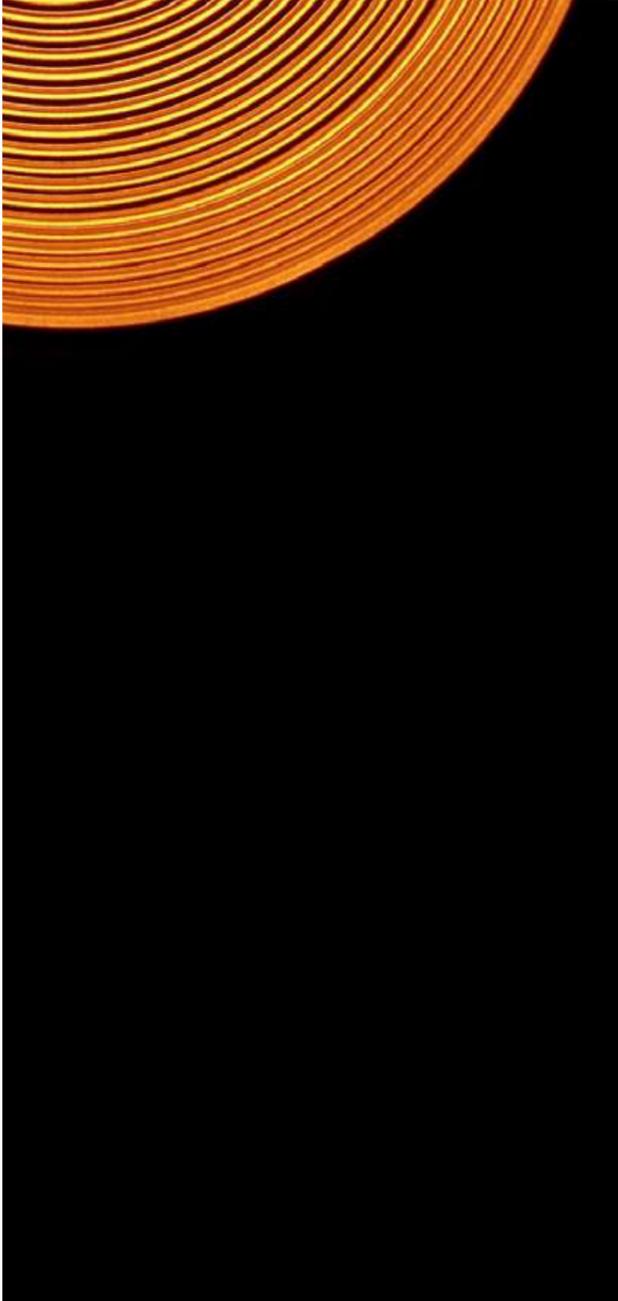


COHESION  
DESIGN  
STUDIO

CAPABILITY STATEMENT

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## About Us

Cohesion Design Studio, was 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

