

The logo for NT21KA architects is centered on a white background. It features the text "NT21KA" in a large, bold, black sans-serif font, with a dot between the "1" and "K". Below it, the word "architects" is written in a smaller, lowercase, black sans-serif font. The text is overlaid on a series of abstract geometric shapes: a light beige diagonal band from the bottom-left to the top-right, a grey diagonal band from the top-left to the bottom-right, a light grey circle behind the text, and a grey semi-circle at the bottom right.

NT21KA
architects



| MISSION STATEMENT

| CULTURAL ARCHITECTURE

- | TRANSFORMATION DEVELOPMENT CENTRE
- | MoHM-ULTIMUM REFUGIUM
- | SCI-BONO DISCOVERY CENTER
- | REFUGE
- | SPM OFFICES
- | ICON MUSEUM
- | REALEBOGA CENTRE
- | YEOVILLE RECREATION CENTRE

| LANDSCAPE & URBAN DESIGN

- | BALFOUR PARK
- | JOHANNESBURG FRESH PRODUCE MARKET
- | BRONKHORSTSPRUIT HOUSING PRE-CINCT
- | GANDHI EAST VILLAGE

| HEALTHCARE ARCHITECTURE

- | WESTBURY CLINIC
- | NOORDGESIG CLINIC
- | ESSELEN CLINIC
- | ORCHARDS CLINIC
- | 4TH AVENUE CLINIC
- | THOKO CLINIC
- | YEOVILLE CLINIC
- | PETERVALE CLINIC
- | FREEDOM PARK CLINIC
- | CRESCENT CLINIC
- | ROSETTENVILLE CLINIC

| COMMERCIAL

- | PETROLSA OFFICE PARK
- | LEVELLI MALL
- | SEOUL ART CENTRE
- | HAWALLI STADIUM

| RESIDENTIAL

- | ESTRELA DO MAR
- | TINZA ESTATE
- | SAAN VILLA
- | SAYNGH VILLA
- | PLATINUM MINE
- | AFFORDOFE HOUSE
- | ZIMBALI
- | MATEYA LODGE
- | HOUSE TSHILI
- | SHEHRI VILLA

| COMPETITIONS

- | CARLTON HOTEL
- | MERSEY SPIRE





Nadia Tromp

Director



Gabriel Mareme

Associate



Boitumelo Mongwaketse

Technologist



Shyam Patel

Architect



Lloyd Bussio

Candidate



Thando Mtshabe

Architectural Student

ABOUT

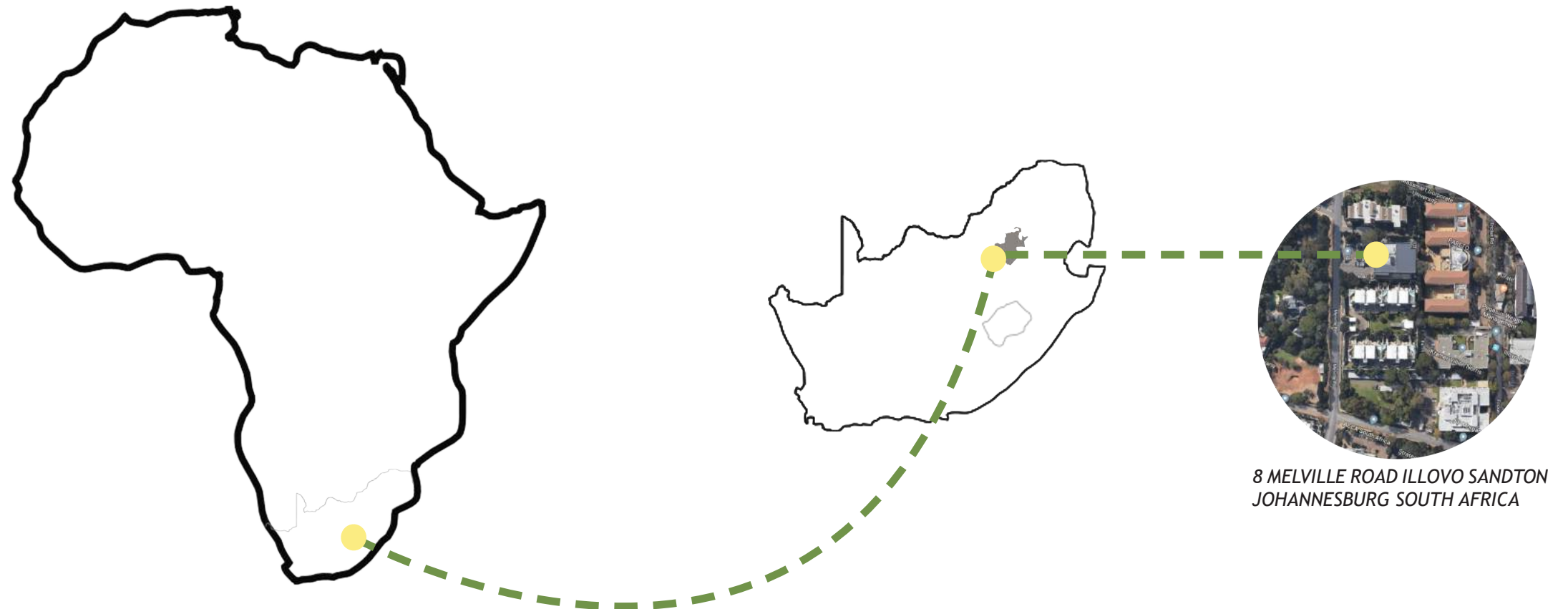
Ntsika architects is a design-driven practice that strives at becoming a model of excellence in every respect of design and business. We are committed to designing great buildings for our clients and improving the environment for the end-users and greater public.

We believe that good design transforms the quality of the environment and aim to provide an architecture that is innovative, sustainable, an imaginative response to context and a pleasure to experience. Our approach is not only about style, but about analyzing, understanding and responding to the brief and the site in a way that leads to unique, often unexpected solutions. We define problems with great care. We identify opportunities with boldness of vision. We believe that successful projects come from good design and great team work.

APPROACH

Our approach is underpinned by a strong commitment to quality - of people and processes - at everyday struggle from concept to delivery. We put integrity at the heart of our practice. Our Philosophy is to provide an architecture that is humane accessible and delight to experience. we cross the boundaries of sector definitions through our depth and breadth of experience in many different areas.

LOCATION

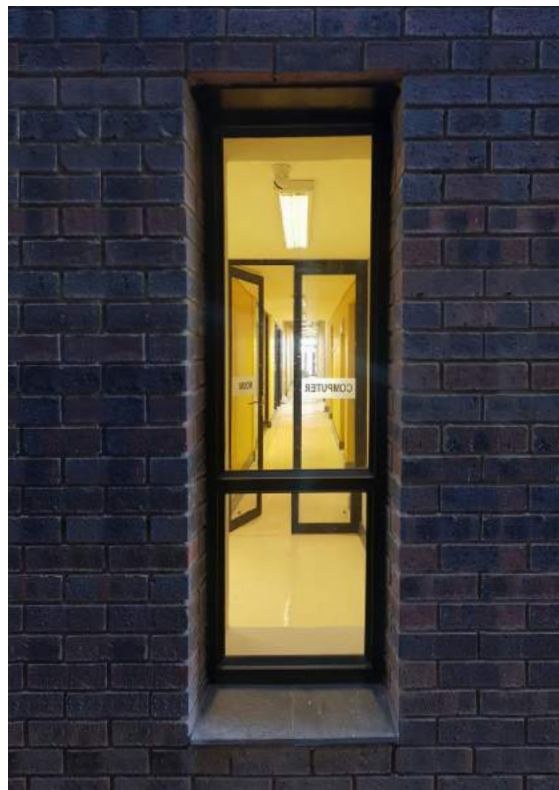




CULTURAL ARCHITECTURE



PROGRAM :
MIXED USE PUBLIC BUILDING
CLIENT:
DEPARTMENT OF SOCIAL DEVELOPMENT, CITY OF JOBURG
SIZE:
5000 sqm
BUDGET:
R90 MILLION
STATUS:
COMPLETED FEB 2019



The project focuses on developing a sustainable approach which seeks to create an innovative, hybrid architecture from a local palette of materials: concrete, indigenous timber, clay bricks and steel. It is being constructed by a majority of local, unskilled labour.

Where local specialist skills have been available, these have been harnessed.

Training of unskilled labour has been a critical part of shared learning and sustainability of this project.



(MoHM)MUSEUM of
HUMAN
MIGRATION-
ULTIMUM
REFUGIUM

PROGRAM :
INTERACTIVE SCULPTURE
LOCATION:
PATHEON, VENICE
STATUS:
CONCEPTUAL COMPERTION



The temporary, portable structure is designed to occupy urban public spaces and aims to disrupt the urban landscape while in it.

Inspired by UNHCR worker, Ekaterina, based in Lebose, Greece “it sounds well organized but it happed so fast that we do not see their faces as they are provided immediately with blankets, food and water and then taken to registration site.”

The statement aimed at problems that were addressed by providing a platform where such stories can be heard and transform in to beautiful art this way the stories will last forever and be part of history.



PROGRAM :
INTERACTIVE SCULPTURE
LOCATION:
PALAZZO MORA, VENICE
STATUS:
ON EXHIBITION (MAY - NOVEMBER 2018)



‘Refuge’ responds to the migrant crisis in Europe and the state of homelessness of millions of people. It reflects on the situation in South Africa, where a similar state of homelessness is common place. Migrants flowing into South Africa from the rest of the continent, have lead to the rise in xenophobic attacks over recent years. The project was conceived as a response to the question ‘how might we create empathy for refugees?’ and the follow on question, ‘how could we start telling different stories on the topic of the refugee crisis in order to change attitudes and create a new narrative?’



PROGRAM :
WAREHOUSE & OFFICE
CLIENT:
SOUTHERN POWER MAINTENANCE
SIZE:
2400 sqm
STATUS:
PROPOSAL



The project scope was to renovate an existing 2400m/sq of warehouse space and accommodate for offices within that existing portal frame structure.

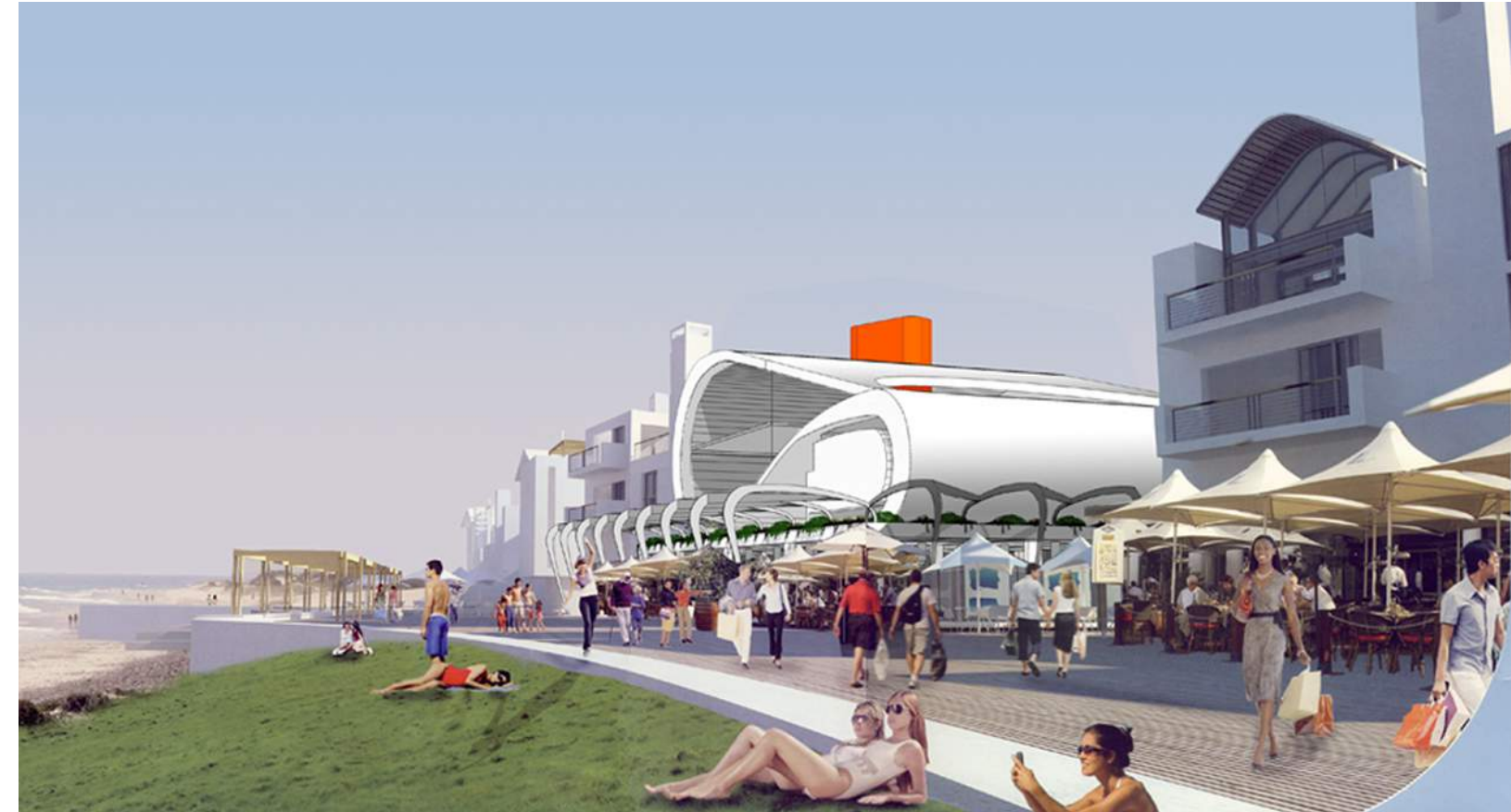
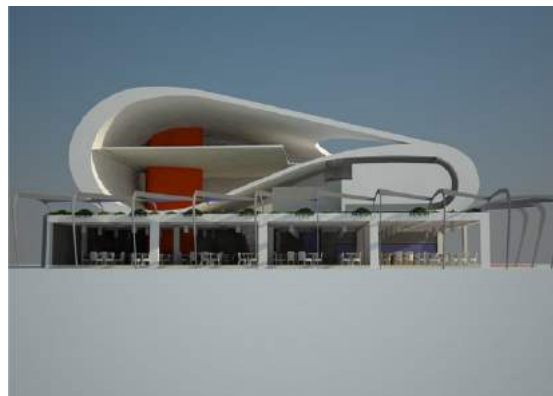
Our design approach was to continue with the use of steel sections as our main design feature to compliment the existing steel structure. Introduction some wooden finishing to soften and brighten the look of the space.



