

Chapter _04

Context Development & Programme

From the contextual analysis posed in the previous chapter, this chapter will indicate the motive for selecting the specific site under investigation. Furthermore, a strategic revitalising strategy is proposed in a response to the shortcomings concluded in Chapter 3. A conceptual context development plan is exemplified in relation to the production programme. Finally, the programme for the proposed intervention is specified.



fig. 43 aerial view of site and adjacent context

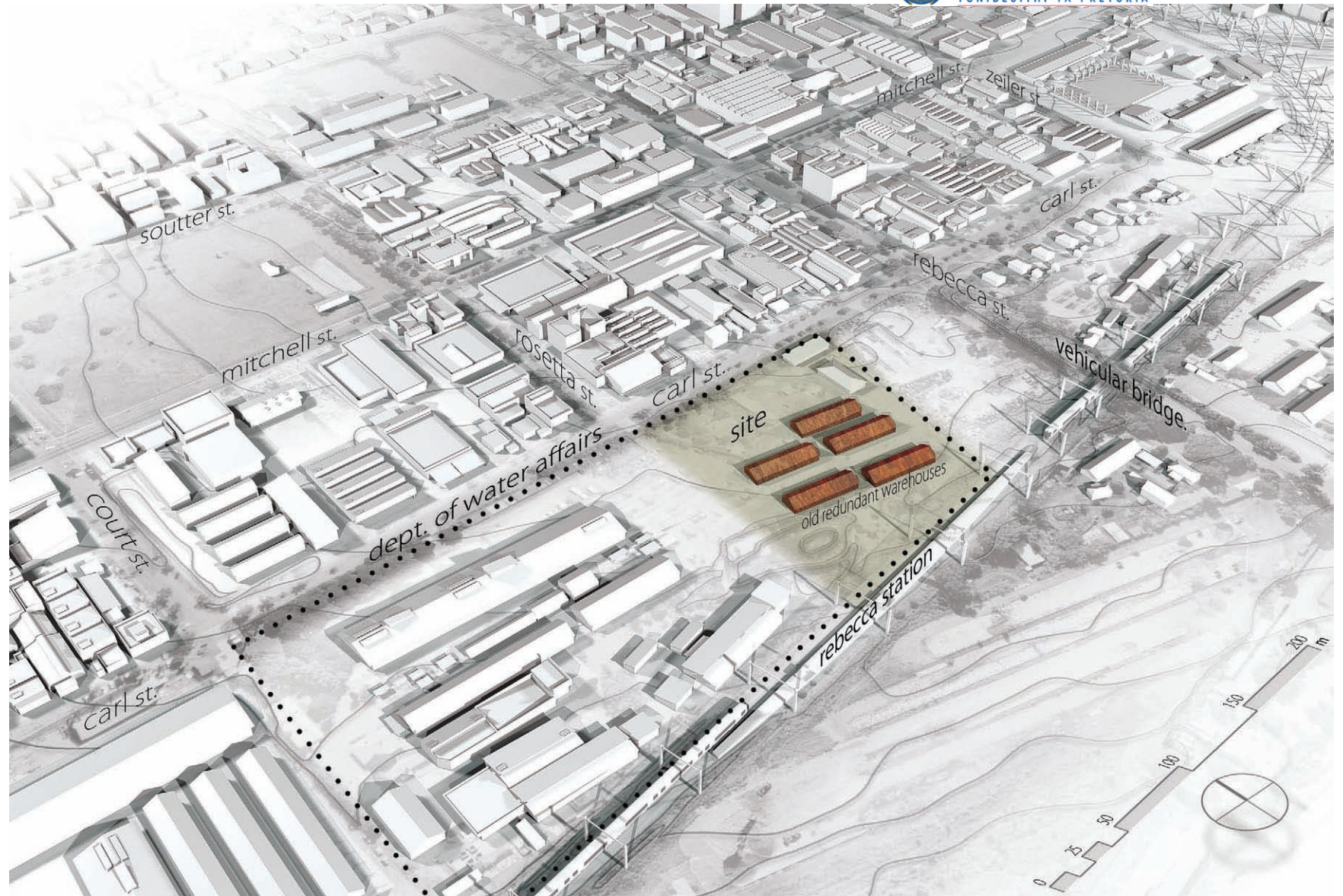


fig. 44 perspective illustrating site context



fig. 45 dilapidated warehouses currently on site
(view of power station to the West)

Pretoria West _ Industrial?

- Acts as a threshold environment between social seclusion (prison facilities) and social integration (urban living). Thus, Pretoria West represents a sub-urban character, allowing for gradual social interaction.
- The production process of *'the halfway house'* relates directly with the industrial character.

Selection of Specific site?

- Under the watchful eye of the police (Police Training Facility located on the southern side of the proposed site).
- Geographically located between the redundant recyclable materials that would be used as primary structural components for the proposed intervention (see Chapter 6).

