

COMPANY PROFILE



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THE FIRM

Albonico Sack, originally established 1986, is built on the solid experience of the principals.

In 2003 the practice became a close corporation and currently consists of two members and a dynamic core team of architects and urban designers.

The firm continues to operate as ASM, which stands for Albonico Sack Metacity, Architects and Urban Designers, and provides a solid platform and flexible framework for innovation and creative input within an inclusive and flexible studio environment.

The members of the CC, and principals of the practice, are **Monica Albonico** MUD (Wits) B Arch (UNC), and **Nicolas Sack** B Arch (Wits) Arch (SA) MIA

MISSION

To be able to engage in the process of city building, without illusions, but with the conviction that architecture and responsive urbanism can make a contribution to the development of better places for the individual and the collective

APPROACH

We believe in a flexible and responsive approach to development, an approach that enables the formulation of integrated development frameworks that foster the creation of well-balanced and sustainable environments.

COMMITMENT TO TRANSFORMATION

The principals have a longstanding commitment to social upliftment through the practice and product of their profession and this has informed the strategic focus of the firm.

The firm's commitment to transformation is reflected in our staff profile and the provision of training and support to previously disadvantaged individuals.

QSE Scorecard Rating: A
Level 4 Service Provider

EXPERIENCE AND CAPACITY

The principals combine a wide range of experience and expertise in architectural and urban design projects that focus on issues related to urban regeneration on the fringes and in the central areas of the city.

These include:

- Residential – social, affordable and market-related housing
- Social facilities
- Urban regeneration and upgrading projects
- Commercial developments
- Entertainment and educational facilities

The collective experience has shown that the realisation of any development, whatever its size, requires a multi-disciplinary team effort. As a result the partners have entered into a number of joint ventures and associations over the years. These associations have supported the transfer of skills and opportunities to previously disadvantaged individuals, NGOs and CBOs.

Personnel

The firm comprises: 2 principals, 5 architects, technicians and administrative staff.

Professional membership

- Institute of South African Architects - M.I.A. (Mem. No. 6392)
- South African Council for Architects – (Reg. No 3670)
- Green Building Council of South Africa

Resources

The practice has a fully computerised office with the latest equipment and experienced personnel to provide the necessary expertise and support.

QUALITY

The quality of work produced is reflected in the following:

- 2009** Finalists Inner City Urban Park Competition
City of Johannesburg
- 2008** SA Planning Institute (KZN Branch)
Commendation for excellence
Umhlanga Node Precinct Plan
- 2006** Finalists South Bank Competition
Spier Estate Cultural and Urban
Development Model
- 2004** Winning entry - Umhlanga Triangle Urban
Design Concept Competition
- 2003** Winning entry – Marlborough Social
Housing competition
- 2002** Winning entry - Melrose Arch Competition
Upmarket Residential Development
- 1998** Winning entry - Melrose Arch Competition
Mixed Use Development.
- 1997** Honourable Mention: Housing Generator
Competition – (Duncan Village Development
Framework)
- 1995** Joint First Prize “Interbou, From Concept
to Construction”
National Housing Competition
(Proposal developed in association with the
Foundation for Education with Production)
- 1991** ISAA Merit Award for Spring Farm Game
Lodge. With Britz & Scholes Architects.
- 1989** ISAA Merit Award for two Artists Houses.