12 | *ICON MUSEUM*

PROGRAM :
MUSEUM
CLIENT:
NELSON MANDELA TRUST
SIZE:
8500 sqm
STATUS:
CONCEPTUAL

On the sea side of C Bay the Icon brings a different approach to how the building can take new forms on unique context showing a wonderful journey through material exportation creating picturesque internal spaces that move the soul.



PROGRAM :
 COMMERCIAL
CLIENT:
 DEVELOPMENT AGENCY
SIZE:
 6500 sqm
STATUS:
 CONCEPTUAL



Courtyards gives a angelic element to buildings with strength and responsibility to connect the entire building and give the user an outer experience break within safe zone.



YEOVILLE RECREATION CENTRE

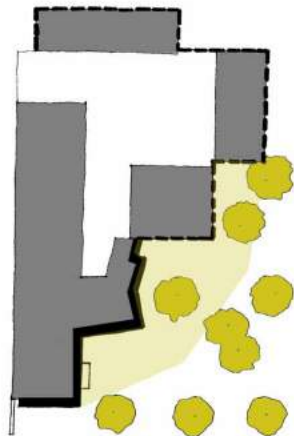
PROGRAM :
COMMERCIAL
CLIENT:
DEVELOPMENT AGENCY
SIZE:
1500 sqm
BUDGET:
R40 MILLION
STATUS:
COMPLETED 2010



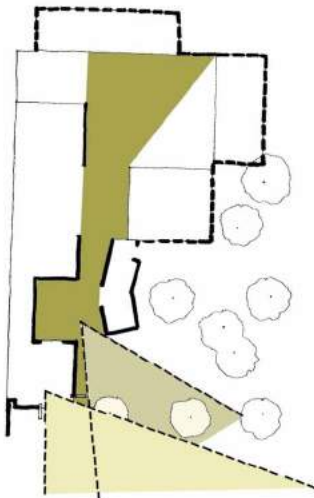
The Recreational centre is in one of Johannesburg's oldest suburbs situated north-eastern side of the CBD today. The main concept was to bring the park which is on the eastern side of the site and to create a visual connection from street edge to the building, this was achieved by a playful intervention on the exterior of the building this also allowed us to shape the landscape that will follow into the park and large windows.



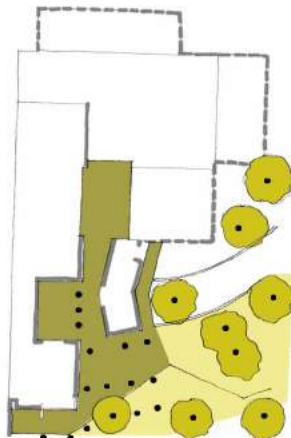
01. existing building turns its back on the park



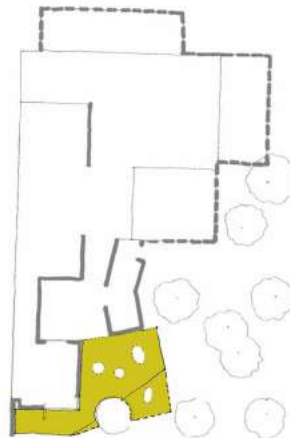
02. open plan up to park



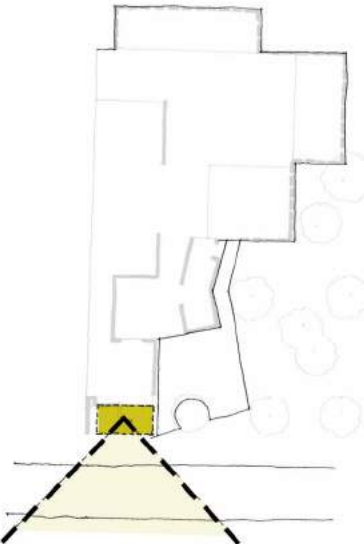
03. continues park surface textures into the building, where columns become trees, blurring the line between inside and outside



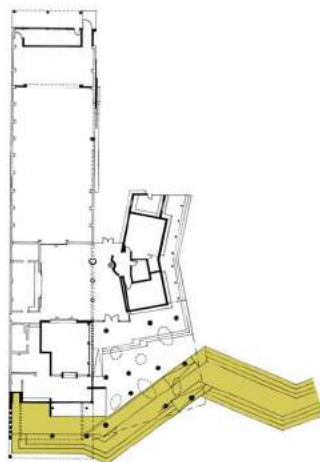
04. create outdoor room onto park, creating civic presence onto park and street, becoming an outdoor performance space



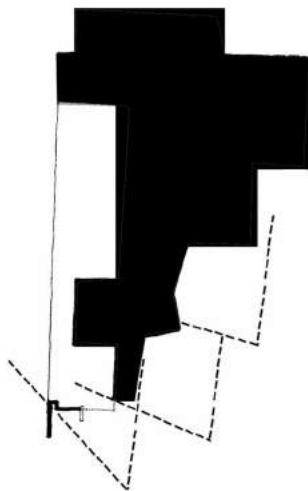
05. green room / dance studio where the public become active participants with the building and vice versa



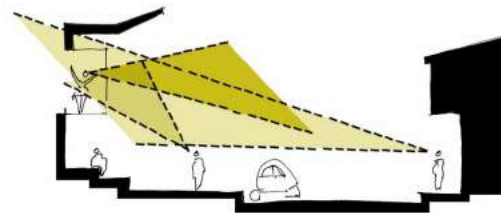
06. stairs and ramps become layers opening up to street and park



07. dynamic view on approach



08. relationship to street



09. external stage perspective



LANDSCAPE & URBAN DESIGN



PROGRAM :

PRECINCT AND URBAN DESIGN FRAMEWORK

CLIENT:

GROWTH AND DEVELOPMENT, CITY OF JOBURG

SIZE:

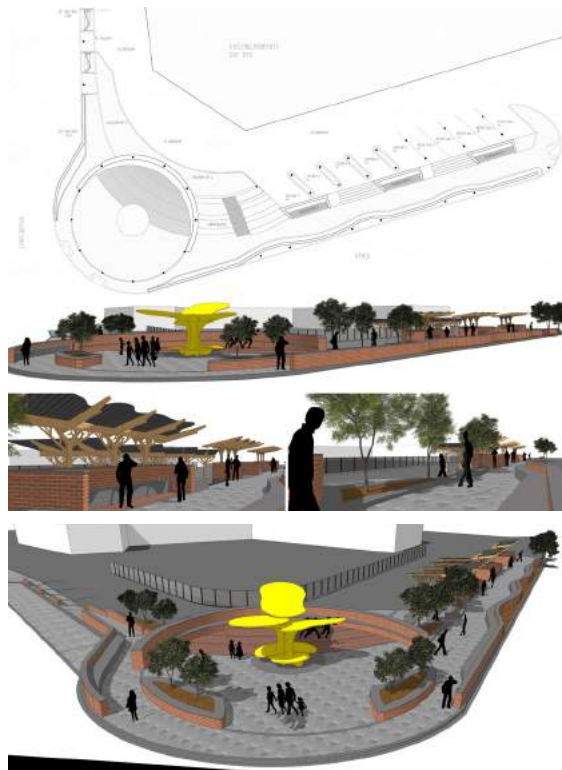
10000 sqm

BUDGET:

R76 MILLION

STATUS:

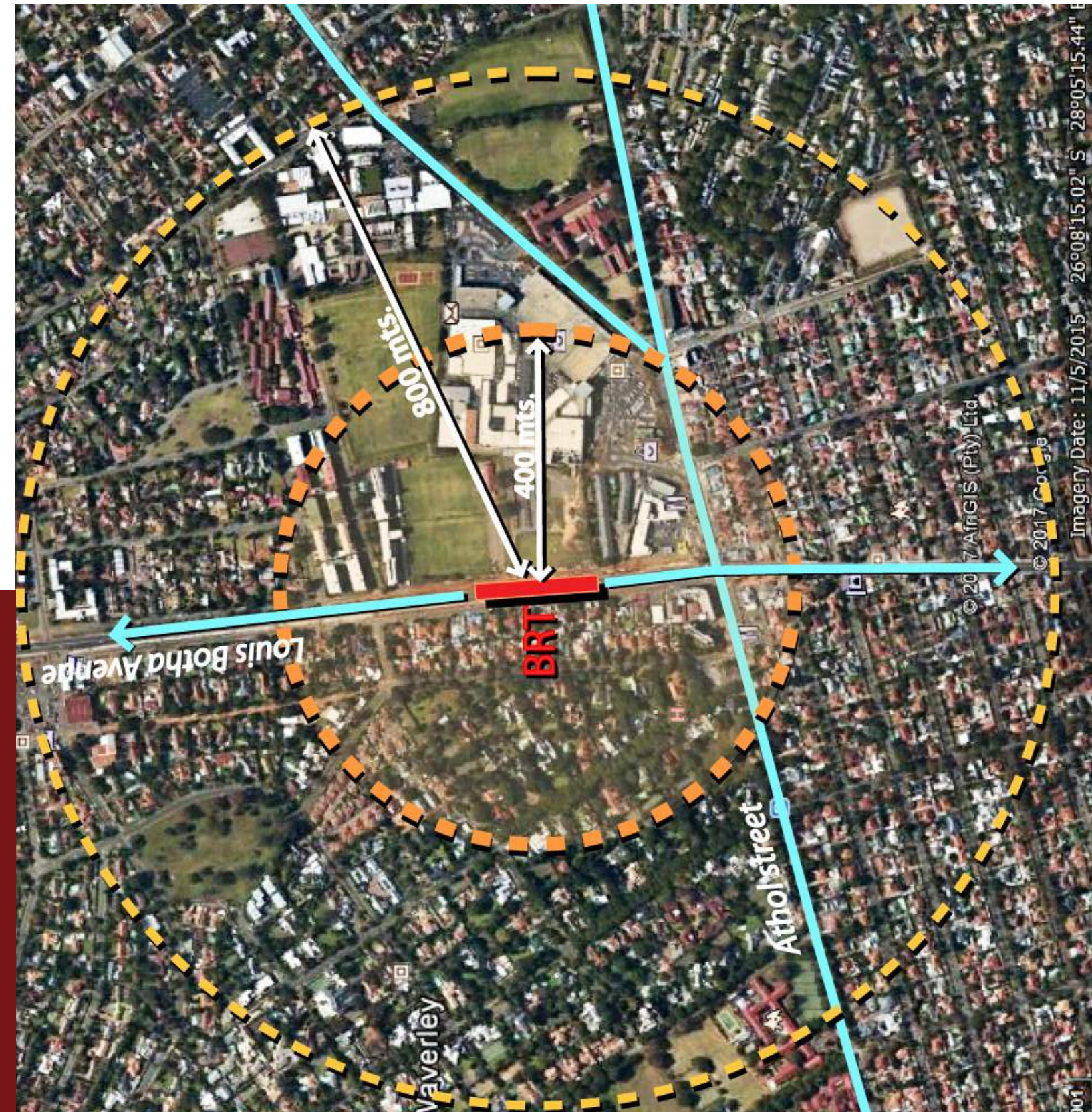
DEVELOPMENT

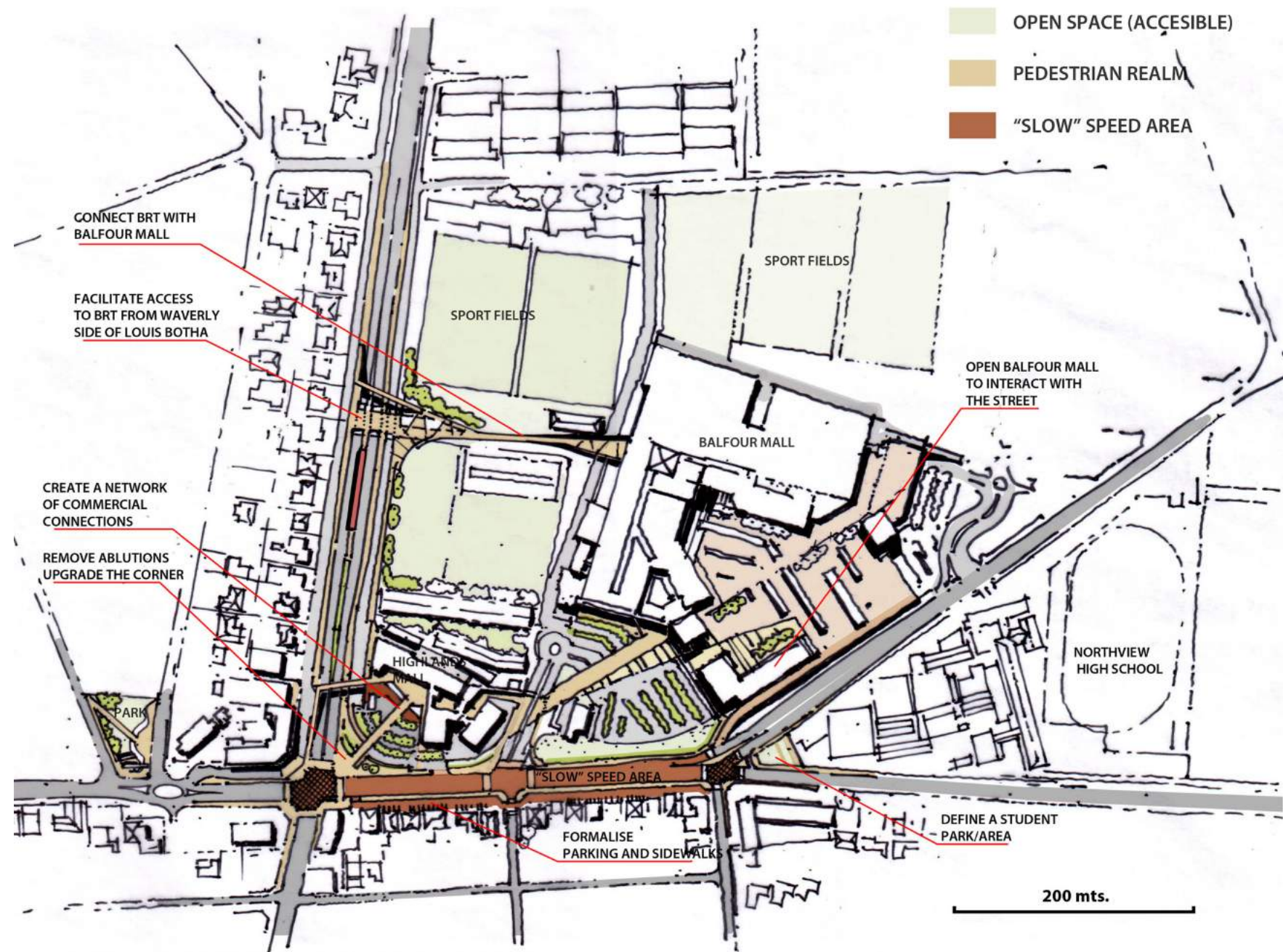


This Urban Development dealt with physically integrated functions; residential, commercial and institutional components. (Industrial uses are not included in this case). Pedestrian friendly connections are part of these developments.

