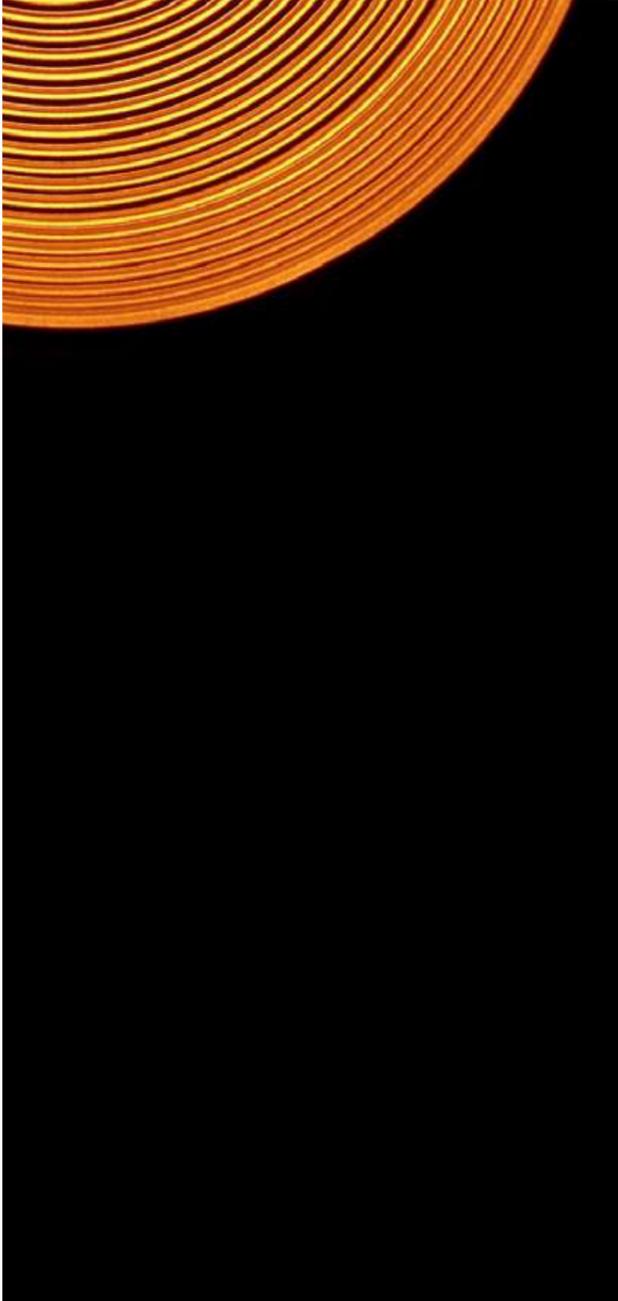


COHESION
DESIGN
STUDIO

CAPABILITY STATEMENT

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About Us

Cohesion Design Studio, a newly established studio founded by three seasoned professionals with a combined 50 years of experience across a diverse range of architectural, interior design projects and Client side project management. The Studio specialises in delivering cohesive, fully integrated design packages that seamlessly merge unique visions with precise project execution.

Drawing from expertise in high-end residential, hospitality, office interiors, education, and workplace architectural design, Cohesion Design Studio brings a refined, detail-oriented approach to each project.

Our strength lies not only in our client specific

design solutions but also in the project management of the complex processes that bring them to life—ensuring consistency, quality, and clarity from concept through completion.

By uniting design and Client side project management under one roof, the firm aims to streamline the Client experience and elevate project design outcomes. Cohesion Design Studio is committed to delivering environments that are not only beautiful and functional but also strategically aligned with each client's goals and operational needs. The partners' shared philosophy centres on collaboration, innovation, and precision—positioning the firm as a trusted partner for clients seeking thoughtfully executed design solutions.

Philosophy, Ethos

One's ability to work, learn and socialise is influenced by their built environment. Putting people at the centre of our approach we seek to design better buildings to enhance people's lives, create community and clarity for users. Great spaces are designed with people in mind.

Based in process rather than final product our designs allow for focus into all areas of the design lifecycle.

The approach of process to result leads to unique responses and results to projects rather than a recognisable architectural style.

Experience

- **High end residential**
- **Commercial highrise**
- **Commercial office fitout**
- **Education**
- **Hospitality**
- **Automotive**

I-FUNDI HEAD OFFICE

Client: I-Fundi

Project Role: Architectural designer (Architecture and interiors)

Property Type: Commercial Tower

Location: Sandton, Johannesburg, RSA

Size & Layout: 5 500ft across one floor within a tower block.