PUBLICATIONS

- 2009** PLACEmaking 2009: Cinderella will go to the Football (Greater Ellis Park)
- 2009** Urban Green File – Vol. 14 No. 3 August
- 2009** Cradle City’s Promising Design
- 2009** 10+ YEARS 100+ BUILDINGS – Architecture in a democratic South Africa, Editor: Prof. Ora Joubert, Bell-Roberts Publishing, October 2009 - Faraday Market and Transport Interchange
- 2008** ARCHITECTURE South Africa – Sept/Oct
- 2008** Ridgeside Development
- 2008** Urban Green File – Vol.13 no.2 June
- 2008** Ellis Park Make-over: Sports precinct improved. Design for 2010 and beyond. 2007 30-60 Cuaderno Latinamericano de Arquitectura: For Export latinamericanos en el mundo – Estación Faraday, Sudáfrica
- 2007** World Architecture 11/2007 no.209: Women in Architecture – Faraday Market and Transport Interchange, Johannesburg, Gauteng, South Africa
- 2006/7** Digest of South African Architecture
- 2006/7** Melrose Arch Residential Building, Johannesburg
- 2006** ARCHITECTURE [architecturemag.com] July 2006: Accessible City, by Aaron Betsky [Faraday station and Muti market]
- 2005/6** Digest of South African Architecture –
- 2005/6** Braamfontein Regeneration Project, Johannesburg.
- 2005** Architecture South Africa –Nov/Dec 2005 Two New Melrose Arch Buildings, by Julian Cooke
- 2004** Sunday Independent, 15/08/2004: Architects put on dazzling 2010 display The Faraday taxi precinct by Alan Lipman
- 2004** Digest of South African Architecture – Faraday Precinct Special Facilities Project, Johannesburg
- 2003** Urban Green File - Sept/Oct
- 2003** issue: Empowering Public Space: the Braamfontein Regeneration Project
- 2003** Architecture South Africa – Sept/ Oct 2003 issue: Reconfiguring transport facilities in inner city Johannesburg
- 2003** Urban Green File – January/February 2003 issue: Faraday Precinct - a cultural confluence
- 2002** Leading architecture and design , Aug/ Sept 2002 Issue: Melrose Arch office building.
- 1997** Planning - September 1997. Urban Renewal. The Siyakhula Strategic Development Framework.
- 1995** Financial Mail. Feature on Bertrams Neighbourhood Redevelopment Project
- 1994** Conference paper for Urban Design Symposium. Seattle Canada
- 1991** ADA Feature on Puppeteer’s House.
- 1990** Architecture SA. Feature on Young Independents.
- 1990** SA Homebuilder. Feature on Maruping House - Soweto.
- 1989** Architecture SA. Publication of Merit Awards.

PROJECTS LIST

**Johannesburg Inner City Traffic and Transport Study
2009 – 2010**

Appointed as a sub-consultant to Arcus Gibb to carry out the urban design component of this study for the Johannesburg Development Agency.
Ref: Toby Uekermann



Kliptown 2009
Appointed, in association with Cohen & Judin, by Urban Dynamics to formulate a detailed urban development plan.
Ref: Hannes Potgieter



Stretford Station Node 2009
Appointed by the Johannesburg Development Agency to prepare an Urban Design Framework and detailed plans for tender purposes.
Ref: Agmat Badat



KZN Stations
Appointed by GOBA, in association with Harber Architects and Town Planners, to prepare precinct plans for the Durban and Isipingo railway stations
Ref: Anand Pillay



The Silos
Appointed by The Silos, Newtown (Pty) Ltd to provide architectural services for the redevelopment of an unused industrial building into a residential development.
Ref: Curtis Howells



SciBono Discovery Centre phase 3 2009 – present
Appointed by SciBono to design and supervise the construction of the west annexe – final phase - of the centre.
Ref: David Kramer



Sedibeng 2010 Precincts

2008 - 2009

Appointed by Kagiso Urban Management as part of a consortium to provide urban design and architectural services for the Sedibeng District Municipality's 2010 projects.

Ref: Graeme Reid



Warner Beach

2008

Appointed by eThekweni Municipality's Architecture Department and the Economic Development Unit, as part of a consortium, to prepare an urban design framework and design guidelines to inform the regeneration of Warner Beach.

Ref: Benardus van Heerden



Cradle City

2008-

Appointed by Lanseria Business Park (PTY) LTD to prepare an Urban Design Framework for Cradle City.

Ref: André van Wyk



Yeoville Library

2007 - 2008

Appointed by the Johannesburg Development Agency to implement the conversion of the old electrical sub-station on Raleigh Street to a library and study centre, as part of the Yeoville urban upgrade.