We refer in this case to the mix of uses within the single property as opposed to mix of uses in defined areas that as a whole compose a mixed-use district. This aspect, to some extent is present in the area. A 400m radius area is defined as the high density area and a 800m.

One as the medium to low density zone. The walk-able radius of 400m represents a 5-7 minute walk, while the 800m radius equals to 12-15 minute walk. These are general guidelines as topography, quality of pedestrian environment, and legibility play a role in these estimates.

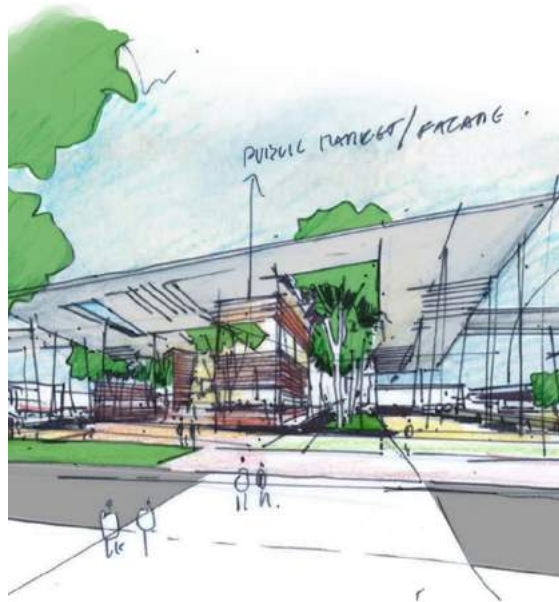




BALFOUR PARK PRECINCT UPGRADE - DESIGN STRATEGIES
SITE PLAN STAGE 1



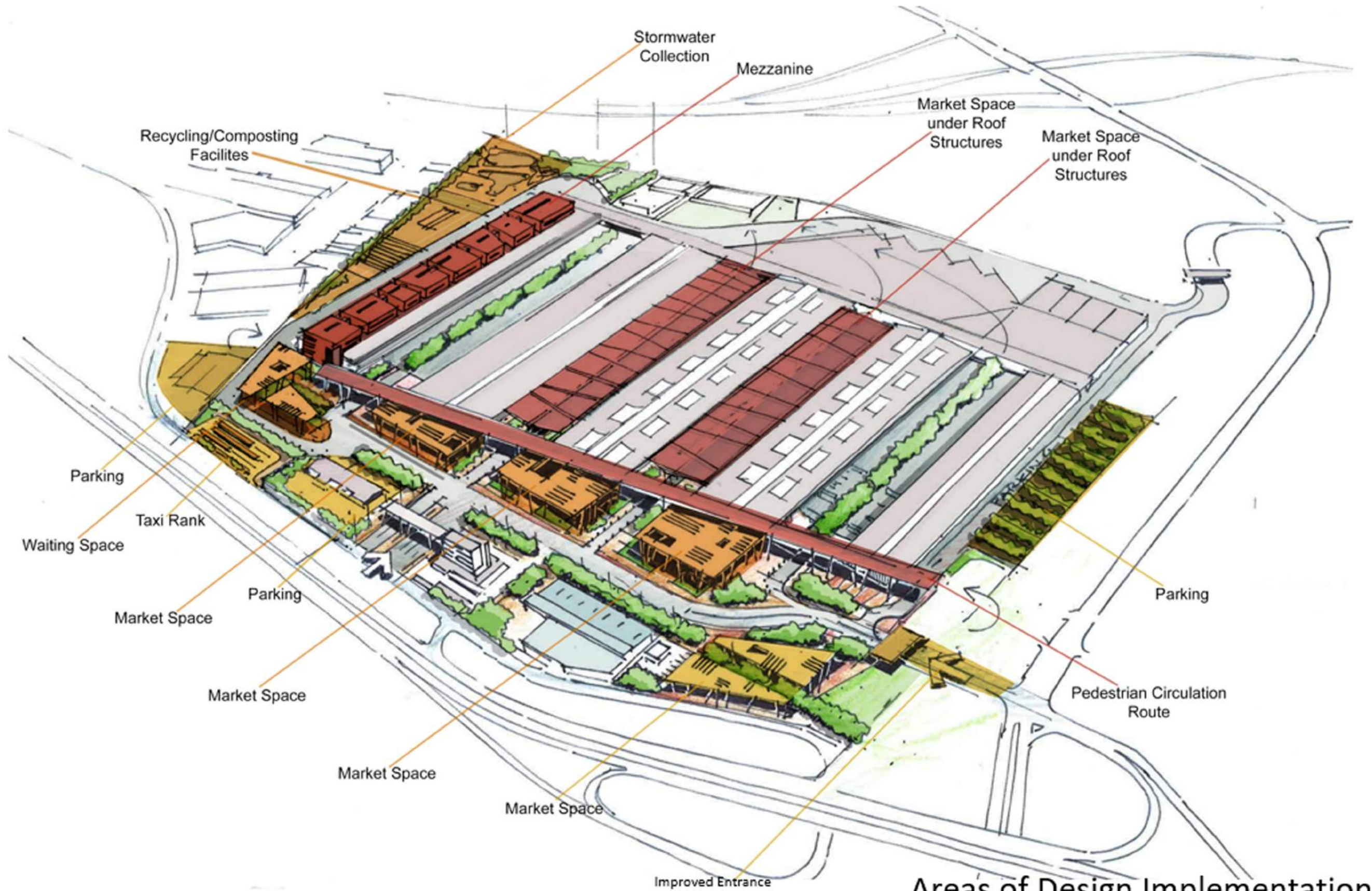
PROGRAM :
PRECINCT AND URBAN DESIGN FRAMEWORK
CLIENT:
GROWTH AND DEVELOPMENT, CITY OF JOBURG
SIZE:
50 000 sqm
BUDGET:
R60 MILLION
STATUS:
DEVELOPMENT



Concept

As the architects we were appointed to give the market a fresh modern feel by to create a more greener softer landscape that will harmonious the industrial architectural language of the existing building. The introduction of new steel shipping containers gave us the chance to start experiment on how they can be used for formal/informal retail. Openings that not only allow for transaction but additional components that are shelves for the exhibition





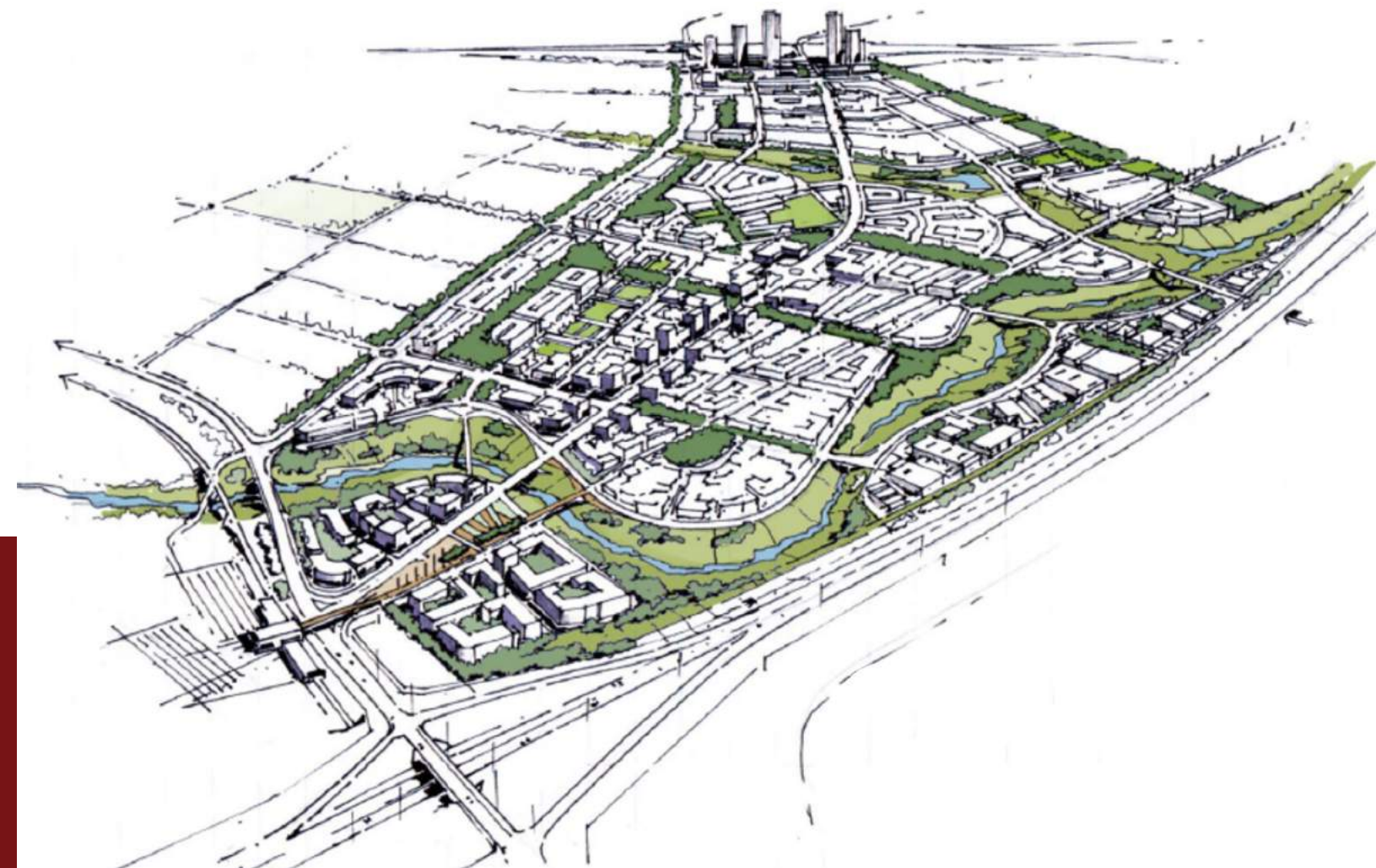
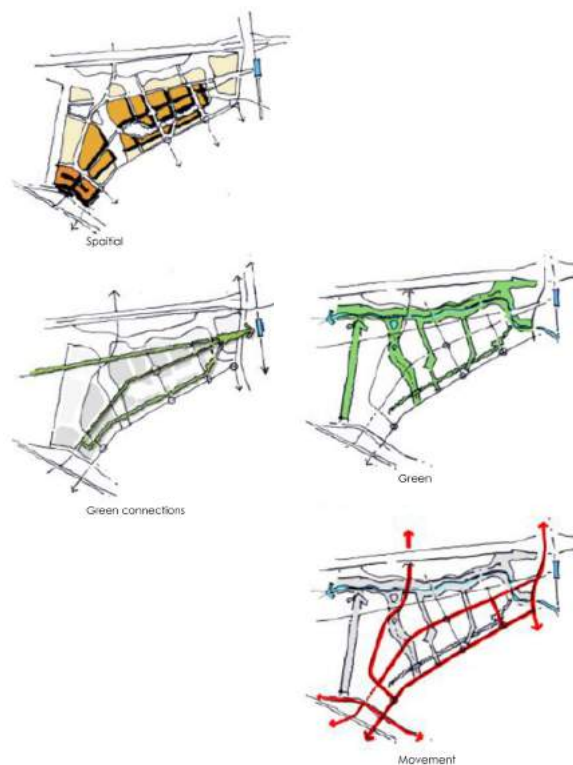
Areas of Design Implementation

BRONKHORSTSPRUIT HOUSING PRECINCT

PROGRAM :
MASTER PLANNING
CLIENT:
PRIVATE
SIZE:
10 000 sqm
BUDGET:
R77 MILLION
STATUS:
CONCEPTUAL

The success of any urban development proposal for the catchment area relies on a strong integration between the public and private.

The Bronkhorstspuit housing precinct is designed so that the city and the housing units flow along one strong principal.