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

## 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

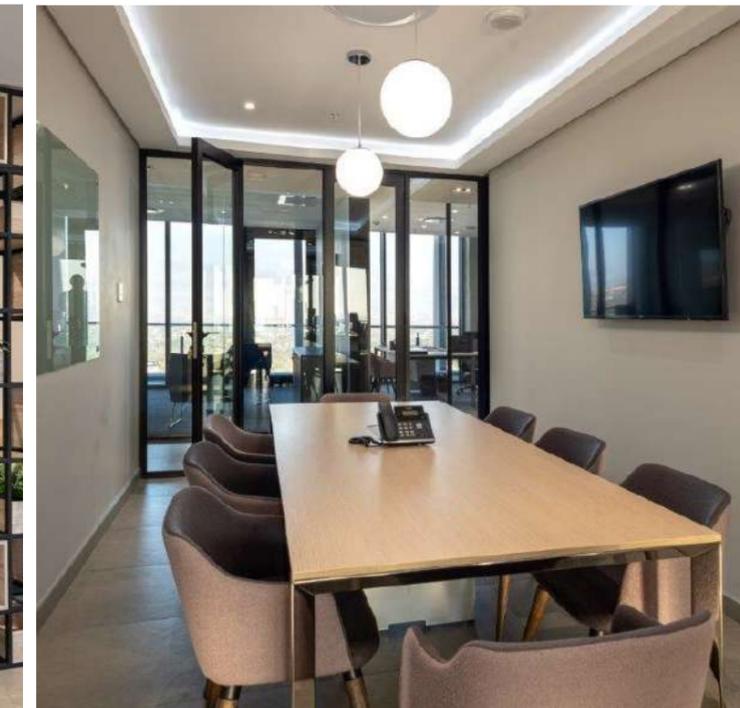
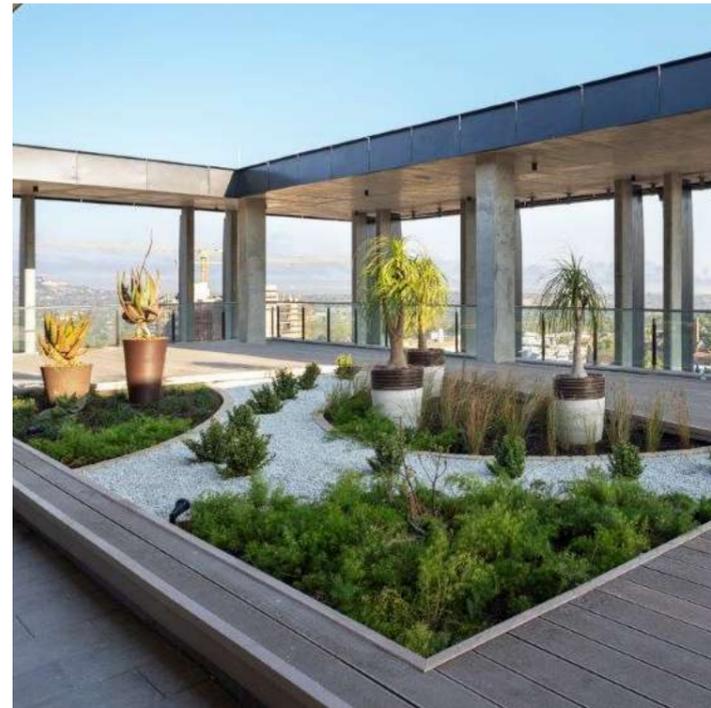
**Location:** Rosebank, Johannesburg, RSA

**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

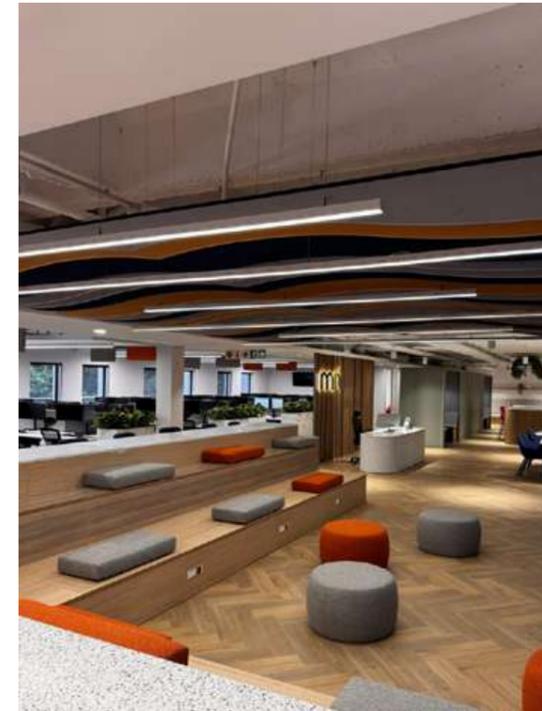
**Location:** Rivonia, Johannesburg, South Africa

**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 under employment at ARC Architects)  
**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)