Ref: Seipati More

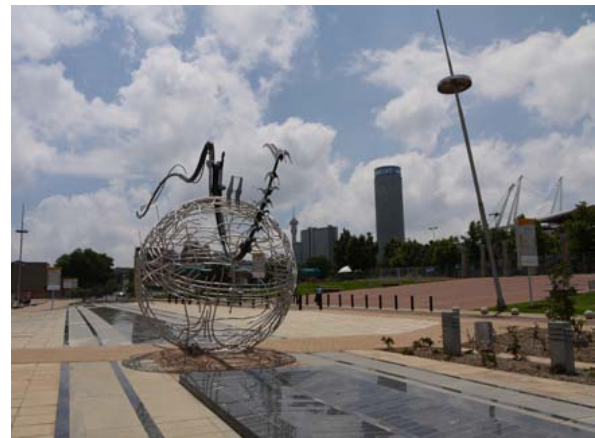


GEPD Implementation

2006- 2009

Appointed by the Johannesburg Development Agency to implement the projects arising from the urban design framework and business plan – urban regeneration and preparation for 2010 Soccer World Cup.

Ref: Nyiko Gudlhuza



Orlando Ekhaya Urban Design Framework

2007

Appointed by the Johannesburg Property Company to prepare urban design principles and an urban design development concept and to identify key catalytic development opportunities.

Ref: Alan Dinnie



Lanseria Business Park

2007-

Appointed by Lanseria Business Park (PTY) LTD to prepare an Urban Design Framework with Development Guidelines, as well as architectural work for urban fabric and landscaping.

Ref: André van Wyk



Umhlanga Node

2007

Appointed by the eThekweni Municipality to prepare a Precinct Plan for the Umhlanga Node.

Ref: Vicky Sim



Fashion Kapital

2006 – 2008

Appointed to by Johannesburg Property Company as architects for this series of buildings in the Johannesburg City Centre.

Ref: Alan Dinnie.



High Court

2006-2007

Appointed by the Central Johannesburg Partnership as architects for the High Court Precinct.

Ref: Anne Steffny

Metro-Link Reception Centre

2006 -2007

Appointed by the Johannesburg Development Agency as architects for this stand-alone addition to the Joburg Metro Centre.

Ref: Paul Arnott Job



Yeoville Park

2007

Appointed by the Johannesburg Development Agency to prepare an urban design framework and business plan and implement the project as part of the Yeoville urban upgrade.

Ref: Seipati More



Durban Port

2006

Appointed by the eThekweni Municipality to carry out an analysis of Transnet land at the Durban Port and produce a concept plan for a potential mixed use development.

Ref: Andrew Mather

Sandton Central

2005 – 2006

Appointed by Sandton Central Management District and the Johannesburg Development Agency to prepare an urban development plan.

Ref: John Spiropoulos



Ridgeside (Umhlanga Triangle)

2004 - present

Appointed by Moreland to prepare an urban design framework and precinct plans, as well as architectural work in relation to urban fabric and landscaping.

Ref: Rory Wilkinson



Sci-Bono Discovery Centre phases 1 & 2

2003 - 2009

Appointed by Gauteng Education Development Trust to design a science and technology centre in Newtown Johannesburg. Phase 1 - the refurbishment and expansion of the existing structure. Phase 2 - east annexe.

Ref: Richard Waller/David Kramer



Greater Ellis Park Development

2003-2005

Appointed by the Johannesburg Development Agency to prepare an urban design framework and business plan – urban regeneration and preparation for 2010 Soccer World Cup.

Ref: S'busiso Buthelezi



Jackal Creek

2003-present

Appointed by Montagu to prepare an urban design framework and design special facilities for golf estate north-west of Johannesburg, and subsequently appointed as the architects to design the housing and implement the project.

Ref: Elise Bennett



Yeoville High Street **2003-4**
 Appointed by the Johannesburg Development Agency to prepare an urban design framework for trading facilities with ethnic focus
Ref: S'busiso Buthelezi

Braamfontein Corporate Precinct **2003**
 Appointed by Central Johannesburg Partnership to design and implement urban upgrading of the corporate precinct
Ref: Neil Fraser



Tembisa **2003 -4**
 Appointed by Ekurhuleni Metropolitan Council to prepare an urban design framework for trading facilities related to a transport node

Salvokop Suburb – Pretoria **2003**
 Appointed by the Freedom Park Trust to prepare an urban design framework for the Salvopark suburb
Ref: Hendrik Prinsloo