PROGRAM :

PRECINCT AND URBAN DESIGN FRAMEWORK

CLIENT:

GROWTH AND DEVELOPMENT, CITY OF JOBURG

SIZE:

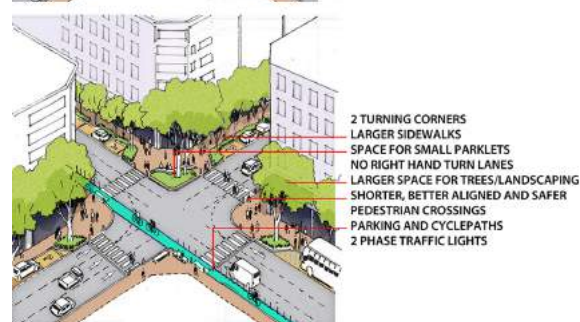
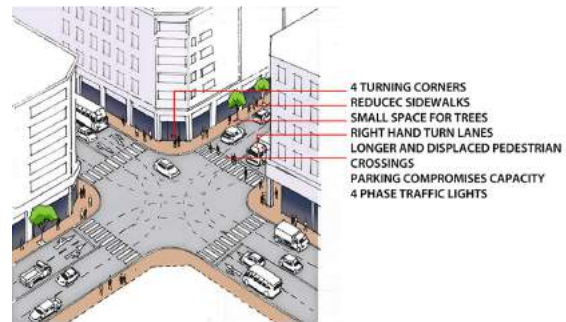
MAIN STREET

BUDGET:

R47 MILLION

STATUS:

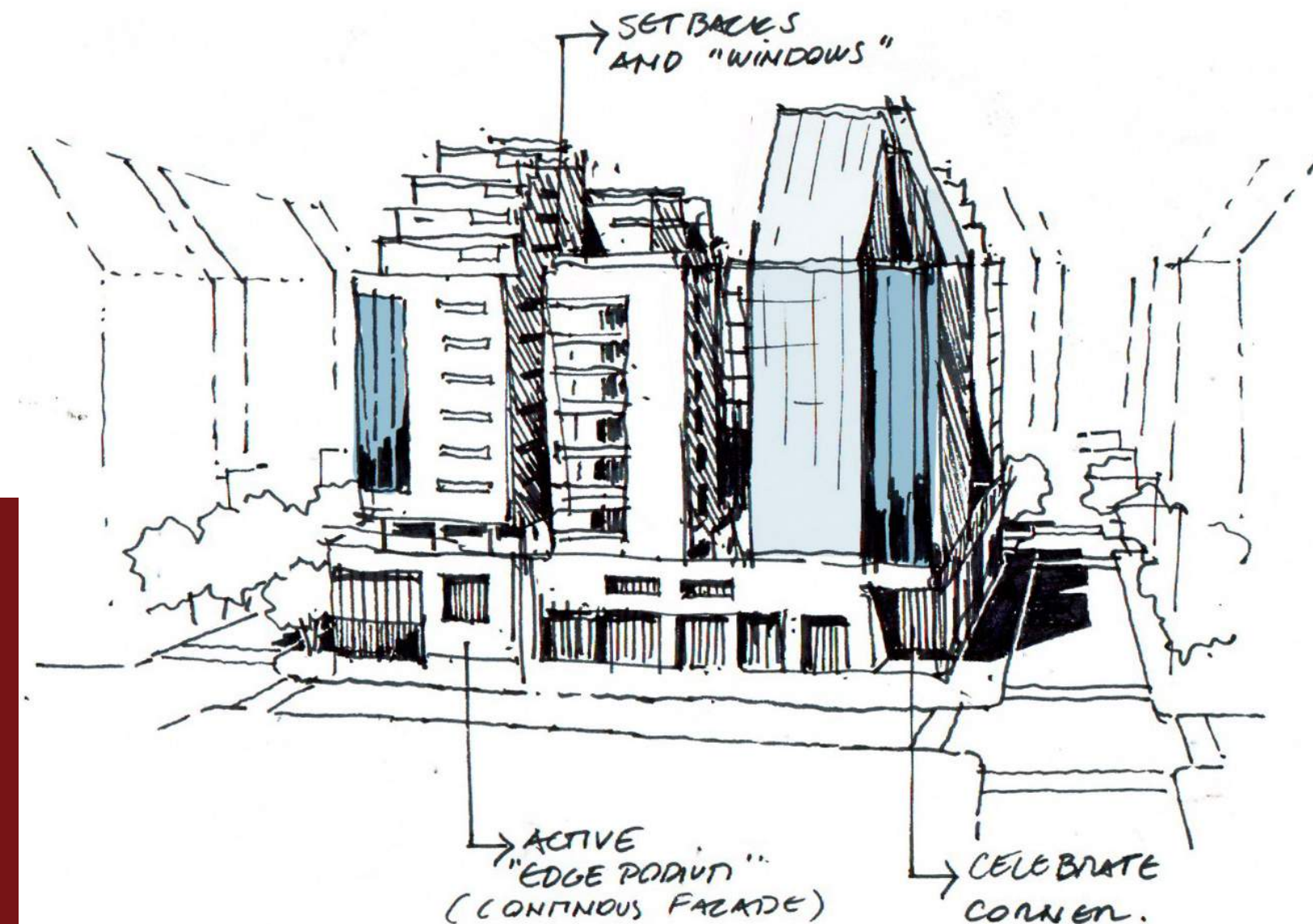
DEVELOPMENT

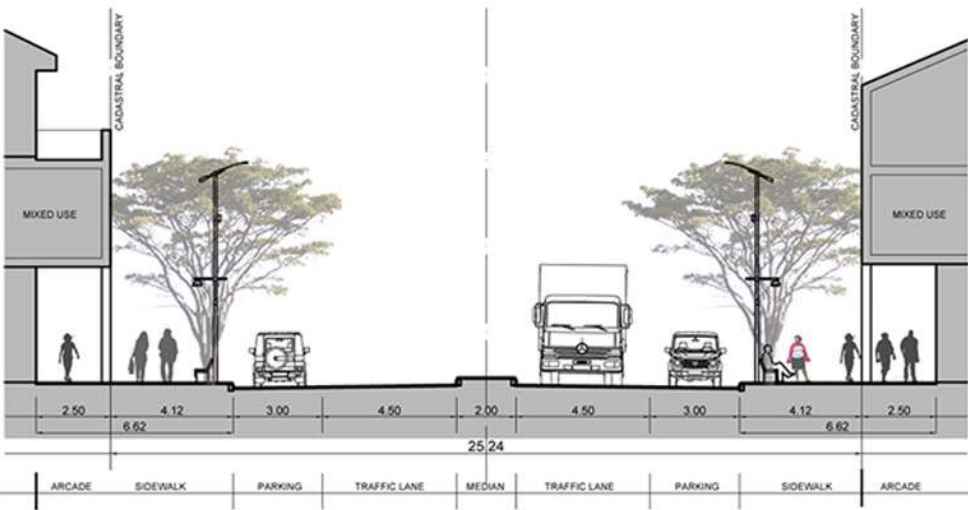
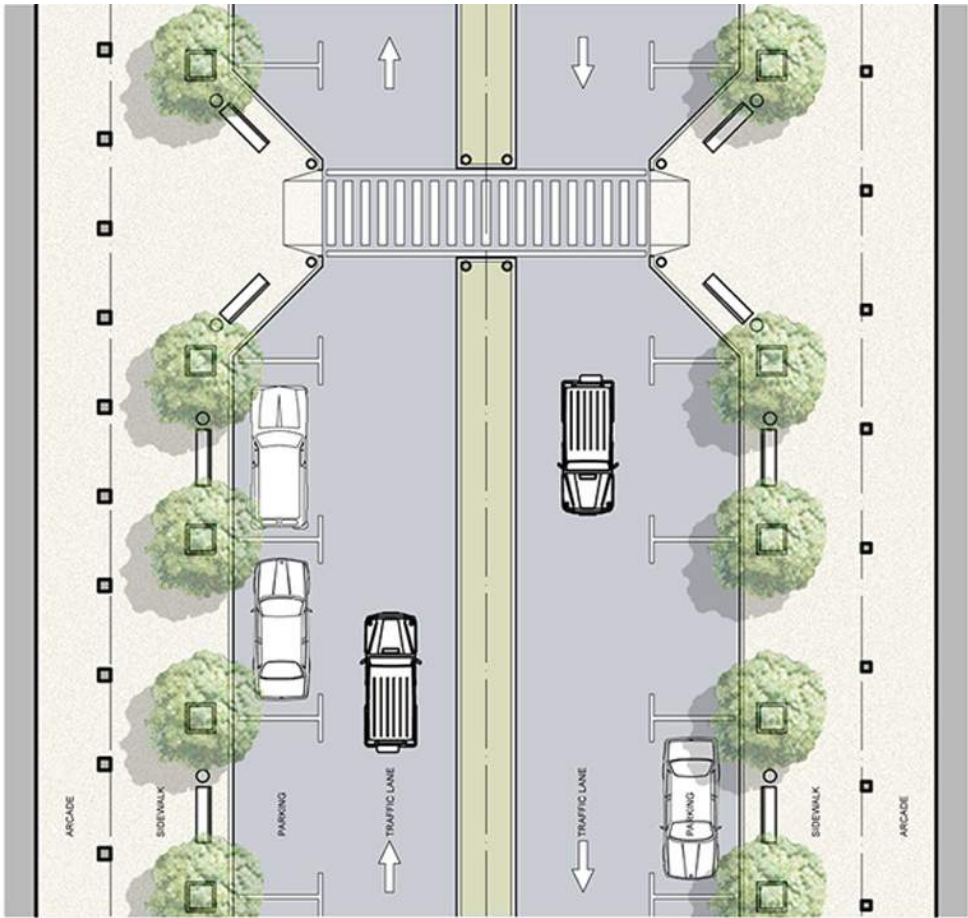


The success of any urban development proposal for the catchment area relies on a strong integration between the public and private sector objectives and interventions.

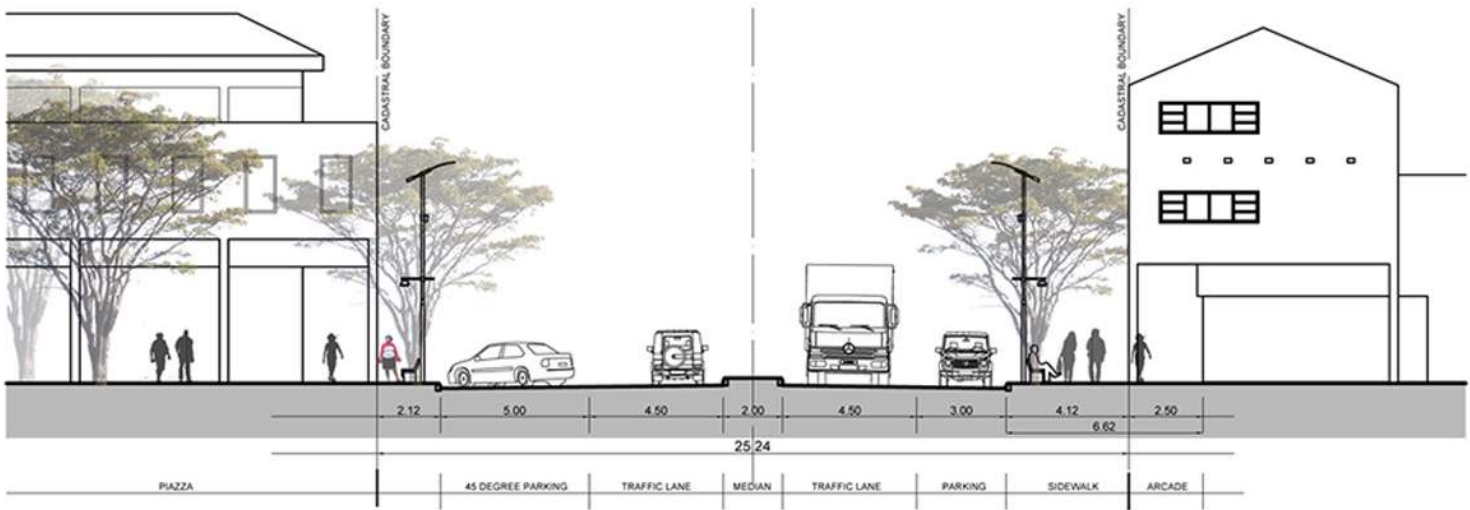
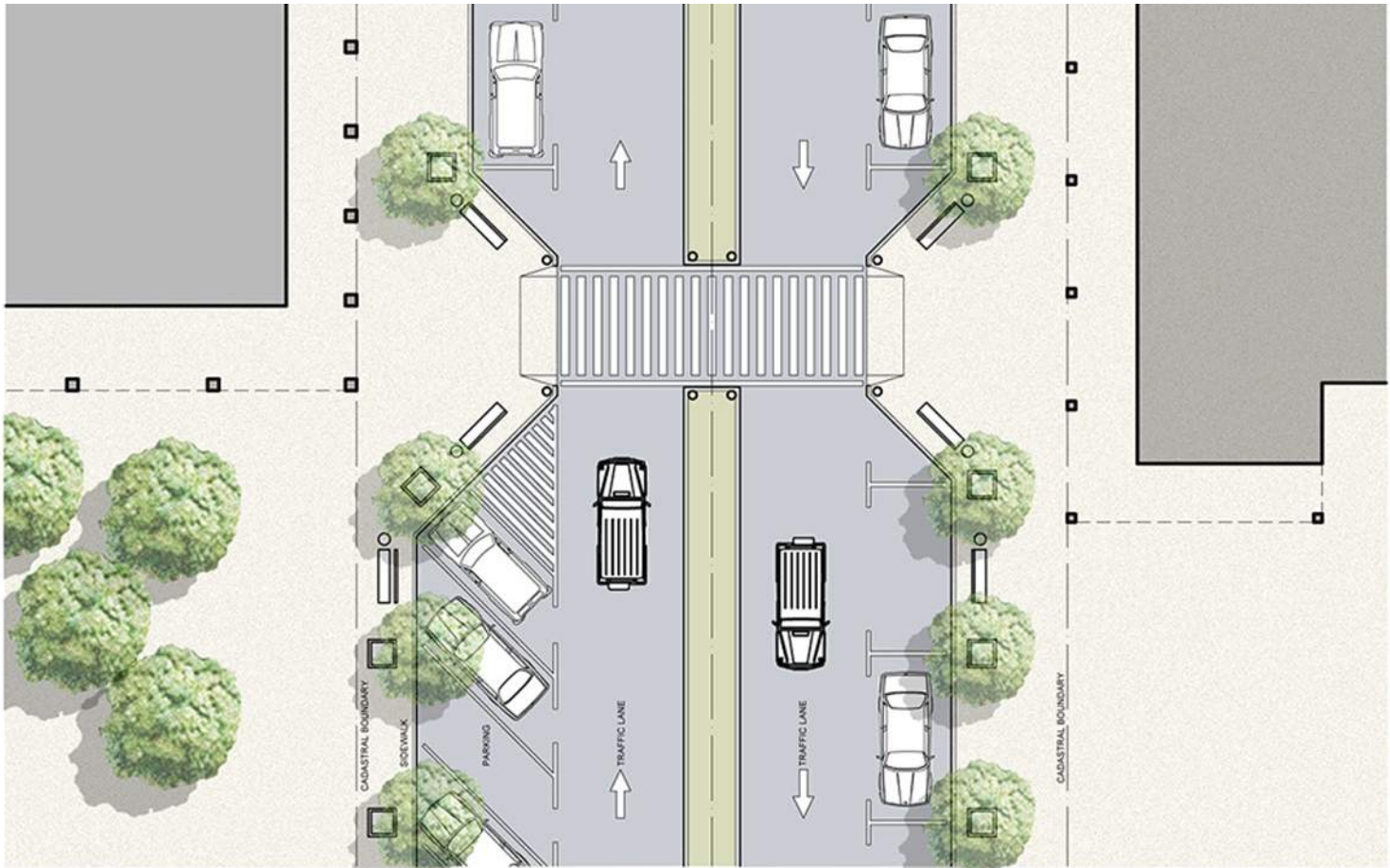
The public sector has a critical role to play in developing (or assisting) in the development of an appropriate development framework. Such frameworks have the potential to reduce risk and encourage contributions of private investors and users.