In a response to the contextual analysis presented in Chapter 3, and the building's programme (*temporary housing and production facility*) posed in Chapter 1, the specific site was chosen due to the following factors:

Assessing the built environment of Pretoria West (SBAT)

SBAT - Sustainable Building Assessment Tool

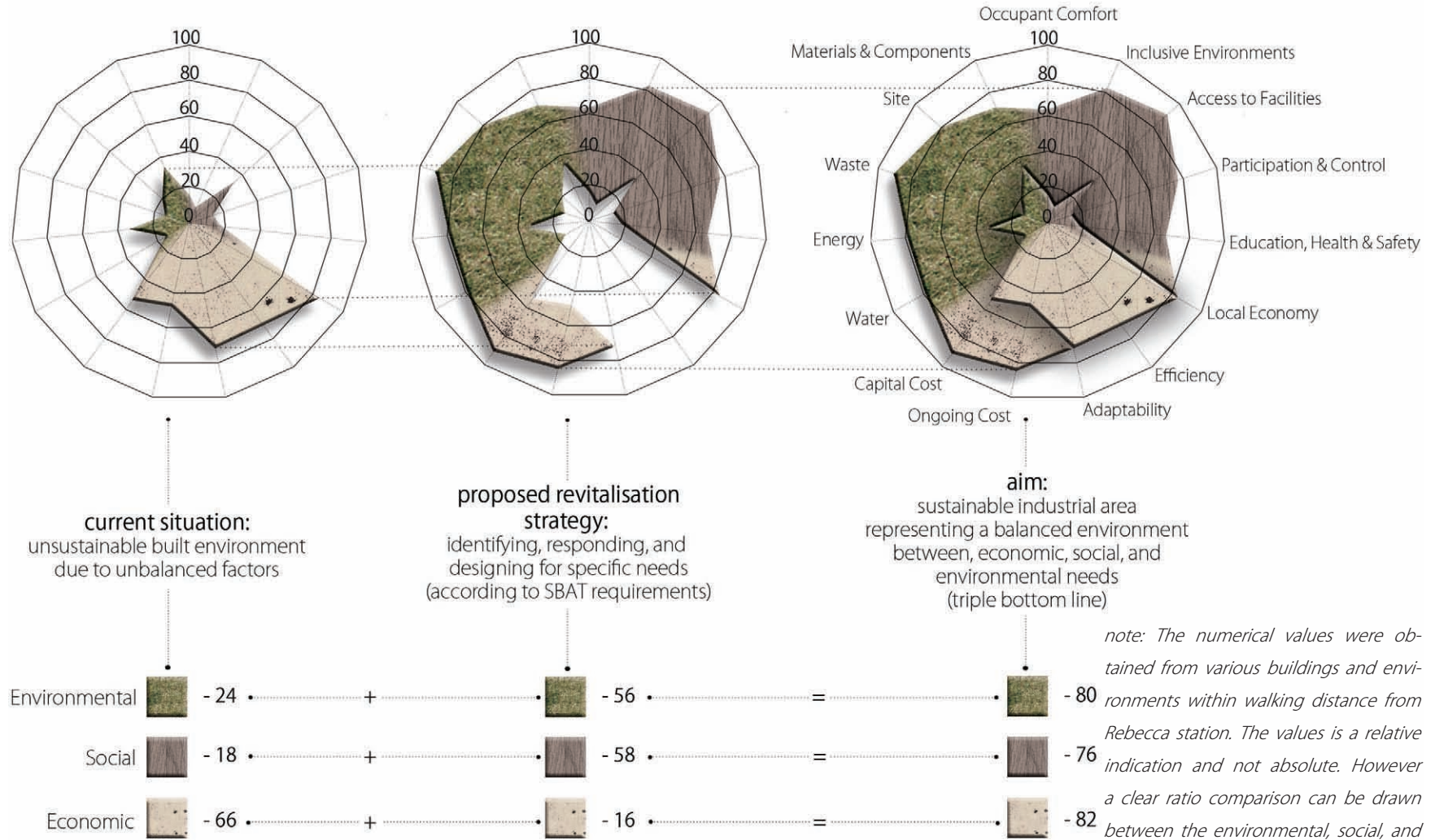


fig. 46 assessing the built environment of Pretoria West (SBAT)

Pretoria West _ Conceptual revitalising proposal

Social needs

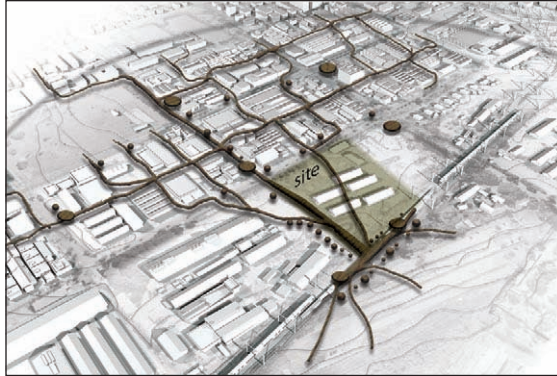


fig. 47 social needs



- *new pedestrian route / walkway*



- *new public facilities*

- transport
- ablution
- communication



- *proposed retail*

- informal markets
- cafes
- canteens

Environmental needs



fig. 48 environmental needs



- *new vegetation*

- parks
- 'green streets'
- food production



- *proposed planting & trees*



- *waste collection / recycling depot*



- *stormwater catchment*

Economic needs



fig. 49 economic needs



- *new high-rise residential development according to the densification framework proposal for Pretoria West*

The proposed residential development is integrated between the commercial and industrial fabric, redefining the current monotonous environment in an attempt to establish a sustainable industrial environment between industry and residency with a strong pedestrian focus.

