

001

INTRODUCTION

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Reclaimed material	material extracted from the waste stream of construction and other industries and used, either in its original form (re-use) or following processing (recycling) (CIRA, 1998:7)
Reconfigure	To reconfigure is to recycle the configurative process. The configurative process organises the parts or elements in a particular form or figure; it is a compositional process that ensures that the identity of the whole is present in the parts, and vica versa (Porter, 2006:154)
Recycling	collecting and separating materials from waste and processing them to make marketable products (CIRA 1998: 7)
Reduction	Waste reduction has two components: <ul style="list-style-type: none"> • Reducing the amount of waste produced • Reducing the hazard of the waste produced (CIRA, 1998:7)
Re-use	Putting objects back into use so that they do not enter the waste stream (CIRA, 1998:7)
Skin	Generally speaking, skin refers to the outer layer of a building. This is the external cloaking of all the layers of the building envelope that covers roof, walls and underside (Porter, 2006:173)
Waste minimisation	Any technique, process or activity which avoids, eliminates or reduces waste at its source or allows re-use or recycling of waste for benign purposes - (Crittenden and Kolaczowski, 1992)

001-1 CLARIFICATION OF PRE-CONCEIVED IDEAS WITHIN THE ARCHITECTURAL REALM

Architects will be increasingly faced with having to [re]use buildings. The current perception is that [re]using an existing building falls within the realm of the interior designer/ architec and that this thesis will focus on the skin of the building and be limited in terms of architectural expression. However, in countries such as the United Kingdom the majority of architectural firms work with buildings and structures that are already established.

Many architects in the United Kingdom have never been faced with developing a building from scratch; nevertheless, their work is seen as architecture. This particular phenomenon occurs due to the lack of vacant land that is available as a result of the country being surrounded by water. High prices are therefore associated with greenfield sites. It is the intention of this thesis to follow an approach that demonstrates how dismantling an existing building

down to its structure and then adding to and [re]configuring it, can in fact be considered architecture.

001-2 REAL WORLD PROBLEM

A problem exists in the Pretoria CBD of an increasing number of vacant and derelict buildings littering the city. The longer these sites are left underutilized the further they deteriorate and the greater the expense to [re]establish the urban fabric. An opportunity therefore exists in the CBD that this thesis intends to address.

001-3 PROBLEM STATEMENT

This project proposes to revive the urban fabric by making use of an existing building that is not being used to its full potential. Through the process of adapting and [re]-configuring it is the intention to [re]habilitate the building to make it more viable than it is at present.

001 - INTRODUCTION

[re]discover [re]new [re]direct [re]action [re]leac [re]condition [re]sc [re]markable [re]sp [re]furnish [re]assess [re]grate [re]deliver [re]use [re]cycle [re] [re]pair [re]emer [re]yard [re]genera

Temporary solutions are invariably of inferior quality and workmanship, therefore a system needs to be developed that not only addresses the needs and program of a specific building but also provides a universal solution that can be applied to various buildings within the CBD. These “clip-on” structures are intended to act as a catalyst for an ecology to evolve within and around the building. Solutions need to be of such a nature that they are contextually suitable in terms of the building, local building practices, and the user, program, climate and location.

Psychological needs such as familiarity and finding a sense of place need to be taken into consideration when designing residential units.

Users of the office component will have different needs to those of the residents and the Design Depot. So how can a design account for the innumerable variations of its different users?

This question is [re]iterated upon the evaluation of the various architectural and interior spaces. When spaces and buildings are designed, consideration has to be given as to how each space will be used. An opportunity exists for the architecture of the interior, as well as interventions that are “attached” to the building, to contribute to the place making of the various programs.

Complex and temporary architectural solutions are often not solutions at all. Prefabricated solutions, if not locally manufactured, are often expensive, difficult to transport and take long periods to arrive on site. It is therefore important to establish a system in alignment with local building practices.

001-4 SUB-PROBLEMS

As this dissertation is intended to be the first in a series, the process of analysing an existing structure is important.

001-5 LIMITATIONS

- This dissertation is intended to be the first in a series aimed at demonstrating how the important process of

analyzing an existing building structure could possibly take place. The process of analysing an existing building structure is important.

- Assessment of how waste management practices vary seasonally is outside the scope of this thesis document due to time constraints.

001-6 ASSUMPTIONS

- Assumptions made in this document include climatic data, which is assumed to be correct and will be used for this project.
- Incentives by government or private parties exist to encourage the use of lower-grade and [re]claimed materials.
- The client is willing to make use of and experiment with [re]claimed materials.

001-7 RESEARCH QUESTIONS

- **How can the proposed intervention be realized while still preserving the historical and structural integrity of the existing building?**
 - o How much of the existing building will remain and what proportion will be new?
- **How can the existing building be manipulated and [re]configured in order to [re]establish its presence?**
 - o Can this be achieved through the manipulation of new and existing building and structural components so that the interior can be [re]-vealed to the exterior?
- **How can this particular project act as civic activator?**
 - o Can this be achieved through the careful selection of compatible programs?
 - o How can the edge conditions along busy vehicular and pedestrian routes be utilised in order to generate circulation through the site?

001-8 RESEARCH METHODOLOGY

001-8.1 CONTEXT STUDY

The context is defined through a series of investigations, including location, surrounding buildings (historical and contemporary conditions), climate, and environmental conditions.

001-8.2 PRECEDENT STUDIES

Site visits and analysis of program and theory in:

- HOUSES AT PESSAC, France
Type: Housing development
- LOS ANGELES DESIGN CENTRE, Los Angeles
Type: Furniture showroom

001-8.3 INTERVIEWS

- Gerhard Breedt, Theatre designer, Kempton Park
- Muncha, Peace worker, Pretoria
- Resident, Pretoria, Louisa
- Tshepiso, Resident, Pretoria
- Tshepo, Resident, Pretoria

001-8.4 REVIEW OF SIMILAR PROJECTS

- Main Street Life, Johannesburg

001-9 HYPOTHESIS

The ultimate intention of the thesis is to encourage users to make changes to the building to suit their needs. These changes should be of a flexible nature that allows future users to once again adapt the building to their needs. One of the problems that need to be overcome is the effects of the various programs on services, structure and circulation. If the building is flexible in nature it increases its lifespan and

any possible changes in program and users over time.

001-10 FUNDING

The source of funding is always an important component to ensure project success. The potential for funding can be increased in the following ways:

a) Collaboration with industry

Business & Arts South Africa (BASA) is an organisation that attracts support for Arts and Culture from the corporate sector, whether financially or in kind. It is the mission of BASA to promote mutually beneficial, equitable and sustainable business-arts partnerships that are long term and benefit the broader community.

b) Letting of mixed use spaces

The letting of various residential units to applicable candidates. Office units are intended to be leased out to companies on a long term basis.

001-11 SUMMARY OF THE 6 “W’S”

The Who

Anyone interested in the design realm

The Where

Pretoria CBD

The When

This thesis/dissertation

The What

Vacant, derelict, and underutilised existing buildings

The Why

To [re]establish the urban fabric and teach skills

The HoW

Through the dismantling, [re]furbishing and [re]configuring of existing buildings and sites

[4] adaptive [re]use

001-12 AIMS + OBJECTIVES OF THE STUDY

- a) [Re]duce the quantity of resources needed for construction (reducing waste eventually produced at demolition and decommissioning)
- b) [Re]duce the quantity of waste generated by construction and demolition sites