Some critical responsibilities of the City can be defined as follows: With regard to big business, the role of the City is to provide security for private investment and establish investor confidence through the way in which the city is managed and the public domain is managed and maintained.

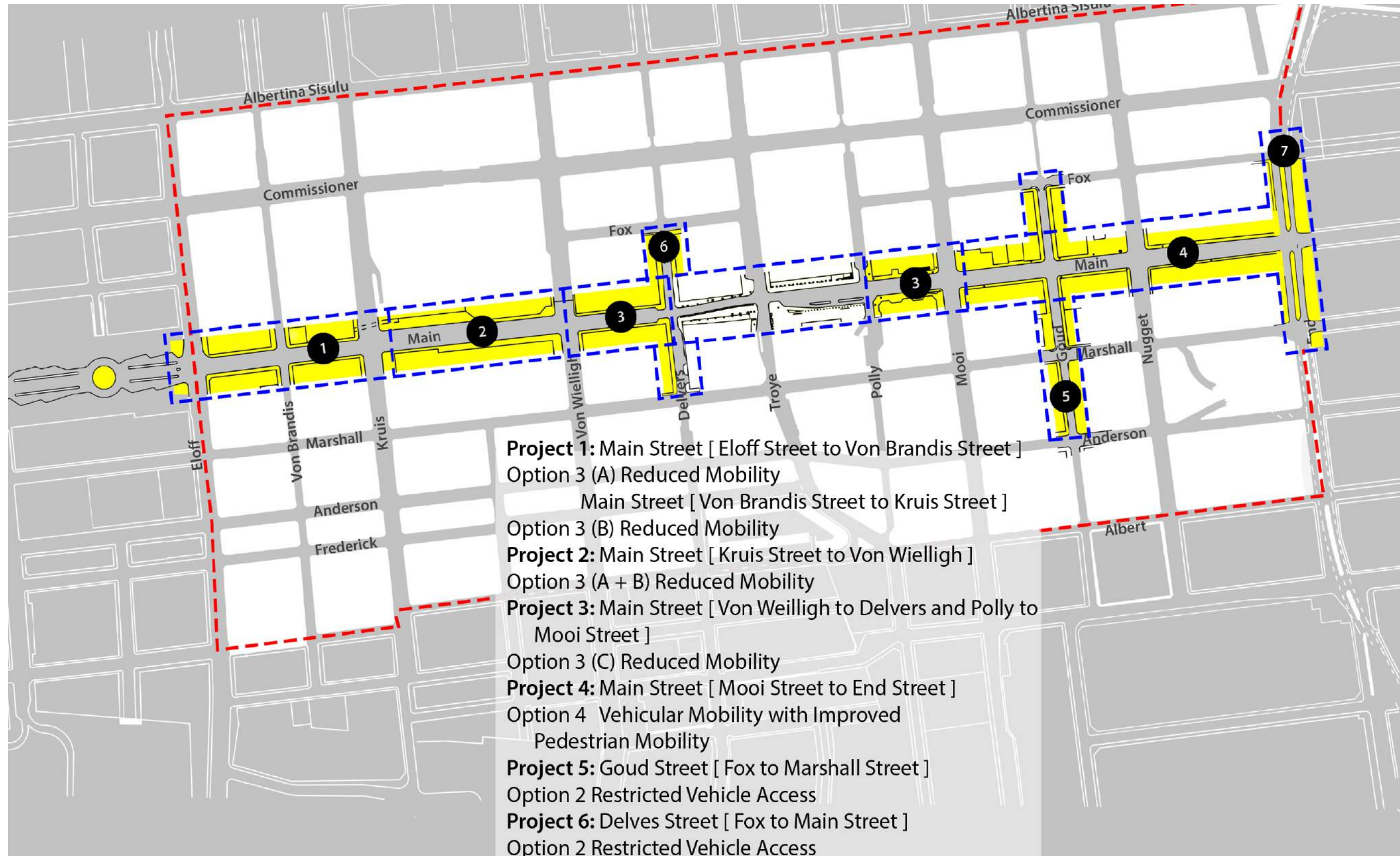




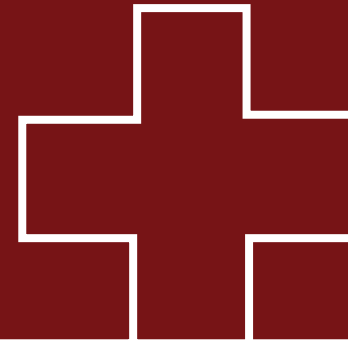
PLAN-CROSS SECTION 25.24m r.o.w. Boulevard



PLAN-CROSS SECTION 25.24m r.o.w. Boulevard
INTERFACE WITH OPEN PIAZZA



HEALTHCARE ARCHITECTURE



PROGRAM :

PRIMARY HEALTH CLINIC

CLIENT:

DEPARTMENT OF HEALTH, CITY OF JOBURG

SIZE:

25000 sqm

BUDGET:

R22 MILLION

STATUS:

COMPLETED DECEMBER 2016



Esselen clinic is located where majority of buildings are old with only a few that are being well maintained.

The clinic falls under heritage building so minimal work was done on the exterior design, the approach taken was to bring in modern color something that would stand out but while the some colour are evoked by surrounding building.





PROGRAM :

PRIMARY HEALTH CLINIC

CLIENT:

DEPARTMENT OF HEALTH, CITY OF JOBURG

SIZE:

3000 sqm

BUDGET:

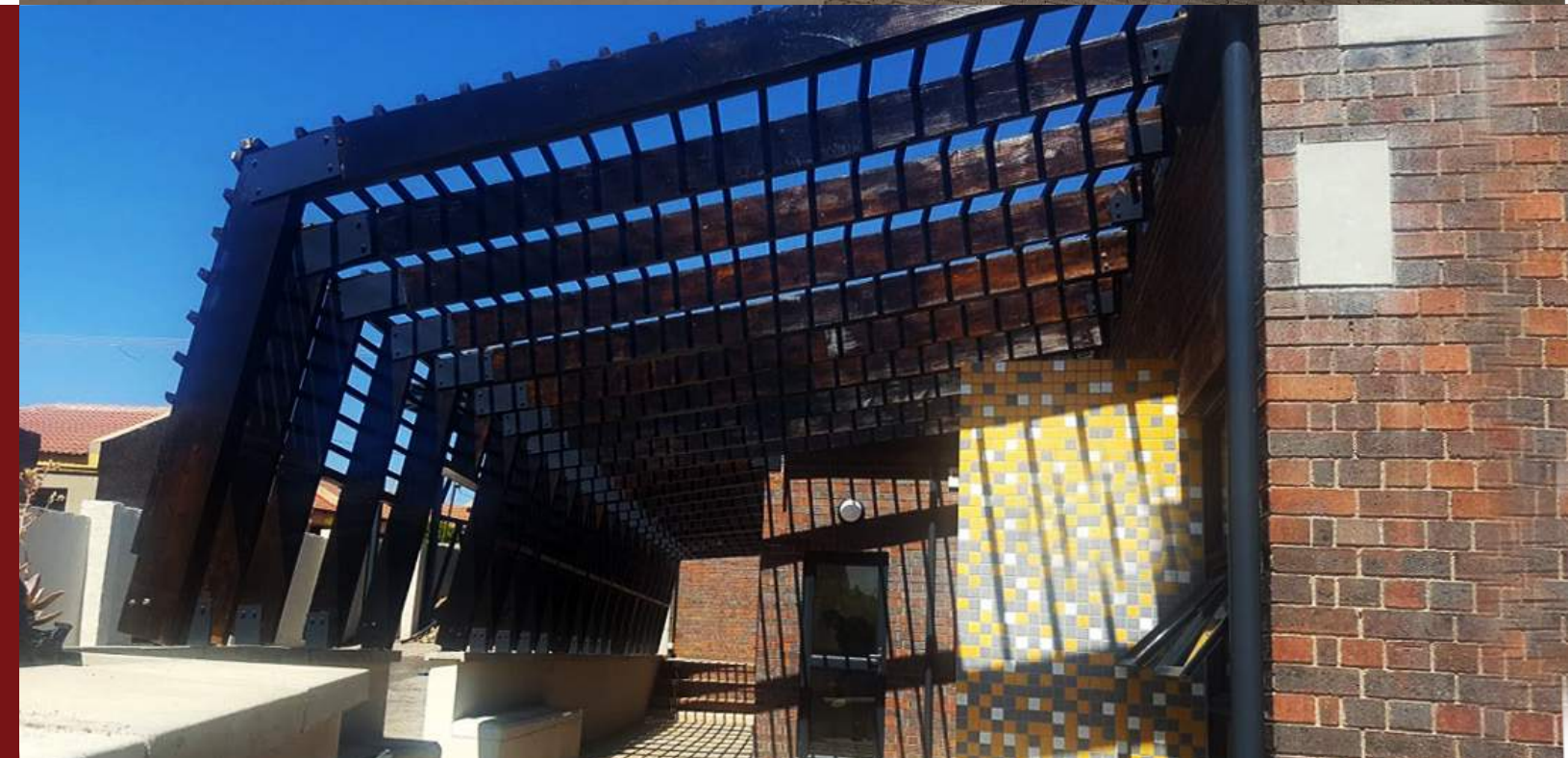
R70 MILLION

STATUS:

COMPLETED DECEMBER 2016



The Noordgesig Clinic forms part of one of three clinics that we were appointed to do in conjunction with the Corridor of Freedom project which aim to integrate racially segregated areas to the CBD. The clinic brings an interesting architectural language to the existing context with the use of timber, drake brown face bricks and stained glass windows with aluminum window frames.



31 | ORCHARDS CLINIC

PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
4500 sqm
BUDGET:
R45 MILLION
STATUS:
COMPLETED MARCH 2019

Orchards Clinic is one of the Corridor of Freedom projects located on the corner of Louis Botha and Oaklands Road in Orchards Johannesburg.

This is a new primary health care facility for CoJ Health Department with 3500m/sq covered floor area including an external courtyard, under ground parking area, landscaping and 1500m/sq offices for CoJ Management.



PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
7500 sqm
BUDGET:
R25 MILLION
STATUS:
CONSTRUCTION



Giving a high-end design on health care facilities brings more enjoy to the by passer, making it look fun and exciting and welcoming to the ill and give those who work there a more appealing working environment to do their work to there fullest potential.



PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
3000 sqm
BUDGET:
R20 MILLION
STATUS:
COMPLETED DECEMBER 2016



A facility community oriented primary health care programme that monitors and pro actively works towards the improved health and wellbeing of families in our area.

Allowing maximum natural light through the building allows the building to save on electricity and trying to make healthcare facilities more energy efficiency.



**WITS REPRODUCTIVE
HEALTH AND HIV
INSTITUTION(WRHI)
YEOVILLE**

PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
3500 sqm
BUDGET:
R9.1 MILLION
STATUS:
COMPLETED DECEMBER 2013



WRHI is a multi-disciplinary institutes in Johannesburg, South Africa with a portfolio that includes research, programmatic support, training, policy development, health systems strengthening and technical with areas of expertise encompass HIV, sexual and reproductive health (SRH) and vaccine preventable diseases (VPDs)

The renovations done on this facility were minimal



PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
4000 sqm
BUDGET:
R55 MILLION
STATUS:
COMPLETED JUNE 2013



The original Petervale clinic sits on the western edge of the newly built one. The two buildings are connected by the use of colour and the linking passage that navigates from the old build to the new one.

Materials used on the new building were carefully chosen to preserve the contradictory relationship between old and new by the use of corrugated roof sheeting, steel sections and the unique pitch of the roof.



PROGRAM :

PRIMARY HEALTH CLINIC

CLIENT:

DEPARTMENT OF HEALTH, CITY OF JOBURG

SIZE:

4500 sqm

BUDGET:

R55 MILLION

STATUS:

COMPLETED JUNE 2010



The Freedom Park Clinic is situated in Devland South-Western of the Johannesburg CBD. Devland is one of the newer townships of Johannesburg with an architectural language that mirrors newer parts of Soweto.

This Health care facility is designed of the principal of transparency so allow a large engagement with the context and for the community to know that it is their facility.