Proposed residential development adjacent to site

According to Du Plessis and White (2008: 40), a very important aspect that needs to be taken into consideration when approving developments is not to consider only the site, but rather the site in the context of the street block. All developments should contribute to the development of a specific street block development model, which comprise of three essential elements:

- Perimeter buildings;
- Internal open spaces in the centre of the block; and
- Pedestrian movement and streetscape around the edge of the block.

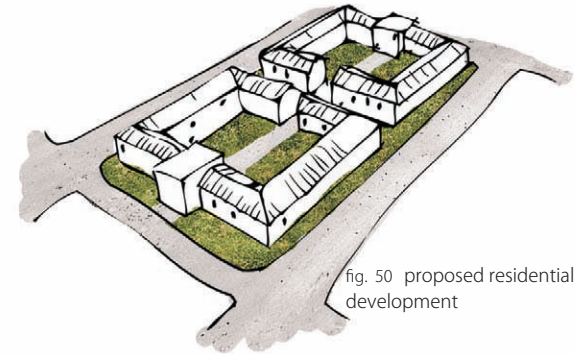


fig. 50 proposed residential development

The advantages of having multi- storey perimeter buildings arranged at the periphery of the block are:

- Create continuity in the street facade
- Distinguish between public and private realm
- Allow for green open spaces at core of block
- Encourages richness and continuity

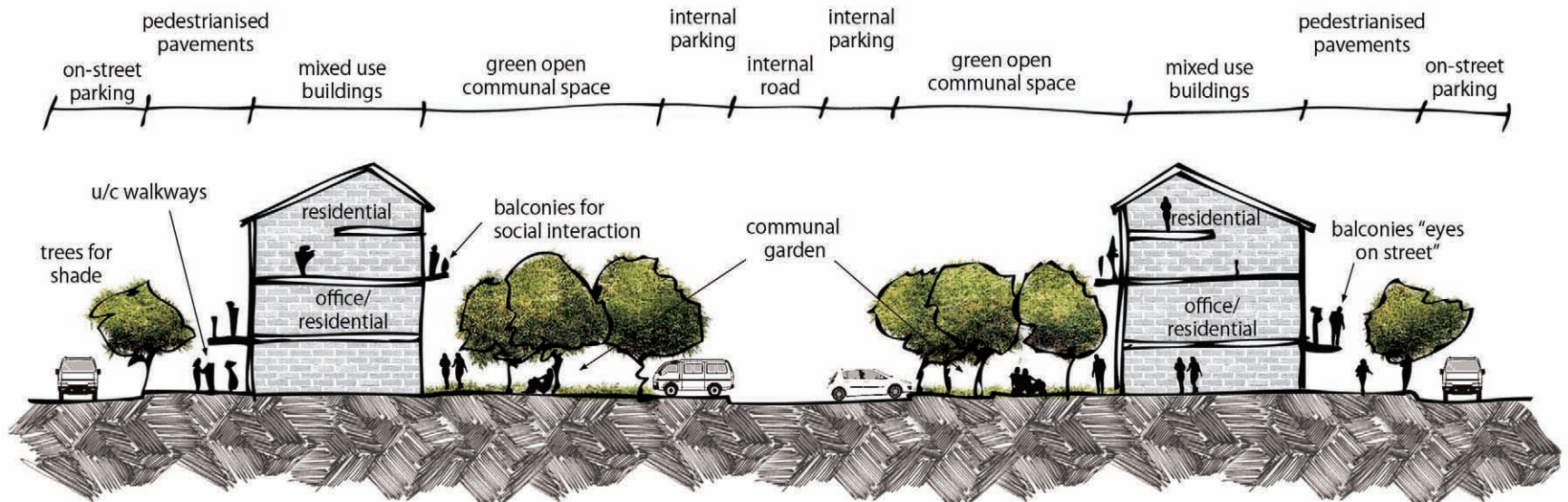


fig. 51 diagrammatic section illustrating proposed residential development in Pretoria West