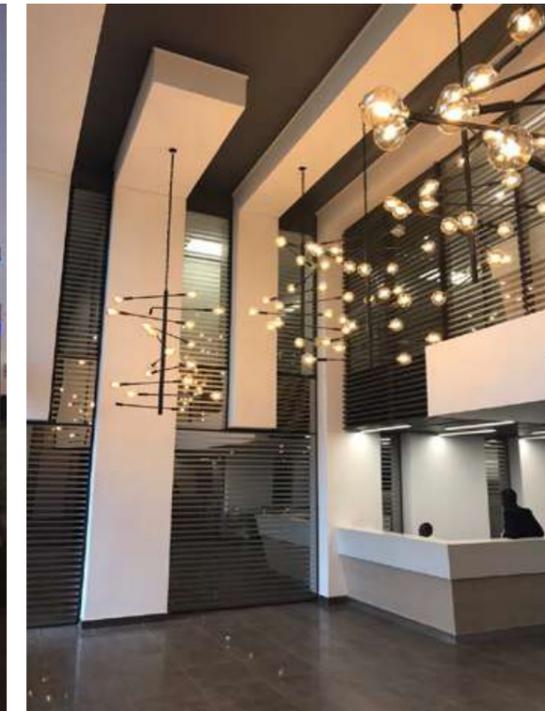


## WESTEND D

**Client:** Abland Commercial Developers  
**Project Role:** Architectural designers and Principal Agent (Architecture and interiors under employment at MWLF Architects)  
**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) <https://mwlf.co.za/>



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# THE ROYAL ST ANDREWS HOTEL

**Client:** Private  
**Project Role:** Architectural designer (Architecture and interiors under employment at ARC Architects)  
**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 under employment at ARC Architects)  
**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 (RSA)



## 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.



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## HOUSE MANYANE

**Client:** Private client (family home)

**Project Role:** Architectural designer (Architecture under employment at DDA Architects)

**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



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## INNOVATION HUB

**Client:** Jeppe High School for Boys

**Project Role:** Architect

**Property Type:** New Build and renovation

**Location:** Johannesburg, RSA

**Size & Layout:** 5 000ft comprising, a new entrance foyer, new library and computer centre.

**Project:** JBCC Contract Traditional. New build with Historical Additions and Alterations component.

**Key Features:** Intergration of a historical library and Art building into a single building with a foyer section

**Images:** Cohesion Architects (RSA) <https://www.cohesionarchitects.com/>



## DAN SWART ART CENTRE

**Client:** Jeppe High School for Boys

**Project Role:** Architect

**Property Type:** New Build

**Location:** Johannesburg, RSA

**Size & Layout:** 6 000ft comprising a new Art Centre and Amphitheatre

**Project:** JBCC Contract Traditional.

**Key Features:** New Art room set against a koppie with a terraced amphitheatre

**Images:** Cohesion Architects (RSA) <https://www.cohesionarchitects.com/>

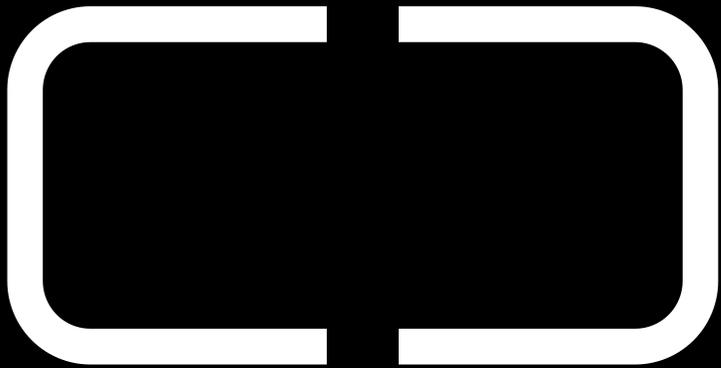


## Skill sets and value add

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. We bring proven experience from diverse sectors, offering clients a perspective of a practice backed by the depth and quality of seasoned professionals in design and project management.

- **Architectural Concept Design**
- **Interior Design**
- **Detailed Coordinated Design**
- **Design Monitor /  
Technical Advisor**
- **Clerk of Works**
- **Project Management**



## CONTACT INFORMATION

[info@cohesiondesignstudio.com](mailto:info@cohesiondesignstudio.com)

References can be made available

**SOME OF THE PROJECTS SHOWN WERE COMPLETED UNDER PREVIOUS EMPLOYMENT**

**PLEASE CONTACT COHESION DESIGN STUDIO FOR MORE INFORMATION RELATED TO THE PROJECTS SHOWN AND OUR CURRENT WORK IN PROGRESS.**