Project: Traditional JBCC Contract- New CAT B fitout

Key Features: Open plan and office spaces with boardroom, kitchen and custom live streaming classroom

Images: Cohesion Architects (RSA)



DIPULA INCOME FUND & MERGENCE

Client: Dipula Income Fund

Project Role: Interior designer

Property Type: Commercial Tower

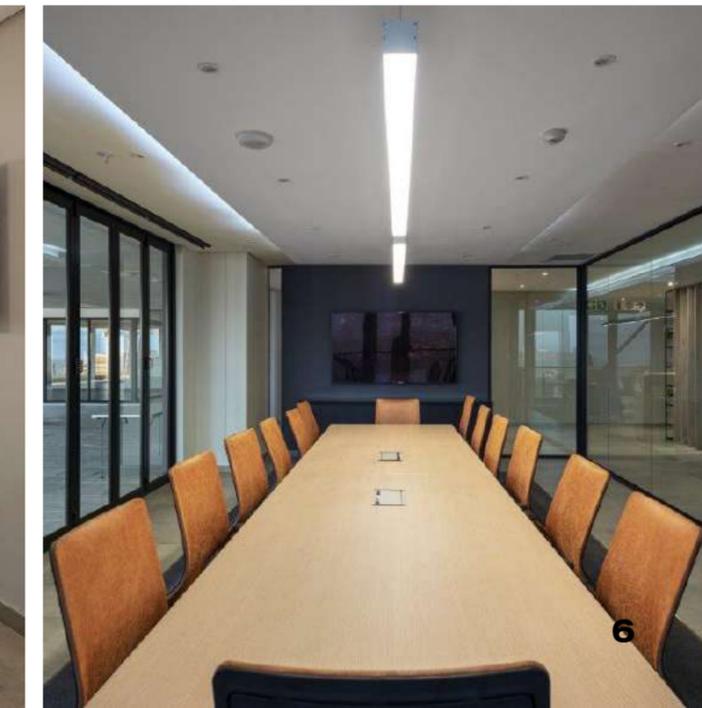
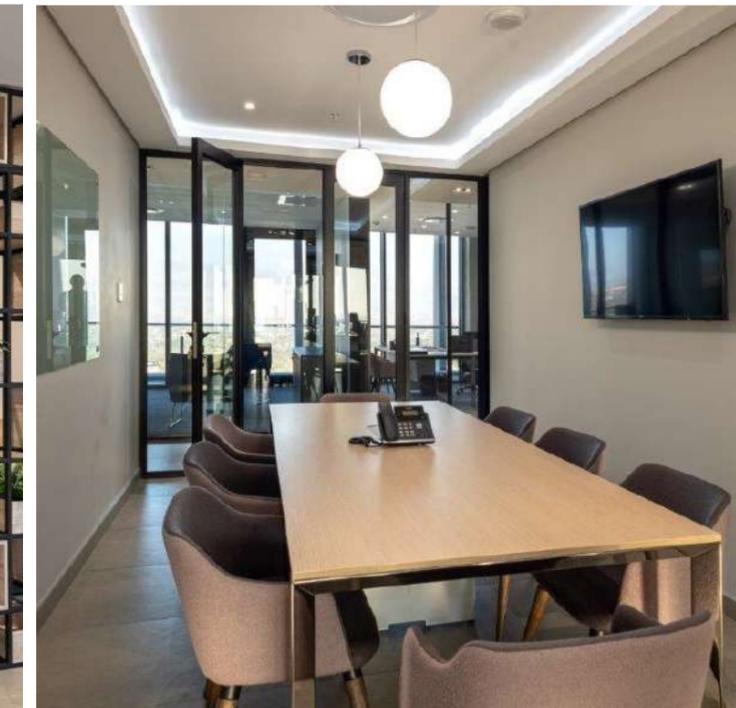
Location: Rosebank, Johannesburg, RSA

Size & Layout: 11 500ft across two floors within a tower block.

Project: Traditional JBCC Contract- New CAT B fitout

Key Features: Open plan and office spaces with boardrooms and external entertainment space and bar.

Images: Contractor – Blueline design



SCOR HEAD OFFICE

Client: Scor reinsurers

Project Role: Interior designer

Property Type: Commercial Tower

Location: Rosebank, Johannesburg, RSA

Size & Layout: 8 600ft across one floor within a tower block.

Project: Traditional JBCC Contract- New CAT B fitout

Key Features: Open plan and office spaces with boardrooms and bespoke joinery.

Images: Contractor – Blueline design



99 BISHOPSGATE

Client: Spark- Commercial Occupier Client Sector

Project Role: Lead Project Manager

Property Type: Commercial Tower

Location: Bishopsgate, London, UK

Size & Layout: 17 000ft2 across two floors within a tower block.

Project: Traditional JCT Contract- Existing CAT B alterations & additions.

Key Features: Co-working spaces with bespoke joinery.