PROGRAM :

PRIMARY HEALTH CLINIC

CLIENT:

DEPARTMENT OF HEALTH, CITY OF JOBURG

SIZE:

2100 sqm

BUDGET:

R20 MILLION

STATUS:

CONCEPTUAL



Crescent Clinic is a private psychiatric clinic that offers a tranquil therapeutic environment, professional and caring staff and a dedicated focus on recovery, restoration and personal transformation for its patients.

The architectural project comprises the design of a new building, consisting of new consultation rooms and new patient wing, consisting of an adolescent ward and eating disorder ward.



PROGRAM :

PRIMARY HEALTH CLINIC

CLIENT:

DEPARTMENT OF HEALTH, CITY OF JOBURG

SIZE:

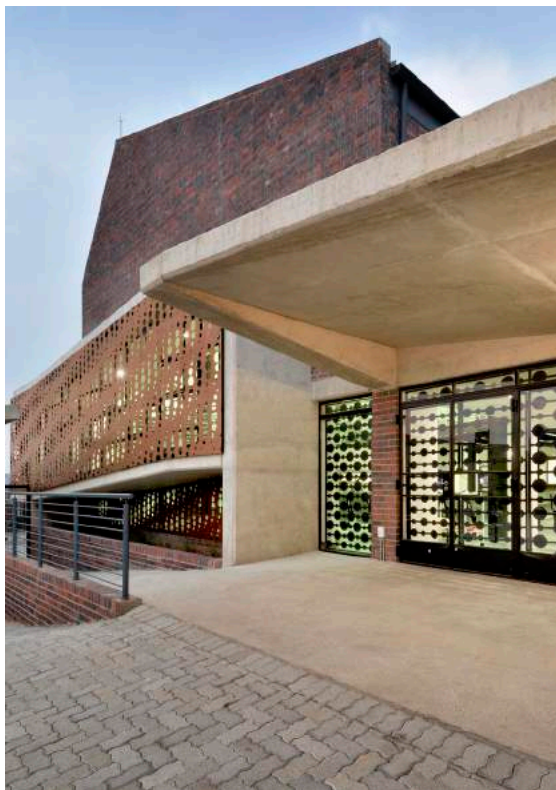
4000 sqm

BUDGET:

R70 MILLION

STATUS:

COMPLETED DECEMBER 2016



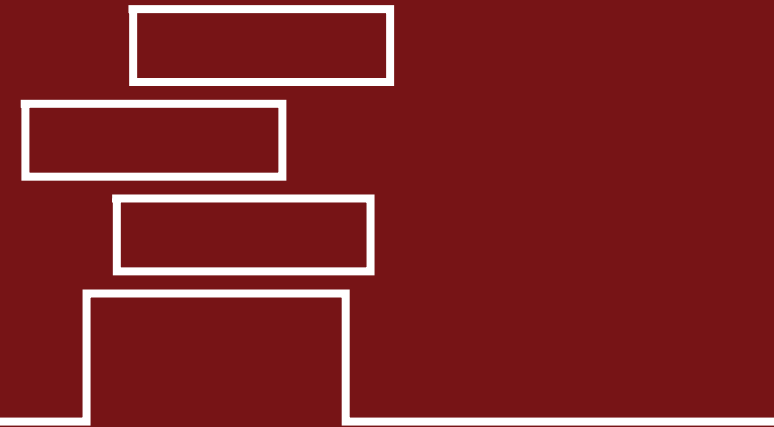
One of the legacies of apartheid planning - is the many marginalized communities still prevalent in South Africa. These communities are often poorly serviced and have very few public amenities.

The public facilities which one can find are often behind a fence, very clearly enforcing exclusion. We decided to challenge this norm through this project and to create a new typology of primary health-care facilities in South Africa.

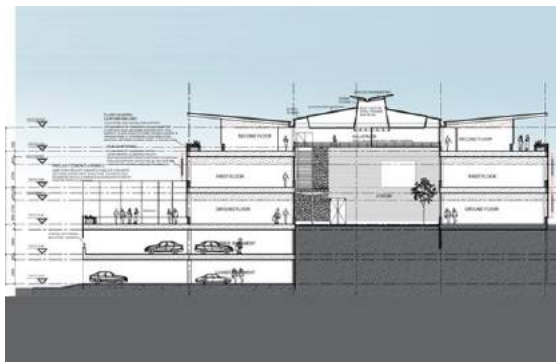




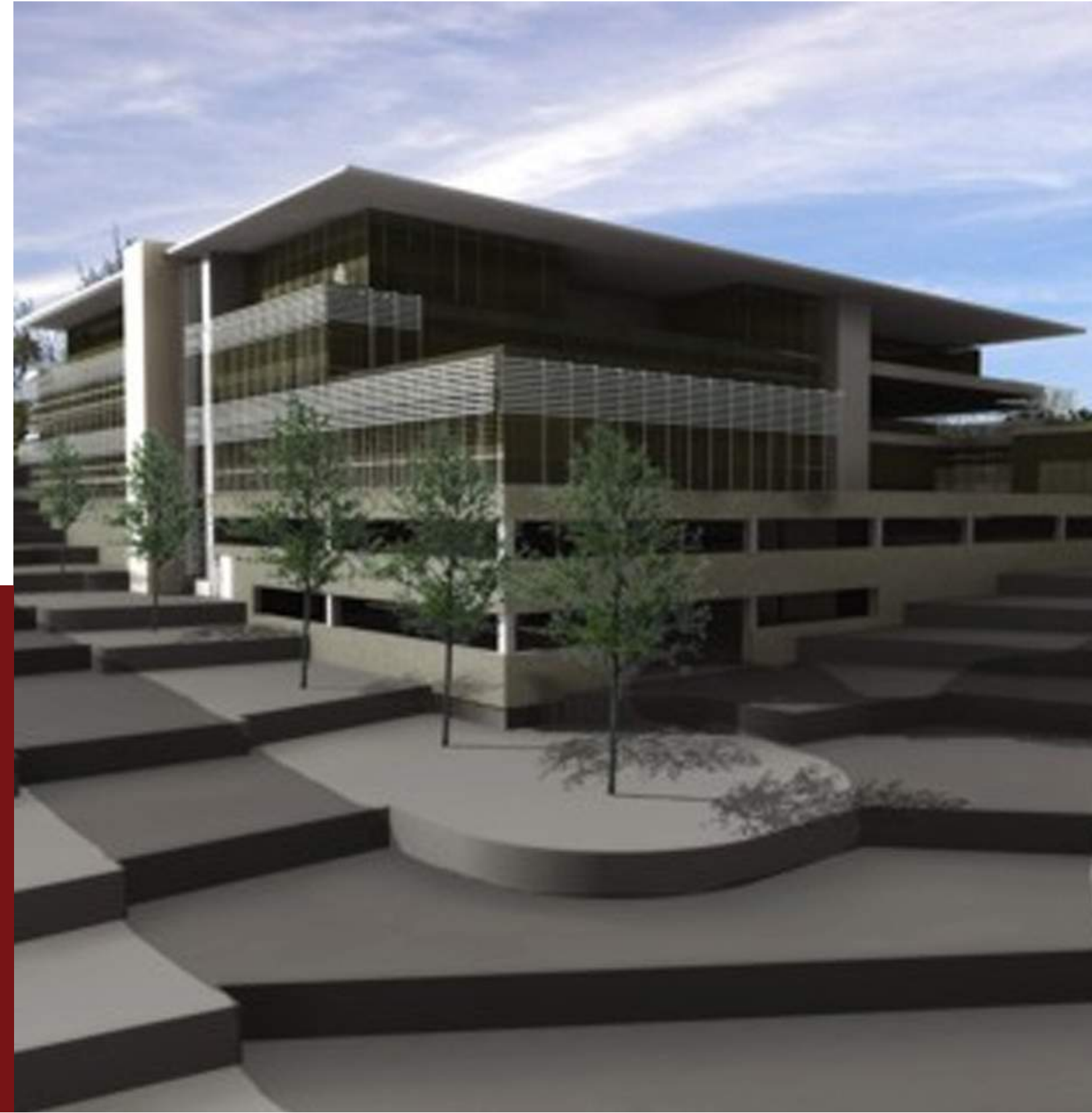
COMMERCIAL



PROGRAM :
PRIMARY HEALTH CLINIC
CLIENT:
DEPARTMENT OF HEALTH, CITY OF JOBURG
SIZE:
10000 sqm
STATUS:
CONCEPTUAL



An architectural design proposal and feasibility study for the development of the PetroSA Office Park, including an extension to PetroSA existing offices, as well as new head offices for sister companies PASA and OPSCA.



PROGRAM :

ART

SIZE:

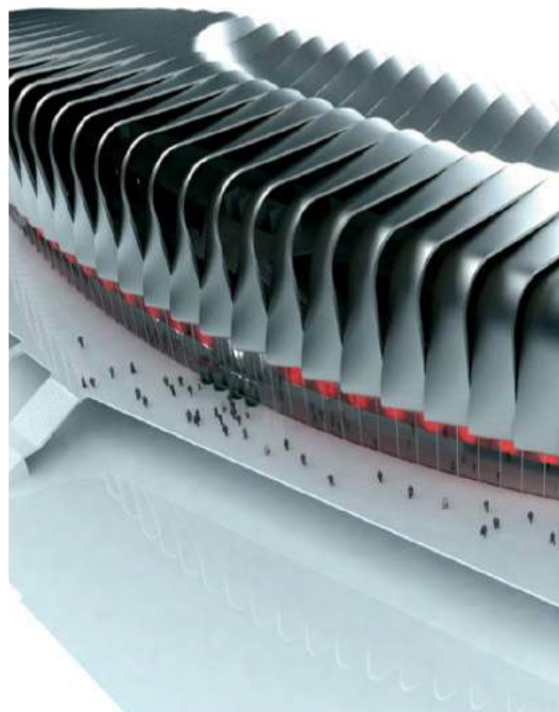
7500 sqm

BUDGET:

R250 MILLION

STATUS:

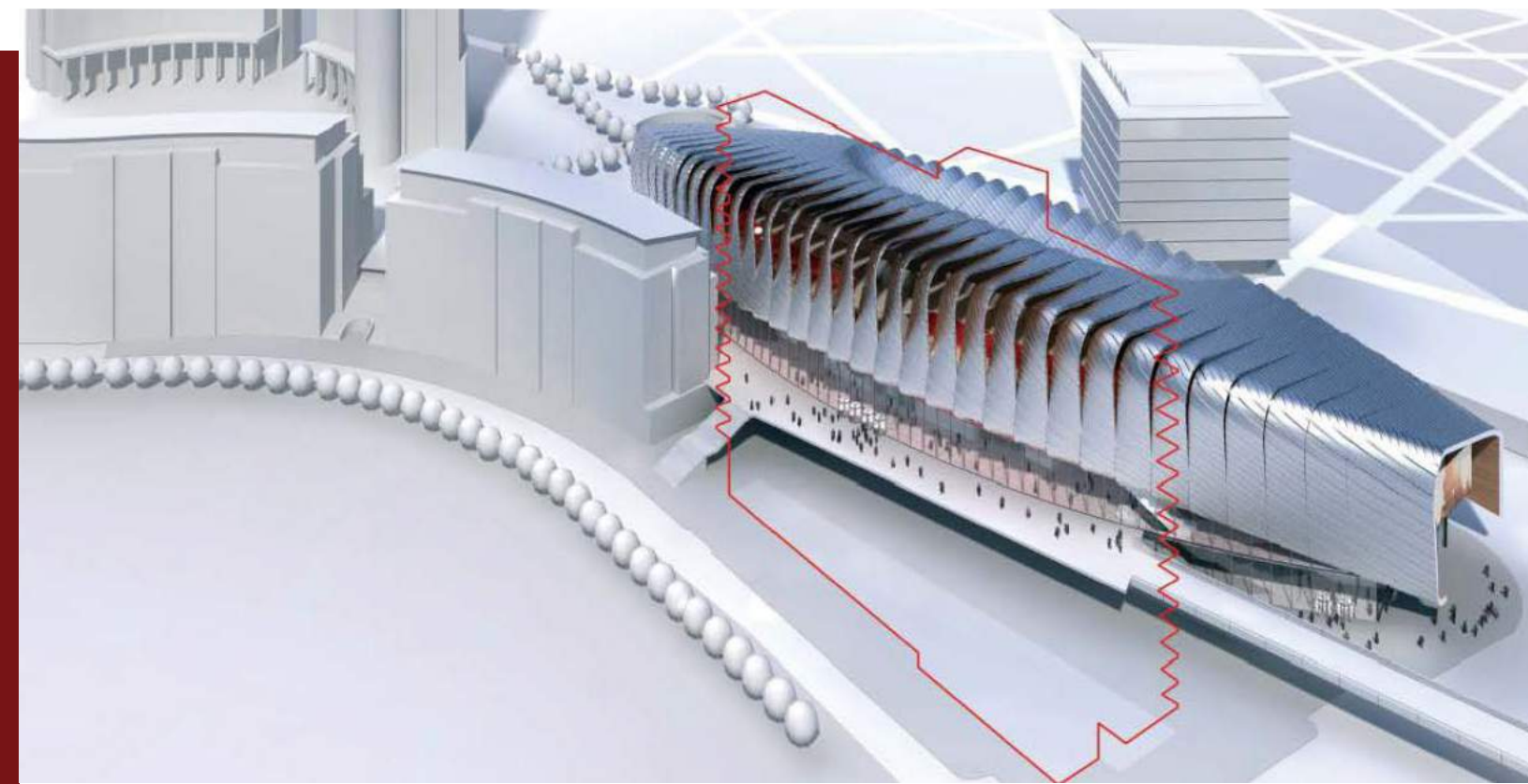
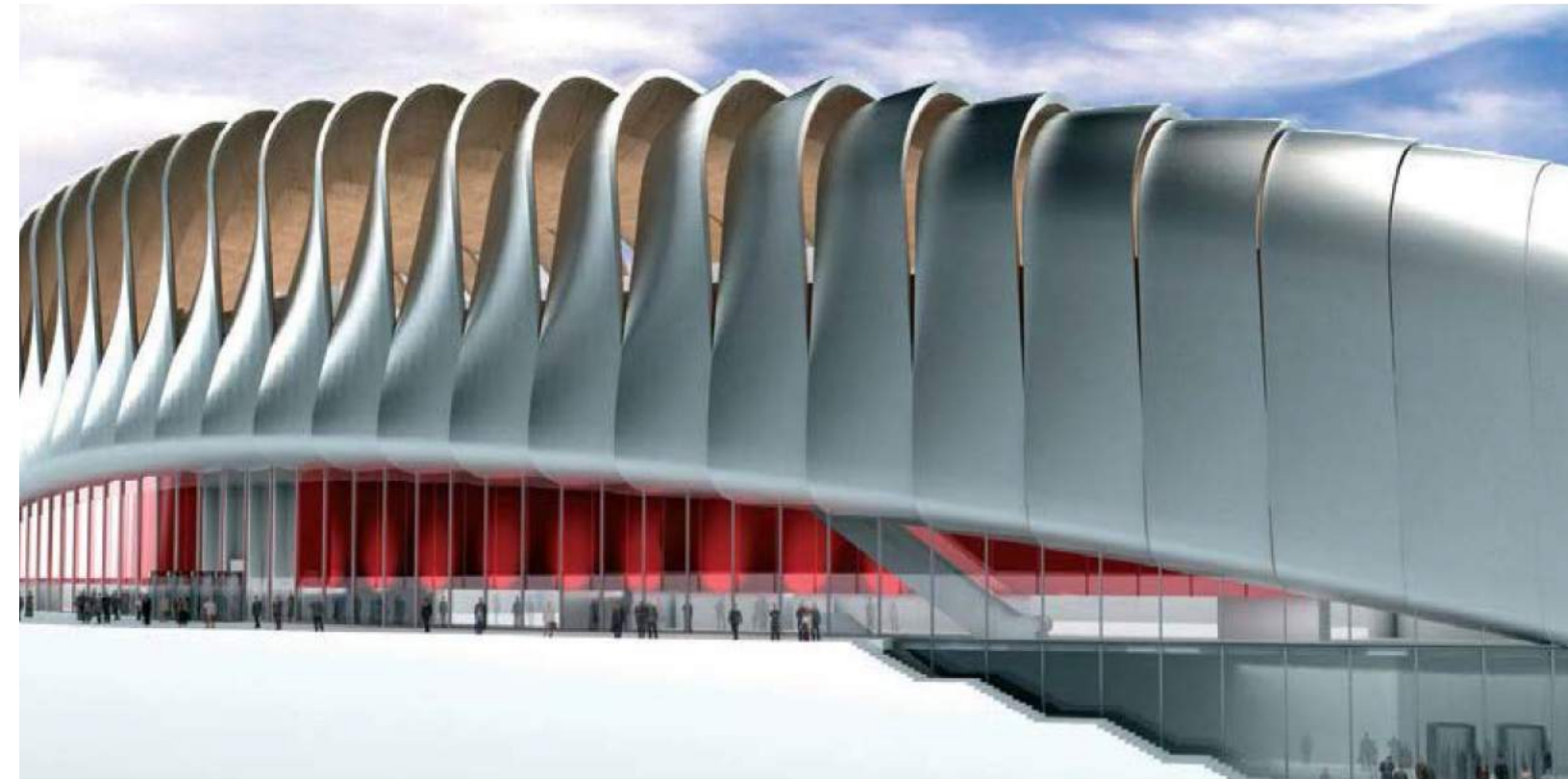
CONCEPTUAL