Revitalising strategy

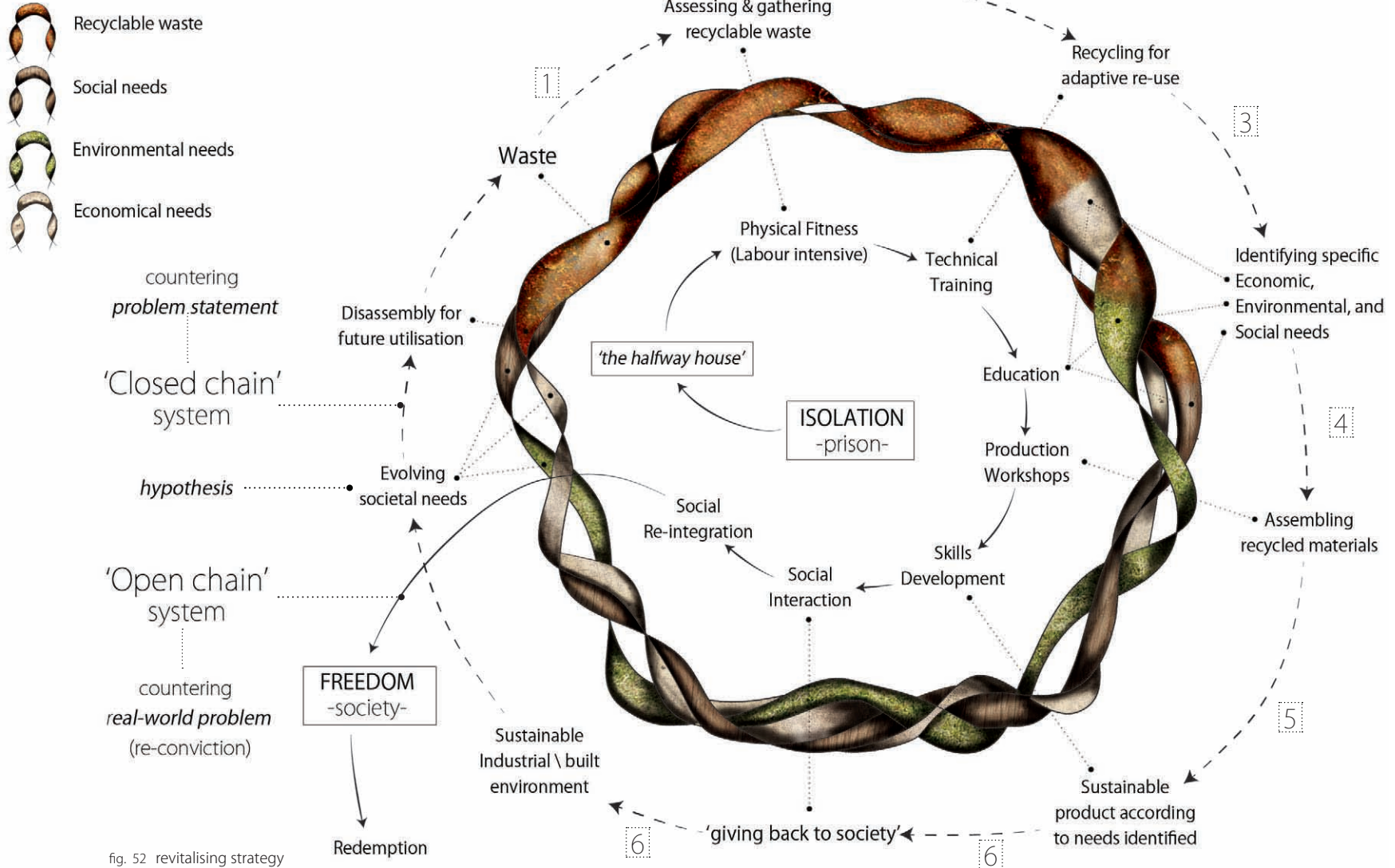
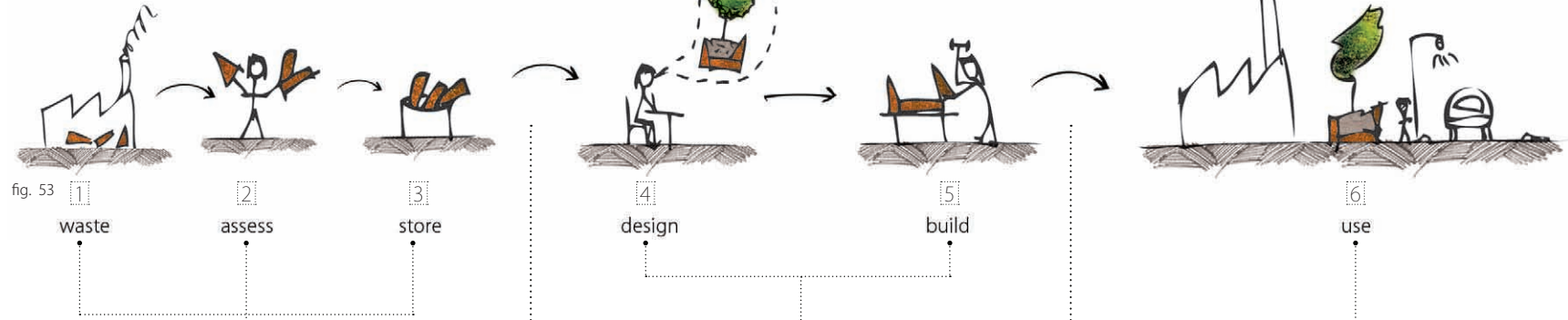


fig. 52 revitalising strategy

'the halfway house' _ a Revitalising process

1 — 6 see fig. 52



Recyclable waste is accumulated throughout the industrial area of Pretoria West.

The 'halfway house' acts as a transitional facility where waste is recycled and transformed into useful sustainable products. Allowing parolees the opportunity to implement the production skills that were developed in prison.

Parolees 'give back to society' by revitalising the current unsustainable industrial environment.