Images: Occupier – Landmark Space



HABIB BANK

Client: Spark- Commercial Occupier Client Sector

Project Role: Lead Project Manager

Property Type: High Street GF commercial unit

Location: Baker Street, London, UK

Size & Layout: 2200ft2 over a single ground floor space, linked at street level and an internal atrium within a larger office building.

Project: Traditional JCT Contract- Strip out with full CAT B renovation.

Key Features: High quality bespoke joinery, complicated MEP upgrade, ATM planning permission.

Images: Main Contractor – Logic Workspace



345 RIVONIA ROAD

Client: Spark- Commercial Occupier Client Sector

Project Role: Lead Project Manager

Property Type: Office Park

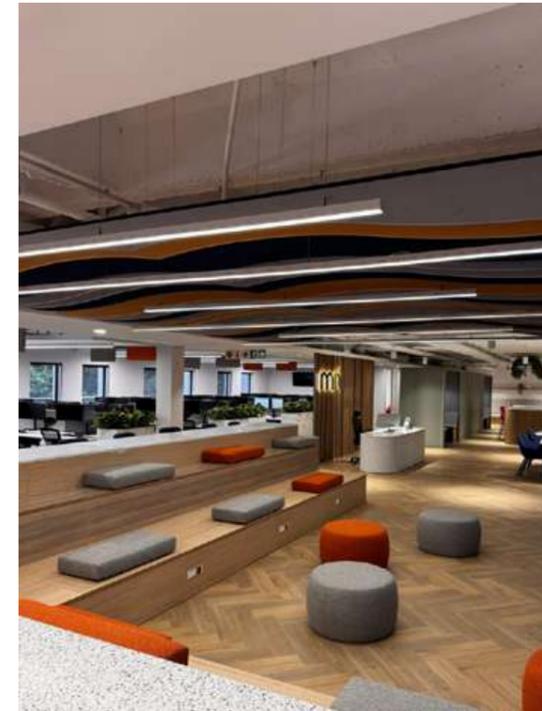
Location: Rivonia, Johannesburg, South Africa

Size & Layout: 95 000ft2 as a part of one of the upper floors with the office park.

Project: Minor works JBCC Contract- Existing CAT B alterations and additions

Key Features: Managed from the UK with local support, quality joinery and use of ceiling elements to create brand interest and continuity.

Images: Main contractor- NERO



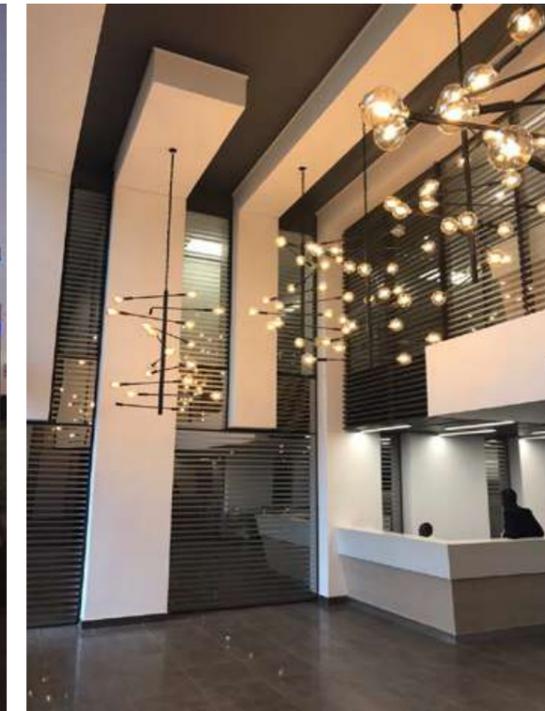
THE FIRE STATION

Client: Tricol investments
Project Role: Architectural designer (Architecture and interiors)
Property Type: Commercial Tower
Location: Rosebank, Johannesburg, RSA
Size & Layout: 86 000ft of sectional title across eight floors with eight parking levels (four basement)
Project: JBCC Contract Traditional. Commercial tower New build with Historical Additions and alterations component.
Key Features: Intergration of historical firestation and offices with new tower with parking levels.
Images: ARC Architects (RSA)



WESTEND D

Client: Abland Commercial Developers
Project Role: Architectural designers and Principal Agent (Architecture and interiors)
Property Type: Commercial Tower
Location: Pretoria, South Africa
Size & Layout: 60 000ft of sectional title across four floors with four parking levels (three basement)
Project: JBCC Contract.
Key Features: New office park development with large floor plate designs.
Images: MWLF Architects (RSA)



THE ROYAL ST ANDREWS HOTEL

Client: Private
Project Role: Architectural designer (Architecture and interiors)
Property Type: Hotel (5star)
Location: Port Alfred, RSA
Size & Layout: 50 000ft comprising, 50 rooms, confrence centre, two restuarants, bar and spa.
Project: JBCC Contract Traditional. Hotel New build with Historical Additions and alterations component.
Key Features: Intergration of historical hotel section to new development.
Images: ARC Architects (RSA)