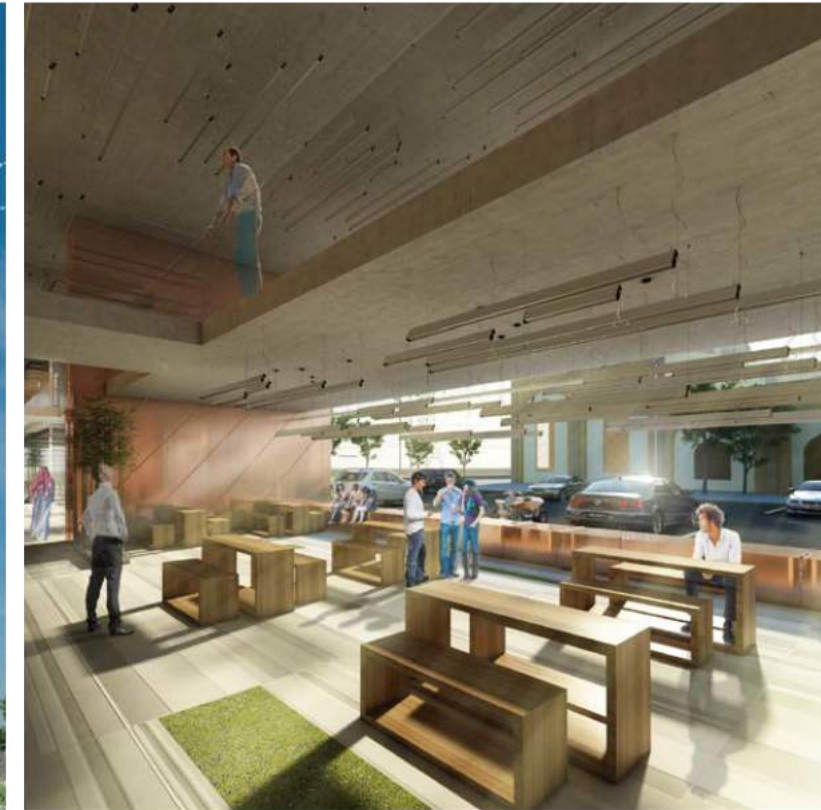
Considered the First Fully parametrically designed building, the Fashion Cat walk building is wrapped by single ribbon and made out of wood and aluminum. The design changes in its form and twist and adapts in its length to the applied stresses.

The facade is made of aluminum and timber, using the material properties as limitation, we parametrically created a parametric model, which stretched and bend the facade to its limits to allow for architectural vision.

The Glass partitions were automatically generated with every iteration. This project was one of its kind to use such a technology in 3d modelling. The design and the process was published in a book by David Littlfield Named «Space Craft»
<https://www.amazon.com/Space-Craft-Developments-Architectural-Computing/dp/1859462928>



PROGRAM :
ART EXHIBITION
BUDGET:
R150 MILLION
STATUS:
CONCEPTUAL 2017



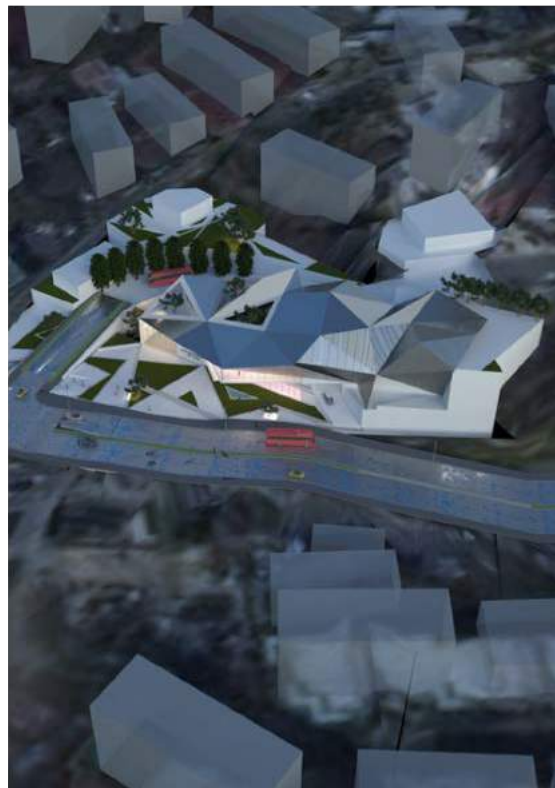
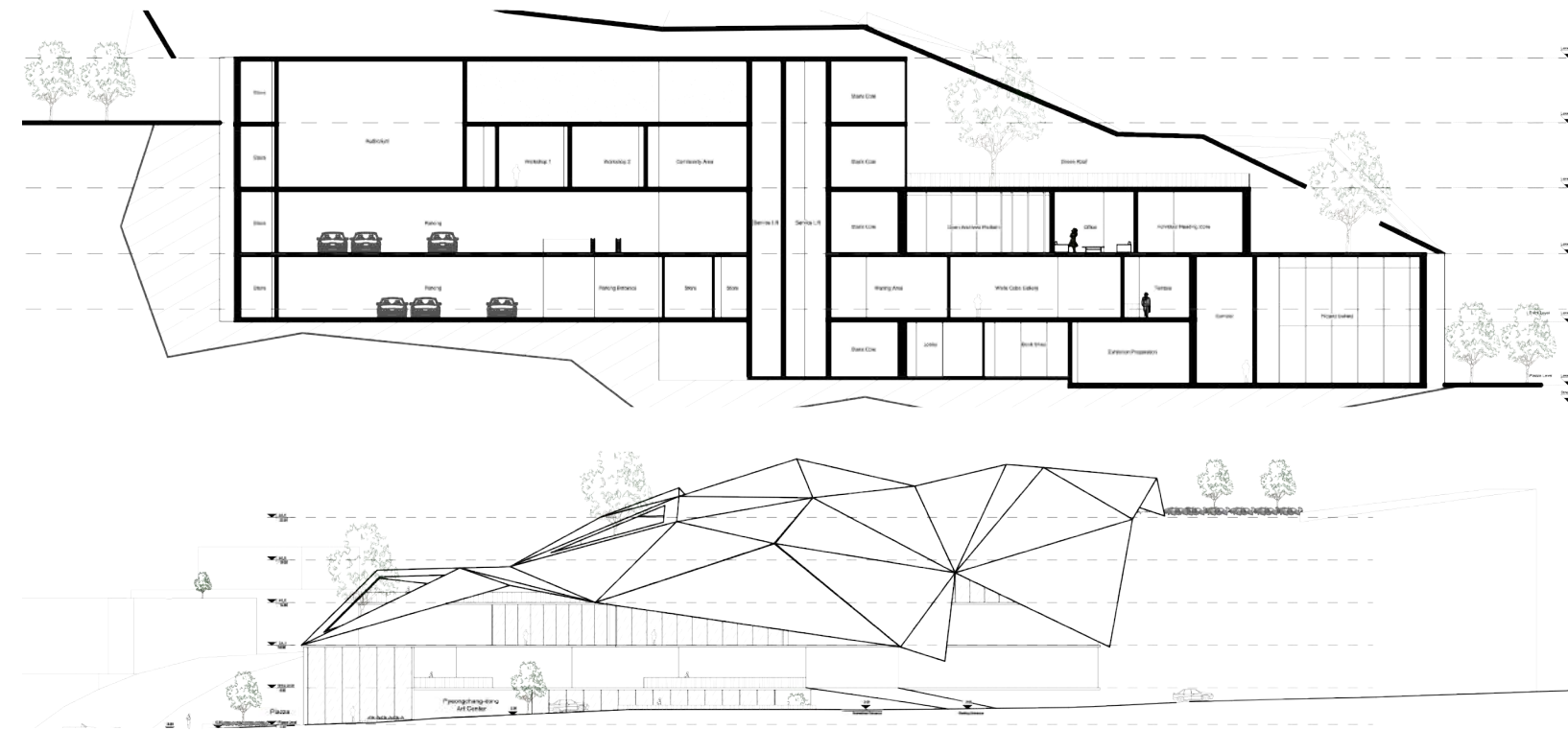
The design intent is to make the art complex an integral part of the surrounding area.

The intention is to design the whole site with all the plots to create a unique unified master plan with the same landscape theme that overflows the piazza, roof, and open spaces.

The master plan shows clearly the distribution.



PROGRAM :
ART EXHIBITION
BUDGET:
R100 MILLION
STATUS:
CONCEPTUAL 2017



The design intent is to make the art complex an integral part of the surrounding area.

The intention is to design the whole site with all the plots to create a unique unified master plan with the same landscape theme that overflows the piazza, roof, and open spaces.

The master plan shows clearly the distribution.