Melrose Arch **2002 - 2005**
 Appointed by the Mines' Pension Fund as architects on a luxury apartment building development.
Ref: Graeme Wilson



Braamfontein Regeneration Project **2002- 2007**
 Appointed by JDA to prepare an urban design framework and implement the project.
Ref: Mr Paul Arnott Job

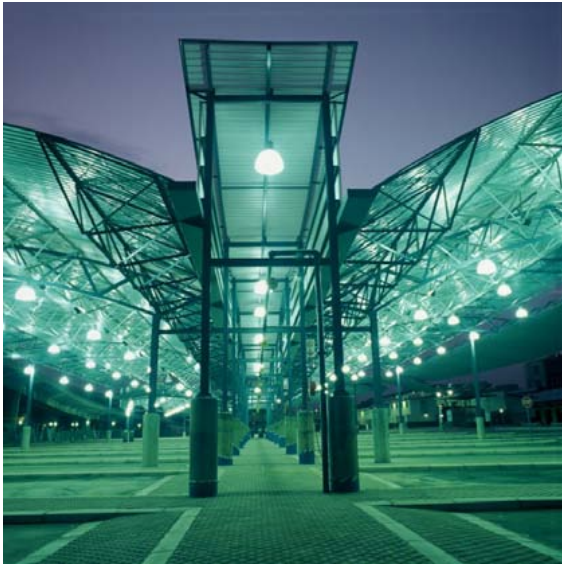


Alexandra East Bank **2002**
 Appointed by the Alexandra Renewal Project to prepare a precinct plan for the Alexandra East Bank
Ref: Carien Engelbrecht

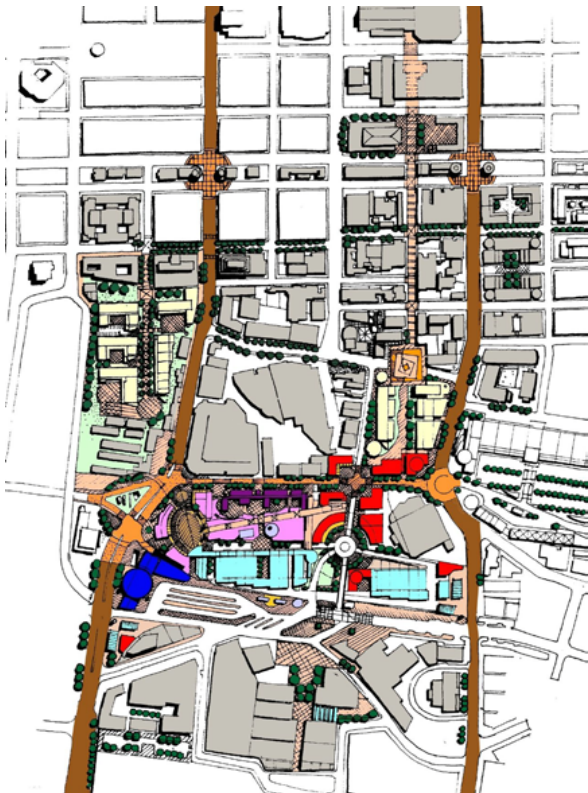


Pretoria Inner City Market Development strategy **2002**
 Appointed by Pretoria Inner City Partnership to prepare an informal market development strategy for the inner city
Ref: Johnny Coetzee

Faraday Special Facilities Project **2002**
 Appointed by the Johannesburg Development Agency to design and implement the intermodal transportation node
 Ref: Paul Arnott-Job



Faraday Precinct Plan **2001**
 Appointed by the Johannesburg Development Agency to formulate the Faraday Precinct Plan and develop guidelines for the area.
 Ref: Yael Horowitz



Freedom Park - Pretoria **2001**
 Appointed by the Freedom Park Trust to prepare an urban design framework for Freedom Park
 Ref: Hendrik Prinsloo

Melrose Arch Mixed-use Building **1999**
 Appointed by the Mines' Pension Fund as architects on a mixed-use building development.
 Ref: Graeme Wilson