161 RIVONIA

Client: SMH Group
Project Role: Architectural designer (Architecture and interiors)
Property Type: Dealership with repairs centre
Location: Sandton, South Africa
Size & Layout: 40 000ft of showroom and repair facilites across three floors.
Project: JBCC Contract Traditional. First 2 floors of larger Commercial tower
Key Features: Largest Jaguar Landroover development in South Africa with 30 bay repair facility.
Images: ARC Architects



MAYFAIR APARTMENT

Client: Omnium International- Ultra High Net Worth Private Client Sector

Project Role: Lead Project Manager

Property Type: Residential apartment

Location: Mayfair, London, UK

Size & Layout: Gross internal area is 238.5 SQM, includes state-of-the-art kitchen, four ensuite bedrooms, large dining and living area with balcony.

Project: Contract Management Model- Medium refurbishment incl. upgrade of key MEP services.

Key Features: AC controlled heating, electric underfloor heating in bathrooms and kitchens, bespoke kitchen with high-end appliances. All house systems (lighting/electrical/mechanical, AV/IT) are fully integrated and centrally controlled via a bespoke home automation system.

Images: Private- AI Impression of completed of project provided.



HOUSE MANYANE

Client: Private client (family home)

Project Role: Architectural designer (Architecture)

Property Type: Residential - Fully detached.

Location: Rosebank, Johannesburg, RSA

Size & Layout: 6 500ft2 across two floors

Project: SACAP Architectural appointment for design work

Key Features: Open plan living areas with full cross flow kitchen area. Four bedrooms ensuite with music room. Pool and entertainment area.

Images: Client



Skill sets and value add

With multi-sector exposure in multiple countries the team takes experience from across all design stages forming a blend of design and project management in an agile, innovative, and client-focused approach.

With expertise in design and documentation and master planning, we combine technical capability with creative vision to produce innovative, practical, and sustainable solutions. Our team is experienced in stakeholder engagement, concept design, and project coordination ensuring seamless delivery from concept to completion. Although new to the market, we bring proven experience from diverse sectors, offering clients the fresh perspective of a new practice backed by the depth and quality of seasoned professionals in design and project management.

The team

Shaun Klopper

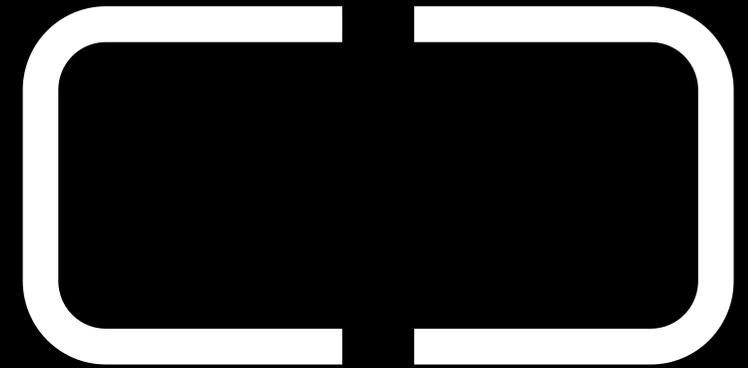
- Over 20 years experience with a proven background on in developer led office developments from inception to completion. (greenfield schemes, Cut and Carve, Shell and core, CAT A, CAT A+ and CAT B
- Delivered over 1 000 000ft of commercial office space.
- Capable designer incl. extensive interior design roles delivering CAT B projects.
- Passion for beautiful and accurate integration of technical details within a scheme.
- Project leader with strong experience in contract administration incl. extensive SOA/CPD engagement (JCT Traditional and D&B forms of contract.
- Ultra-High Net worth private client experience.

Ross Whyte

- Over 15 years experience in Architectural design from inception to completion in private and and developer led projects.
- Greenfield Schemes, Shell and core, CAT A, and CAT B
- Experience and exposure to multiple typologies including, hospitality, automotive retail, educational and high end residential.
- Specialising in spacial arrangements and a passion for unique design.
- Extensive experience in interior design roles delivering CAT B projects.
- Project leader with strong experience in contract administration.
- High Net worth private client experience.

Michael Carpenter

- Over 15 years experience in Architectural design from inception to completion in private and and developer led projects, Greenfield Schemes, Shell and core, CAT A, and CAT B
- Extensive experience in office developments specialising in design development and technical detailing
- Experience in the integration of heritage elements in to new developments
- Extensive experience in interior architecture roles delivering CAT B projects.
- Experience and exposure to multiple typologies including Commercaill offices, automotive retail, educational design and CAT B projects.
- High Net worth private client experience.



CONTACT INFORMATION

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References can be made available