



## Flamingo Shopping Centre, Modderfontein

### RETAIL DEVELOPMENTS



The main architectural feature of the Flamingo Shopping Centre in Modderfontein, Johannesburg is a concrete ribbon undulating across the façade. This was refined during the design development and construction phases, resulting in a unique and elegant design solution compared to that of conventional strip-mall architecture.

Circulation and the location of different types of shops is a critical factor in strip-mall design, both for shoppers and tenants. Foot traffic between the anchor tenants, restaurants and the circulation cores provides opportunities for smaller shops. Therefore, strip-mall design has to strike a careful balance between the need for different-sized shops.

The shopping centre forms part of a larger neighbourhood development encompassing an outdoor park with new restaurants and recreational facilities. The client requested a two-storey strip mall with on-site parking, with the shopping centre servicing the neighbouring suburbs. During the initial construction phase, the client increased the scope to accommodate offices, restaurants, and a medical centre.

As the architects had planned to future-proof the building to accommodate possible additions, these new elements were absorbed easily within the main design. In addition, the different elements of the design were refined together with the client, both for aesthetic and efficiency purposes. The circulation cores had to be moved after the upper ground floor was cast as a post-tensioned slab, which posed an engineering challenge as voids had to be cut to accommodate the new positions of the lifts and stairs. The team was able to resolve this through careful coordination of the structural and service routes.

**Developer & Main Contractor:** Nevada Group

**Architects:** Paragon Architects

**Civil Engineers:**

De Mesquitea Twilley and Associates

**Structural Engineers:** MMA Posten

**Mechanical Engineers:** Graeme Page Consulting

**Fire Consultants:** Fenco

**Town Planners:** GE Town Planning Consultancy

**Landscape Architects:** Cotton Trees

**BMS:** BMS System Consultancy