Pietermaritzburg Midlands Mall - Chase Valley Regional Shopping Centre **1999**
 Appointed by Investec to prepare Urban Design Framework for new regional Centre with associated public amenities on Quarry Site at North entry to the city
 Ref: Peter Lee, Investec

Sandhurst Urban Design Framework **1999**
 Appointed by Investec to prepare an urban design framework for mixed-use development of prominent corner site in Sandton.
 Ref: Mr Sam Leon (Investec)

Endayeni Shopping Centre Regeneration -Tembisa **1999**
 Appointed by the Lethabong MLC to prepare an urban design framework for Endayeni and the implementation of Informal Traders Market. (Project value R1.2m)
 Ref: Mr. M Soni / Mr. M Bekker

Gallagher Estate **1998**
 Appointed by JHI to prepare a development proposal for expansion and diversification of facilities and establishment of a Trade Promotion and Business Information Centre
 Ref: Russel Jackson (JHI)

Siyakhula Strategic Development Framework **1997**
 Appointed by LANDCO (Comprising of Transnet, South African Post Office and South African Rail Commuter Corporation) to prepare the Johannesburg CBD Western Sector development framework.

Eloff & Kerk Streets Informal Trading 1997
 Appointed by the Southern Metropolitan Council to design street markets and stalls for the informal traders in Eloff & Kerk Streets in Johannesburg.

Brinks Vlakfontein Housing Development 1997
 Urban design Framework for the development of new affordable housing (500 units) including mixed use areas, public transportation and other facilities for the Western Metropolitan SS

Johannesburg International Airport 1996-98
 Appointed by the Airports Company South Africa to prepare an urban design framework and precinct development plan to guide the upgrading and expansion of airport facilities.
ref. Stuart Huckwel

Newtown Cultural Precinct 1996
 Appointed by the National Business Initiative (NBI) to prepare urban design proposals for NBI interventions in the Newtown urban redevelopment scheme. (Project value R80M)
ref. Jill Strelitz

Thohoyandou new Commercial Centre 1996
 Preparation of development plans and Urban Design Framework for Investec Property Group for a new Commercial Centre in the Northern Province. (Approx. project value R31M)
ref. Sam Leon

North West Land Reform Pilot Programme 1996
 Appointed by the North West Provincial Department of Land Affairs to prepare a regional, sub-regional and community development framework.

Northern Cape Land Reform Pilot Programme 1996
 Schmidtsdrift Restitution and Pilot Land Reform Development Programme - (In association with PWP Architects and Designers).

Inner City Housing Development 1996
 Appointed by the Cope Housing Association to provide architectural and urban design services in the development of co-operative housing in the Johannesburg inner city. (Long term project supported by Norwegian development aid)
ref. Ahmed Moonda.

South East City Project 1995
 Appointed by AMPROS to prepare an urban design framework for the regeneration of the south east sector of the Johannesburg CBD.
ref. Jill Strelitz

Bertrams Grassroots Sports Facility 1995
 Appointed by the Greater Johannesburg Transitional Metropolitan Council (GJTMC) to design and execute a public park, playground and basketball field on Derby Road Bertrams.(project value R0.5M)
ref. Karin Fortman. Planning Dept.



Elkha Stadium Sports Development Centre 1995
 Appointed by the Moroka Sports Council and the Soweto Civic Organisation to prepare proposals for the redevelopment of the Elkha Stadium Facility in Soweto. Resulted in appointment by Soweto Administration for Urban Design Services.
 (Project value R30M)
ref. Jackie Masemya Sports & Recreation GJTMC

Modderfontein Village Situation Analysis 1995
 Appointed by AECI to do an Urban Design and Local Planning Study analysing existing conditions and investigating potential infill development in Modderfontein Village. Work in association with PlanAfrica.
ref. John Rosmarin

Badiri Housing Projects 1995
 Appointed by the Hospitality Industries Pension & Provident Fund (HIPPF) to develop urban and rural housing options for the fund members.
 (Project value R10M)
ref. Alan Horwitz

Frankenwald Feasibility Study 1995
 Appointed by the Project Facilitation Group as part of the professional team to prepare a feasibility study and residual land value study for the Regional Services Council, and prepare a mixed-use development plan for a 200Ha site north of Alexandra Township.
ref. John Spiropoulos

Bertrams Street Upgrade 1994
 Appointed by the Greater Johannesburg Transitional Metropolitan Council to design and execute phase 1 of the environmental upgrade, design and implementation of pedestrian spaces around Bertrams Commercial Strip. (Project value R0.5M)
ref. Karin Fortman. Planning Dept.