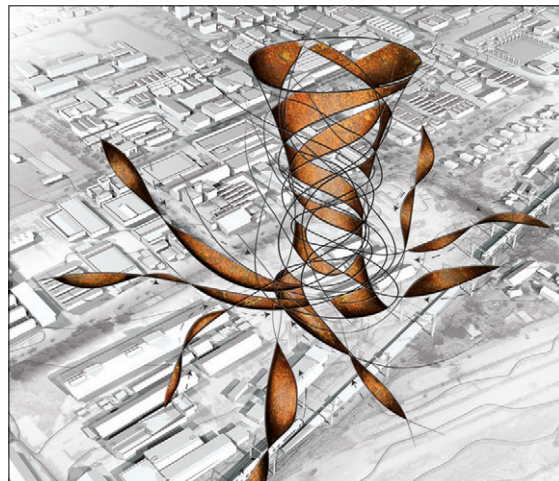


fig. 54 waste accumulated

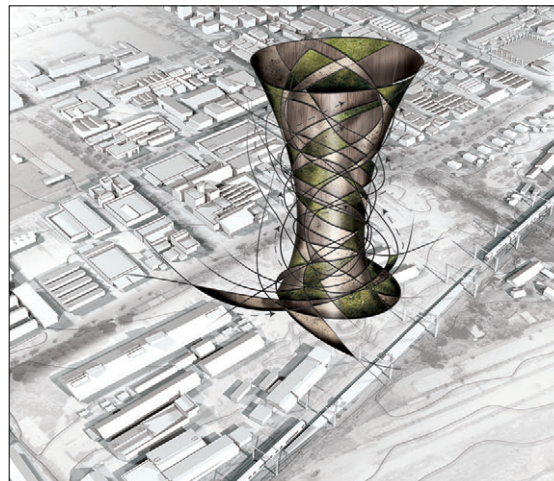


fig. 55 production process of the 'halfway house'