PROGRAM :
ART EXHIBITION
BUDGET:
R200 MILLION
STATUS:
CONCEPTUAL 2017



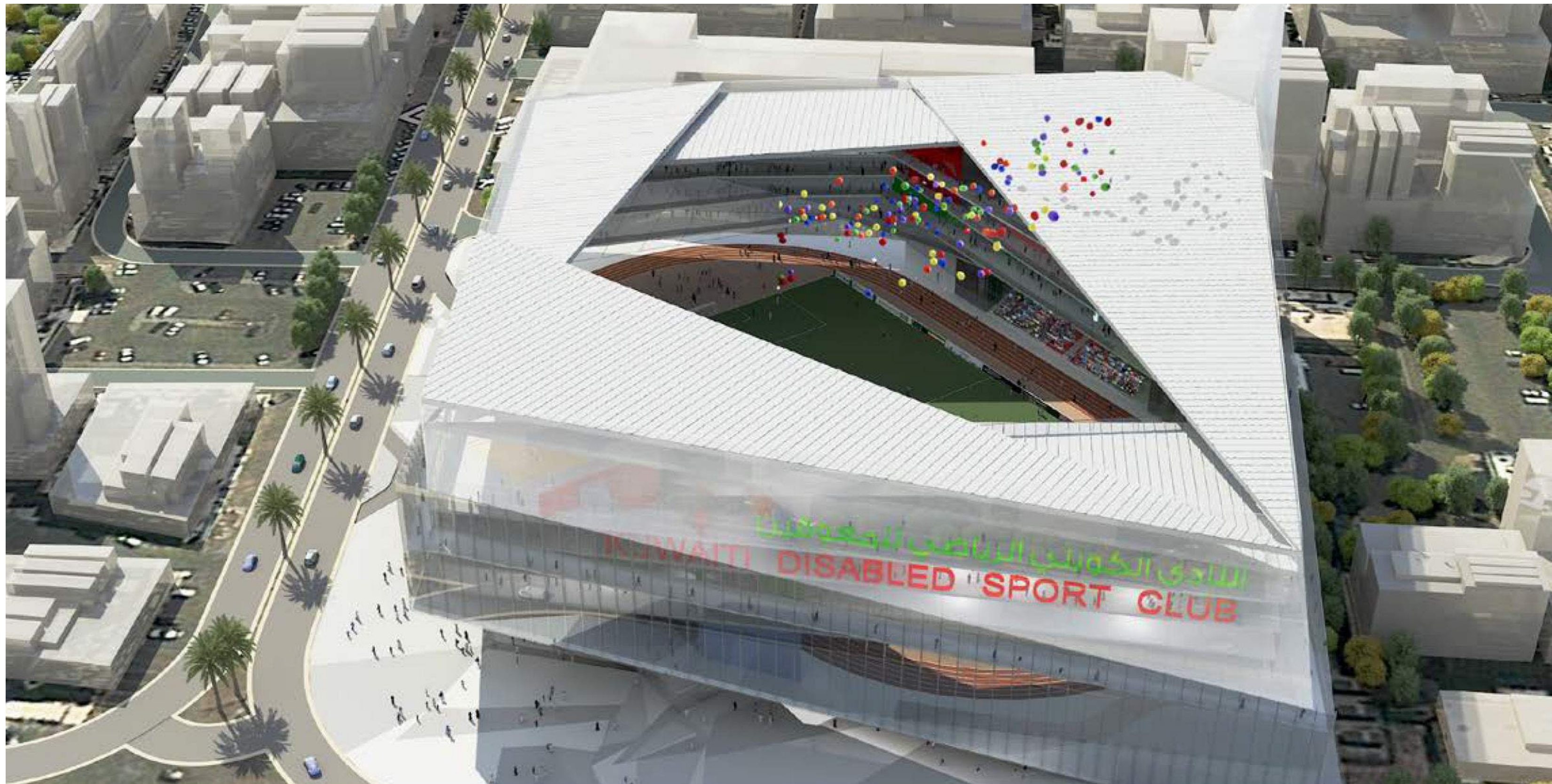
Hawally disabled stadium is designed to replace the existing stadium in the middle of the Kuwait City. There was careful attention given to the project in terms of the functionality of the project to serve people with difficult mobility.

The building is designed with a ramping passage way around the periphery of the building that leads you to the overall floors of the building. The Football pitch was raised over street level to allow people passing by to visualize the whole project and make people aware about the physical possibilities of these athletes.

Considering the budget of the project, we have used poly-carbonate sheets as a shell of the project and we have used the signage as three dimensional objects sitting on the different floors to create this illusion of transparency.

The roof of the stadium is made out of corrugated steel insulated Kalzip Sheets, they were slightly tilted and rotated to give a pleasing appearance and to naturally drain the building.





RESIDENTIAL



PROGRAM :
RESIDENTIAL
CLIENT:
TROMP
SIZE:
800 sqm
BUDGET:
R25 MILLION
STATUS:
UNDER CONSTRUCTION



Located on the shores of Mozambique this modern house sits perfectly with in context allowing both to compliment each other. The concrete house gives room(roof) for plantation to happen also creating a beautiful colour combination.

Main concept was to create 2m window not only frame view but also to allow the user to feel the ocean waves in the comfort of their bed.



PROGRAM :
RESIDENTIAL
CLIENT:
PRIVATE
SIZE:
45 00 sqm
BUDGET:
R85 MILLION
STATUS:
COMPLETED 2014



302 units, new age contemporary design brings a more exciting and creative approach to estate master planing designing, each unit to have a amazing view throught the balcony while also giving them privacy for family gatherings.



PROGRAM :
 RESIDENTIAL
CLIENT:
 PRIVATE
SIZE:
 850 sqm
BUDGET:
 R15 MILLION
STATUS:
 OPERATIONAL



The amazing courtyard created by the two building wings ties the house together though the visual connection, it becomes a point of reference.

Modern finishes were the best suit for the house as we were not trying to interrupt the views with chunky furniture rather the furniture had to be an addition picture rather than the picture.



PROGRAM :
RESIDENTIAL
CLIENT:
PRIVATE



Inspired by the nature of the space, the building was designed to respect and compliment the beautiful surrounding landscape. The building's volume spreads elegantly over the landscaped terraces.

The interact volumes create nice intermediate shaded spaces. The building is intended to be inhabited by a Saudi family during their summer break in Rabbat, though it has to be fully designed to respect the Saudi culture, though expands into the freedom and lifestyle of the Rabbat.

The main house was elevated above ground to maximize the view to the valley, and has its own elevated entrance, though the visitors were welcomed to the Majlis through a descended set of steps. The swimming Pool and Guest house was placed on a further lower level to gain privacy and intimacy away from the rest of the building.



PROGRAM :
RESIDENTIAL
CLIENT:
PRIVATE



The Villa is designed as a reflection of the typical Kuwaiti Living style.

The forms are pure geometrical that overlaps and intersects to create double volume interiors that maximize light and maximize the experience.

The villa is located within congested neighbourhood, though it was crucial to respect the privacy of the client and give a special attention to glazing elements, its treatment and orientation.



PROGRAM :
RESIDENTIAL
CLIENT:
PRIVATE
SIZE:
850 sqm
BUDGET:
R15 MILLION
STATUS:
OPERATIONAL



The amazing courtyard created by the two building wings ties the house together though the visual connection, it becomes a point of reference.

Modern finishes were the best suit for the house as we were not trying to interrupt the views with chunky furniture rather the furniture had to be an addition picture rather than the picture.



PROGRAM :
RESIDENTIAL
CLIENT:
PRIVATE
SIZE:
45 000 sqm
BUDGET:
R15 MILLION
STATUS:
OPERATIONAL

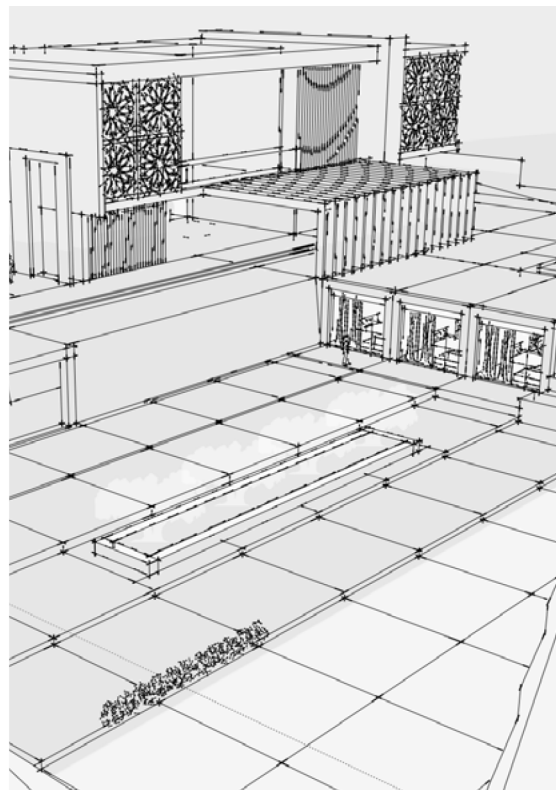


The amazing courtyard created by the two building wings ties the house together though the visual connection, it becomes a point of reference.

Modern finishes were the best suit for the house as we were not trying to interrupt the views with chunky furniture rather the furniture had to be an addition picture rather than the picture.



PROGRAM :
RESIDENTIAL
CLIENT:
TSHILI
SIZE:
1200 sqm
BUDGET:
R12 MILLION
STATUS:
COMPLETED JUNE 2017



Inspired by the nature of the space, the building was designed to respect and compliment the beautiful surrounding landscape. The building's volume spreads elegantly over the landscaped terraces. The interact volumes create nice intermediate shaded spaces.

The building is intended to be inhabited by a Saudi family during their summer break in Rabbat, though it has to be fully designed to respect the Saudi culture, though expands into the freedom and lifestyle of the Rabbat.

The main house was elevated above ground to maximize the view to the valley, and has its own elevated entrance, though the visitors were welcomed to the Majlis through a descended set of steps. The swimming Pool and Guest house was placed on a further lower level to gain privacy and intimacy away from the rest of the building.



PROGRAM :
RESIDENTIAL
CLIENT:
TSHILI
SIZE:
1200 sqm
BUDGET:
R12 MILLION
STATUS:
COMPLETED JUNE 2017



Client gave the brief to connect two dwellings together to create uniform dwelling. The material use were carefully considers as the concept of portraying a distinct separation between old-new, hard-soft, solid-void was the foundation of design.

The old Dutch farm house design gave directed toward which internal finishes would best fit. Minimal alteration on the exterior and more modern finishes internal to extent the juxtaposition of old and new.

Building a close relationship with the client makes designing for them a effortless experience as the main objective is to satisfy the client while simultaneously create amazing, comfortable spaces for them to enjoy and share with their family.





COMPETITIONS



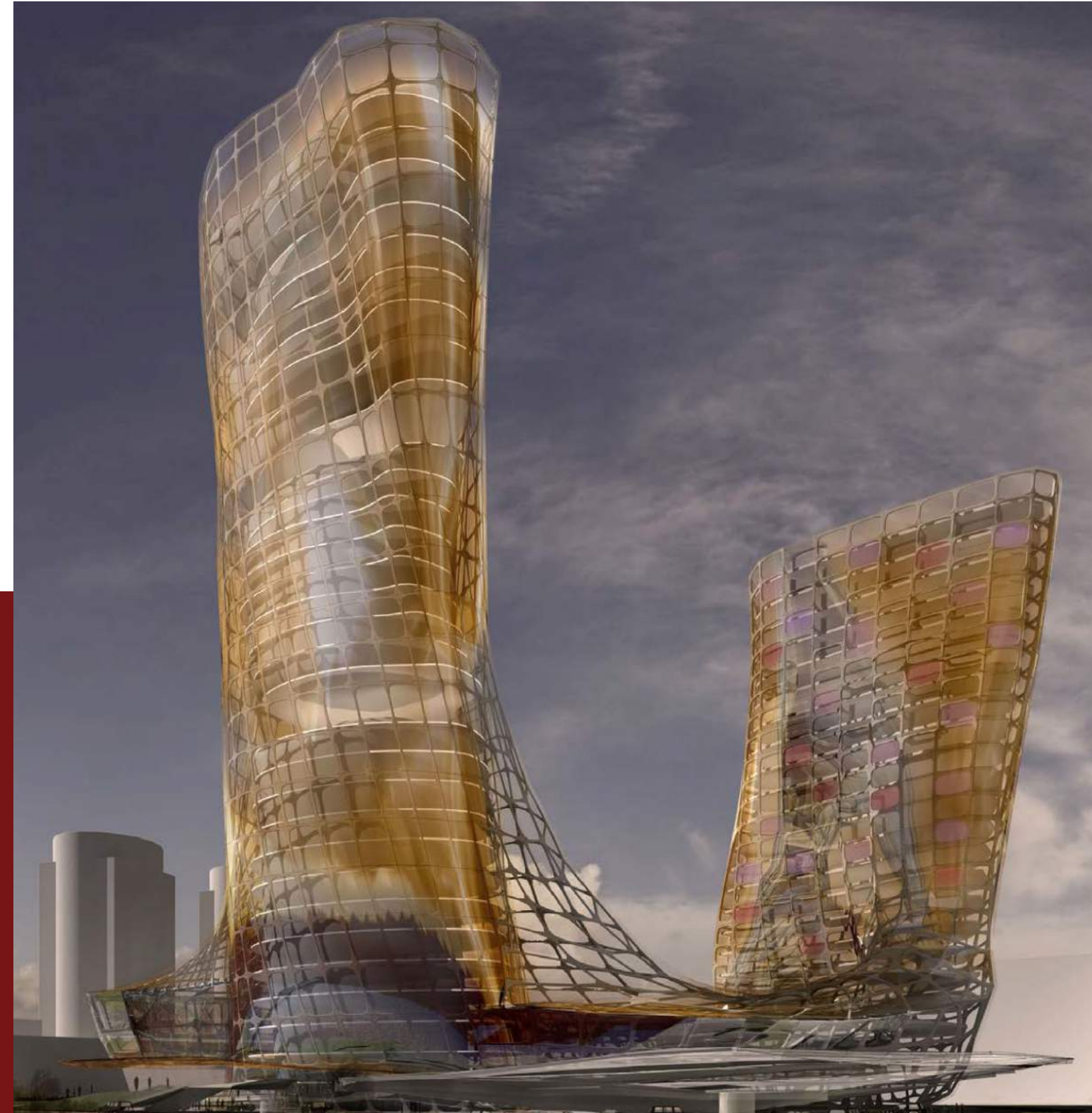
PROGRAM :
RESIDENTIAL
CLIENT:
KAZAKHISTAN
SIZE:
1200 sqm
BUDGET:
R250 MILLION
DATE:
CONCEPTUAL 2008



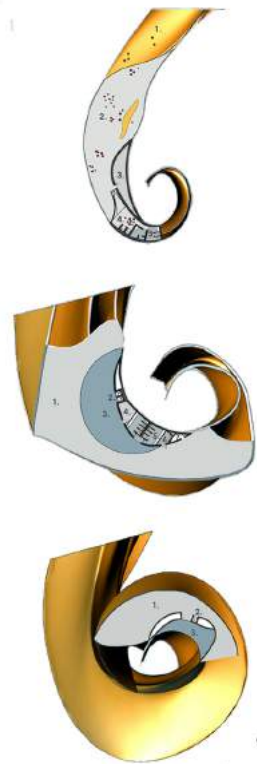
Oil rich Kaza Client , who is keen on developing sustainable buildings and still prove that buildings could be look exciting.

The building form was create to respond to the surrounding environmental factors, mainly sun and noise.

The conceptual model was fully analysed and generated solely to minimize carbon footprint.



PROGRAM :
RESIDENTIAL
STATUS:
CONCEPTUAL



An architectural design proposal for an observation tower overlooking the Mersey River in Liverpool for the Mersey Basin Campaign and Peel Holdings.