Investigation of a Neighbourhood 1993
 (Bertrams, Lorentzville, Judith's Paarl & Highlands)
 Appointed by Johannesburg City Council to investigate the area's potential for residential densification.
ref. Jane Eagle, Planning Dept.

Bertrams Environmental Upgrading Project 1993
 Appointed by Johannesburg City Council to facilitate a participatory process with the objective of establishing needs and priorities to inform the environmental upgrading project, and the preparation of concept proposals and final plans.
Ref. Jane Eagle. Planning Dept.

NUM Harmony Mines Hostel Upgrading 1994
 Appointed by the NUM to advise on hostel upgrading and develop prototype housing units at Harmony Mines. Assisted negotiation with Mine Management over housing policy. (Advocacy Planning)

Newtown Centre for Science and Technology 1992
 Appointed by the Associated Scientific & Technical Societies (AS&TS) to design and execute a Science & Technology centre in the Electric Workshop in Newtown. (project value R40M)
ref. Dirk Vermeulen

Newtown Cultural Precinct 1992
 Appointed by Johannesburg Planning Dept. to coordinate requirements of Cultural and Arts organisations and prepare urban design proposals for an inner city regeneration project on the site of the old Power Station. (approx. value R80M)
ref. Christopher Till Dir. Culture GJTMC.

Alexandra Central Region 1990-1991
 Appointed to project team in Planact to formulate a development framework for the redevelopment of Alexandra area using participatory planning techniques.

Post Occupancy Evaluations 1990-1991
 Appointed by Planact to do the technical reports on evaluations of low-cost housing projects at the request of Civic Organisations. Soshanguve, Ekangala, Etwatwa.

Phola Park 1990
 Appointed to project team in Planact to provide architectural and urban design services in the planning and implementation of a project to upgrade an informal settlement on the periphery of the City.
 (IDT funded project - R22M subsidy)

Johannesburg Eastern Sector - Community Based Development Organisation (CBDO) 1990
 Appointed by the Interim Steering Committee to provide technical assistance to facilitate the development of the CBDO

Fairview/Jeppestown 1990
 Appointed by Civic Associations of Johannesburg (CAJ) to assist with development proposals for a social housing project on east side of Johannesburg. (Advocacy Planning Role)

Seven Buildings Project 1988-1990
 Appointed to the project working group for an inner city social housing initiative of tenants and support organisations. Briefed to co-ordinate technical inspections and prepare rehabilitation reports of seven buildings. (approx. project value R20M)

Yeoville/Bellevue Regeneration. 1986-1988
 Appointed by City of Johannesburg Urban Planning Branch to develop the Urban Design Framework for the regeneration of the commercial strip of Rokeby Street., and for the design and implementation of the new public square in the centre of the area.
 (Contract value R1.5M)
Ref. Arlene Segal Urban Planning JHB



Youth Training Centres 1988
 Appointed to the project team for development of basketball fields in selected sites in Soweto for the Soweto Basketball Association (SOBA)

Raphaella Urban Redevelopment 1985
 Urban design proposal for the redevelopment of public spaces and conversion of historic buildings for use as community facilities in the town of Raphaella Argentina. Project done in association with Miguel Angel Roca.

NUM Co-operative Housing & Enterprises 1984
 Appointed to advise on the redeployment of retrenched mine workers in co-operative enterprises in the building sector.

NUM/HIVE**1984**

Project planning for a combined building enterprises and housing delivery programme. (With John Spiropolous, Sheltertech)

Western Township**1981**

Appointed with team of architects by Community Organisation (Western Residents Action Committee) to assist in dispute with Johannesburg Housing Dept. over redevelopment of housing. Developed alternative solutions using participative planning techniques.