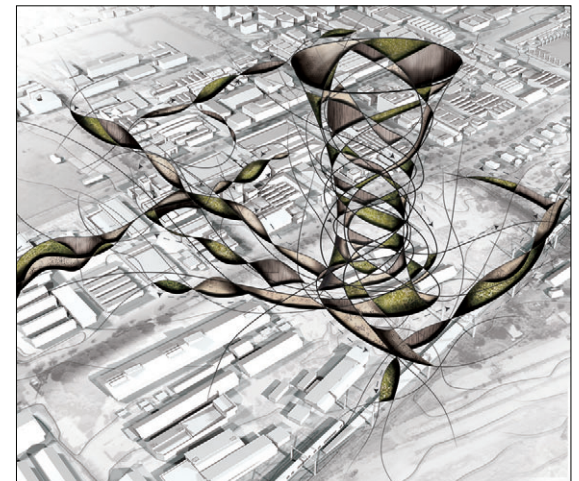


fig. 56 giving back to society

Site development concept

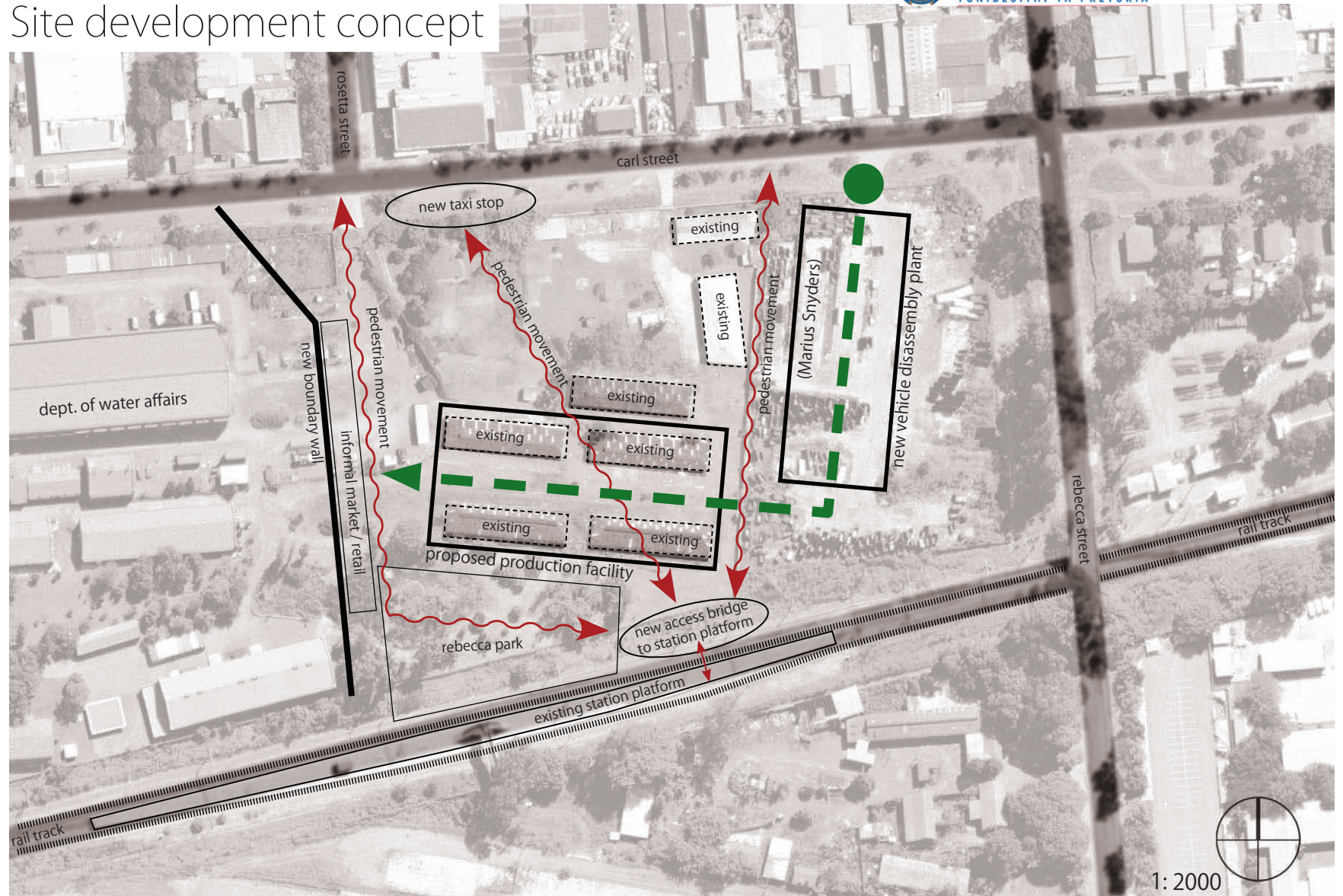


fig. 57 site development concept and production process

