of solar panels and gray solar performance glass





Left

A view of the front, street facing facade, which clearly shows the 3 levels of the house, the timber access level, the tyrolean living level, and the glass bedroom level.

Right

A close up of the timber garage doors from inside the garage





Left
A view of the Garage door

Right
A view of the trees and vegetation surrounding the
courtyards





Left

A view into the leafy, established gardens from the staircase

Right

A northwestern view from the bedroom area into Forest Town.





Left
A view along the street facade

Right
A courtyard detail





Left
A view of the existing vegetation in the courtyards,
framed by the architecture

Right
the driveway, concrete strip detail





Left

A view of the back, courtyard facade, before the pergolas and decks are installed

Right

A close up of the back roof with a view into the bedroom area



5 EXTRA INFORMATION/ FURTHER INVESTIGATION

5.1 Designed by
Pierre Swanepoel + Marianne Anthonissen
of studioMAS architects + urban designers

5.2 Publications
STUDIOMAS WEBSITE
<http://studiomas.co.za/darnaway-terraces.php>

5.3 Photography and text by
Edna Peres

5.4 3D Renderings
Colin Sackett

5.5 Select Bibliography
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Felstar, 1967, Johannesburg – City of Gold, Industrial & Commercial Publications (Pty) Ltd, Johannesburg
Macphail, E, M. 1986, The Storey of Westcliff, Palala Press, Johannesburg.
Telford A A, 1969, Johannesburg, Gothic Printing Co. Ltd., Cape Town.
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Wentzel, J. 1975. A view from the Ridge, Johannesburg Retrospect No. 6. David Philip. Cape Town





Previous Page

A view of the edge of an end terrace facing the street trees characteristic of Forest Town

Left

A view of the end terrace

joziROWS

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compiled by

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