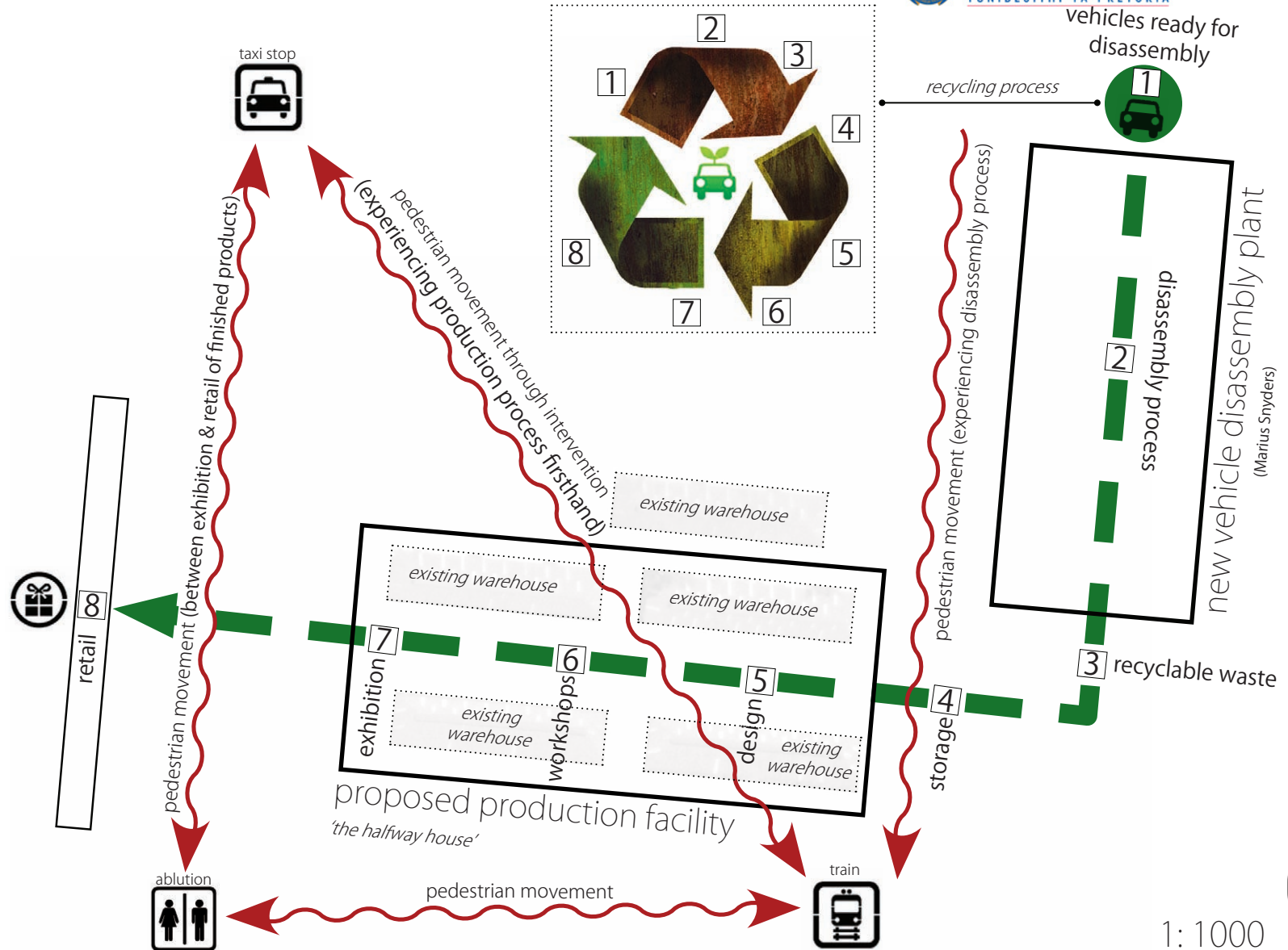


fig. 58 production concept as recycling process

Site development proposal

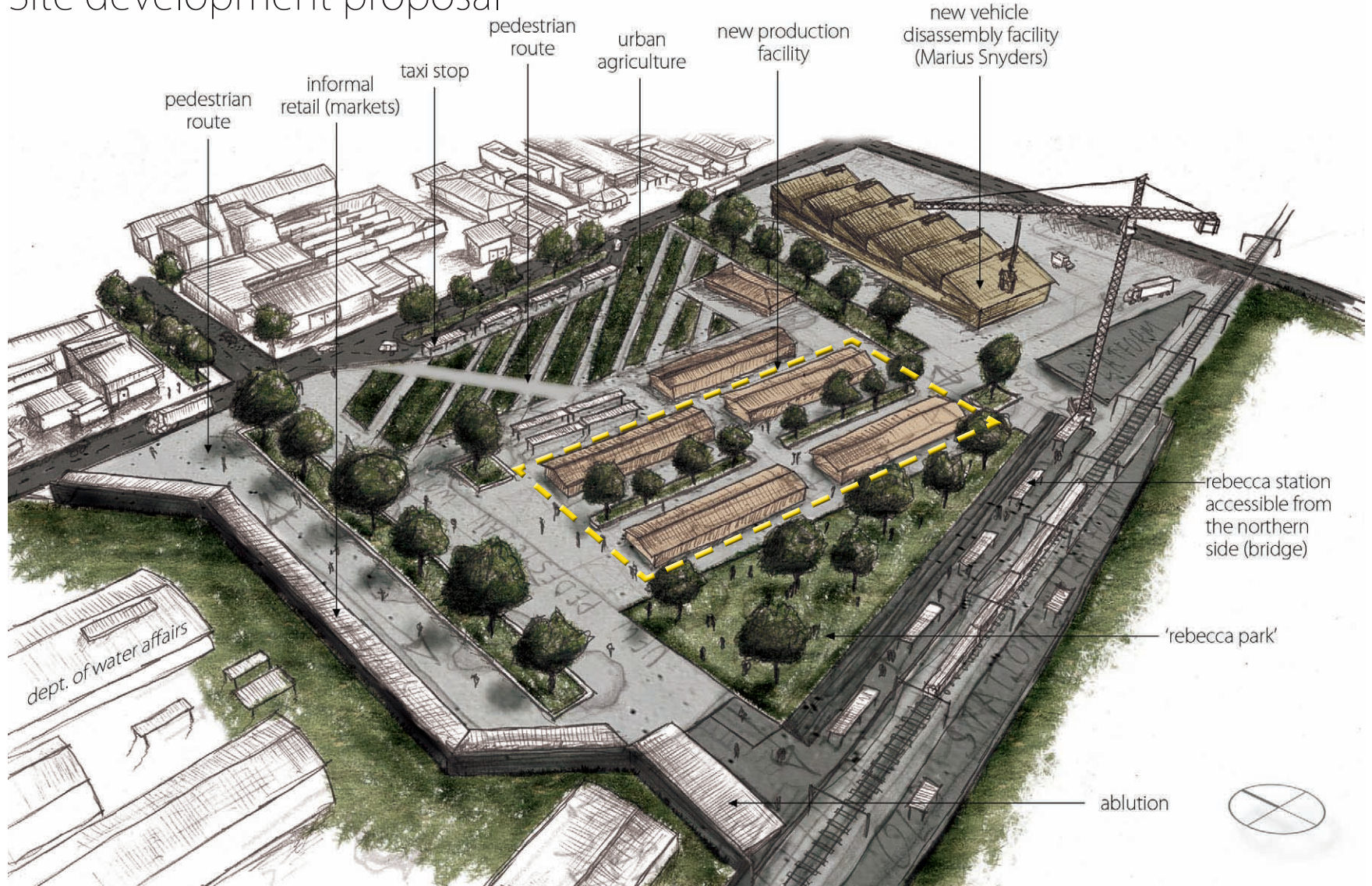
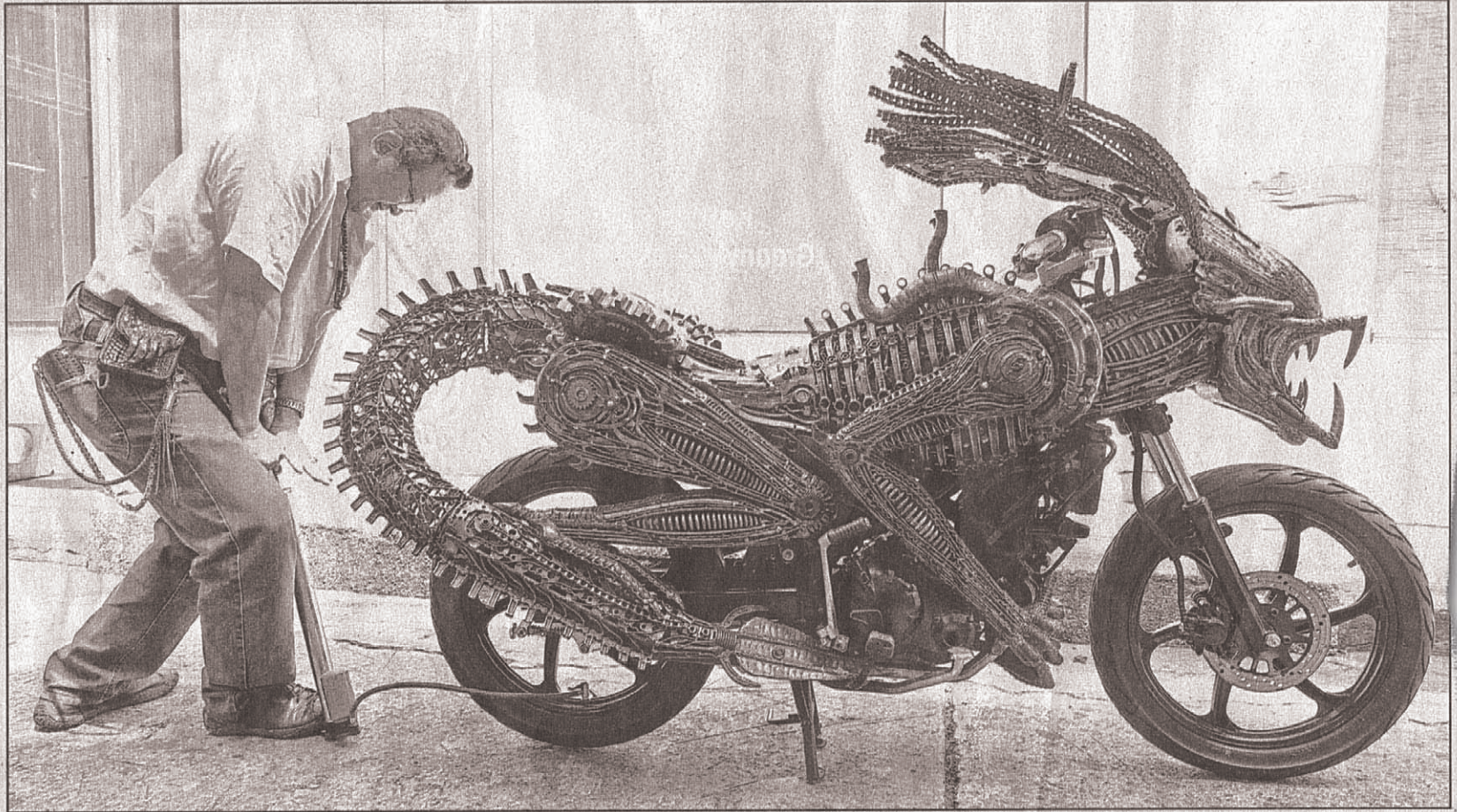


fig. 59 site development proposal

Beeld, Donderdag 28 Julie 2011



Waar 'n wiel is, is 'n weg

Roongrojna Sangwongprisarn (54), 'n kunstenaar, pomp in 'n werkwinkel in Bangkok die agterwiel op van die motorfiets wat hy uit herwonne motor- en fietsonderdele gemaak het. Roongrojna voer die kunswerke wêreldwyd uit van die vier takke van sy Ko Art Shop-kettinggroep.

Foto: Sukree Sukplang, REUTERS

Programme



The programme for the proposed intervention can be divided into three self-governing, yet related parts. However, as mentioned in Chapter 1 (see *'normative stance'*), the intervention should be understood over various different timescales where the buildings form can physically extend or detract according to ongoing user needs. Thus, the proposed programme should only be considered as a response to the immediate social, environmental, and economical needs.

fig. 61 model by author illustrating the reassembly of recyclable waste into a new useful product

01 Production Facility

- ① STORAGE
- ② DESIGN STUDIOS
- ③ WORKSHOP
- ④ EXHIBITION

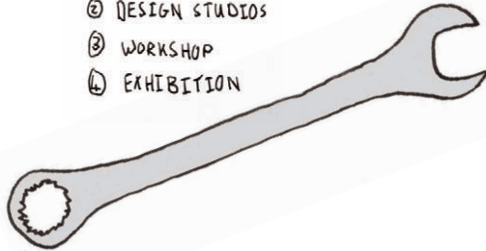


fig. 62

Responding to the 'real world problem' posed in Chapter 1

Re-entry vs. Re-integration
(see fig. 05)

The primary aim of the production facility is to provide parolees with social interaction, and an adequate working environment in an attempt to successfully re-integrate themselves back into society. Offering parolees the opportunity to implement the production skills that were developed in prison. The production facility should be considered as a skills implementation centre rather than a skills development centre.

02 Temporary Housing



fig. 63

Responding to the contextual analysis and urban framework proposal posed in Chapter 4

Residential development + Commercial development
= Sustainable Industrial Environment

The building's users (parolees) will constantly change as parolees leave 'the halfway house' after successful social re-integration. Thus, it should be considered that the social structure and programme necessities of 'the halfway house' would be in constant flux. Temporary 'plug-in' housing modules allow the building's users to re-arrange the living environment according to social preferences. The housing module should function as a portable independent unit capable of transportation throughout the urban fabric, allowing for erection at a new location. (see Chapter 5 - 'micro compact village')

03 Flexible Space

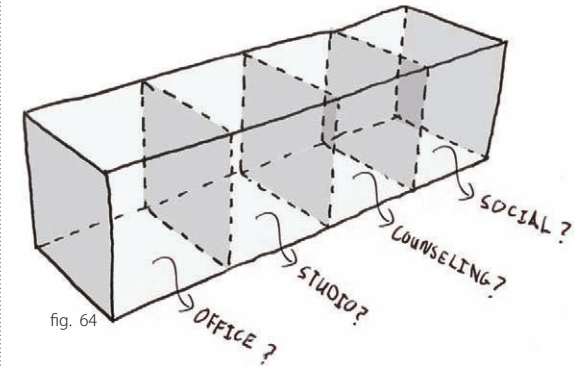


fig. 64

Responding to 'problem statement' posed in Chapter 1

"The permanent nature of the built environment causes the inefficient utilisation of valuable resources; as buildings are constantly rejuvenated, revitalised and demolished in reply to various social needs."

hypothesis

"Architecture has to be flexible to accommodate a variety of use patterns by current and future user(s) without having to demolish the building (in part or completely)"