

# **l o c a l i t y**

**methodology**

**analysis**

**problems**

**existing frameworks**

**site**

methodology

ANALYSIS: Analysis of Johannesburg was conducted on three levels, personal observation, studying activity on aerial photographs and personal conversations with academics, colleagues and the local community. These three sources communicate the movement flows, building functions, activities and local economies of Johannesburg CBD.

PURPOSE: To identify problem in Johannesburg that need addressing, study how existing framework resolve problems and investigate the urban conditions on site.

PLAN: Resolve urban problems on site by integrating spaces.

analysis

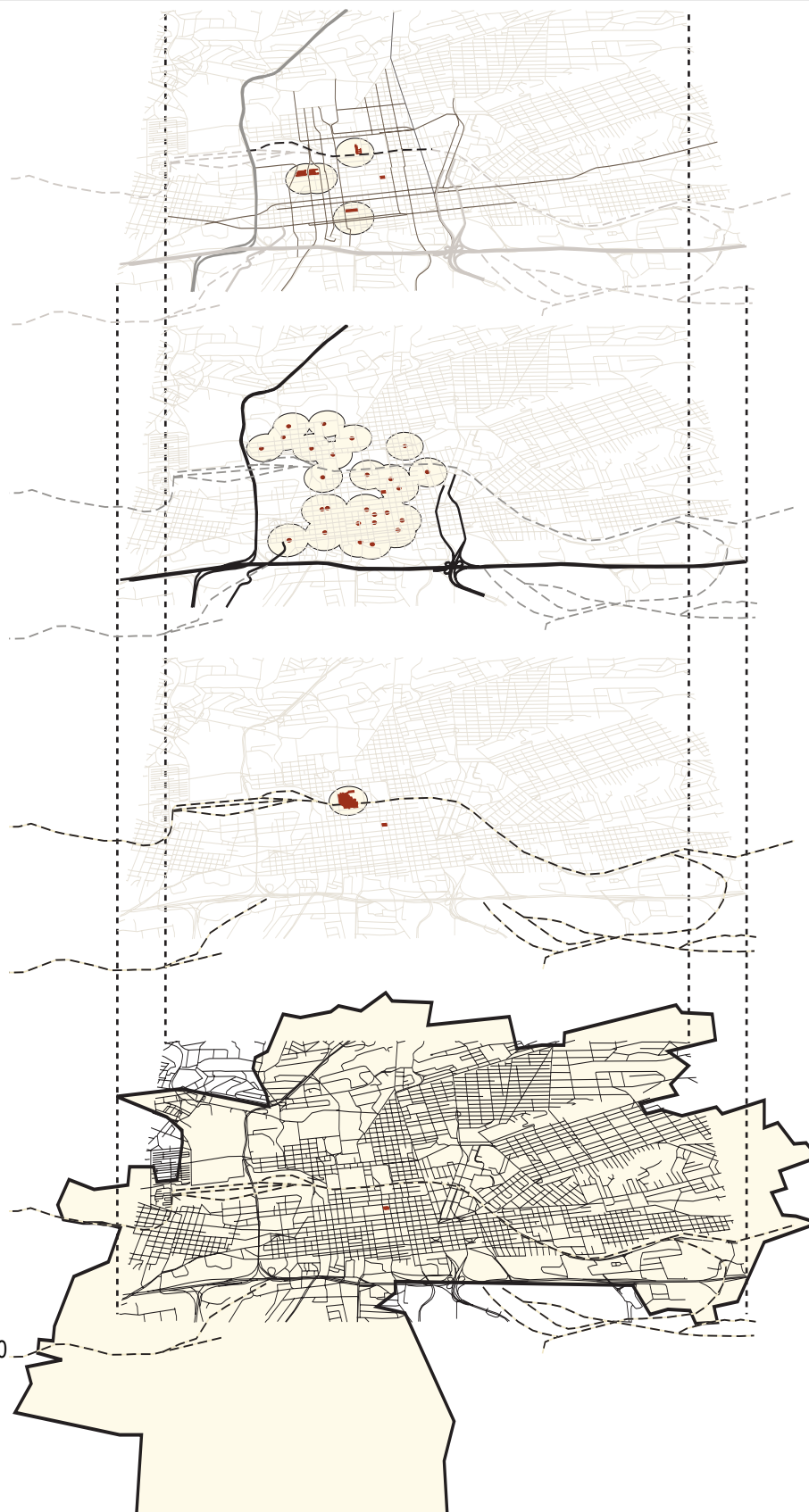
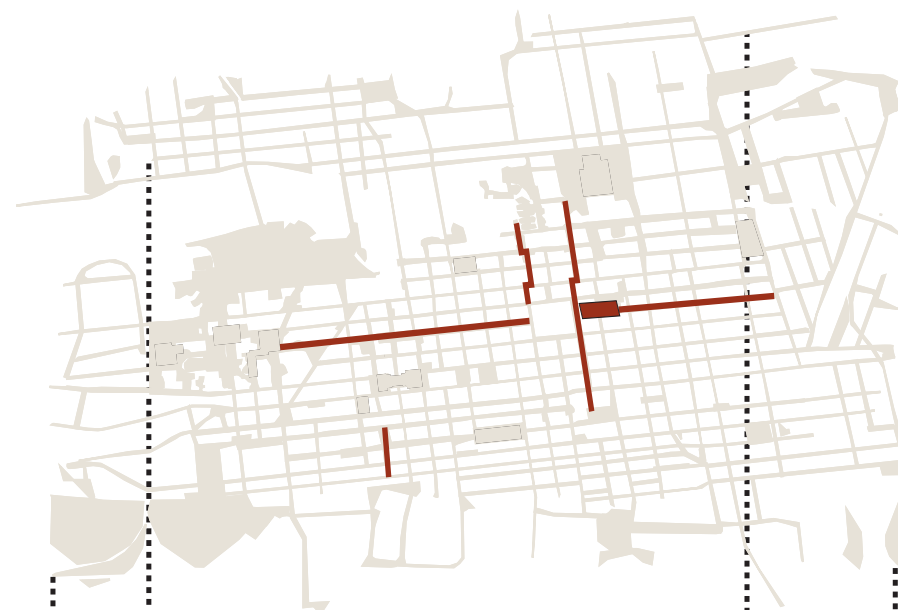


Fig. 079 Access

pedestrian orientated streets



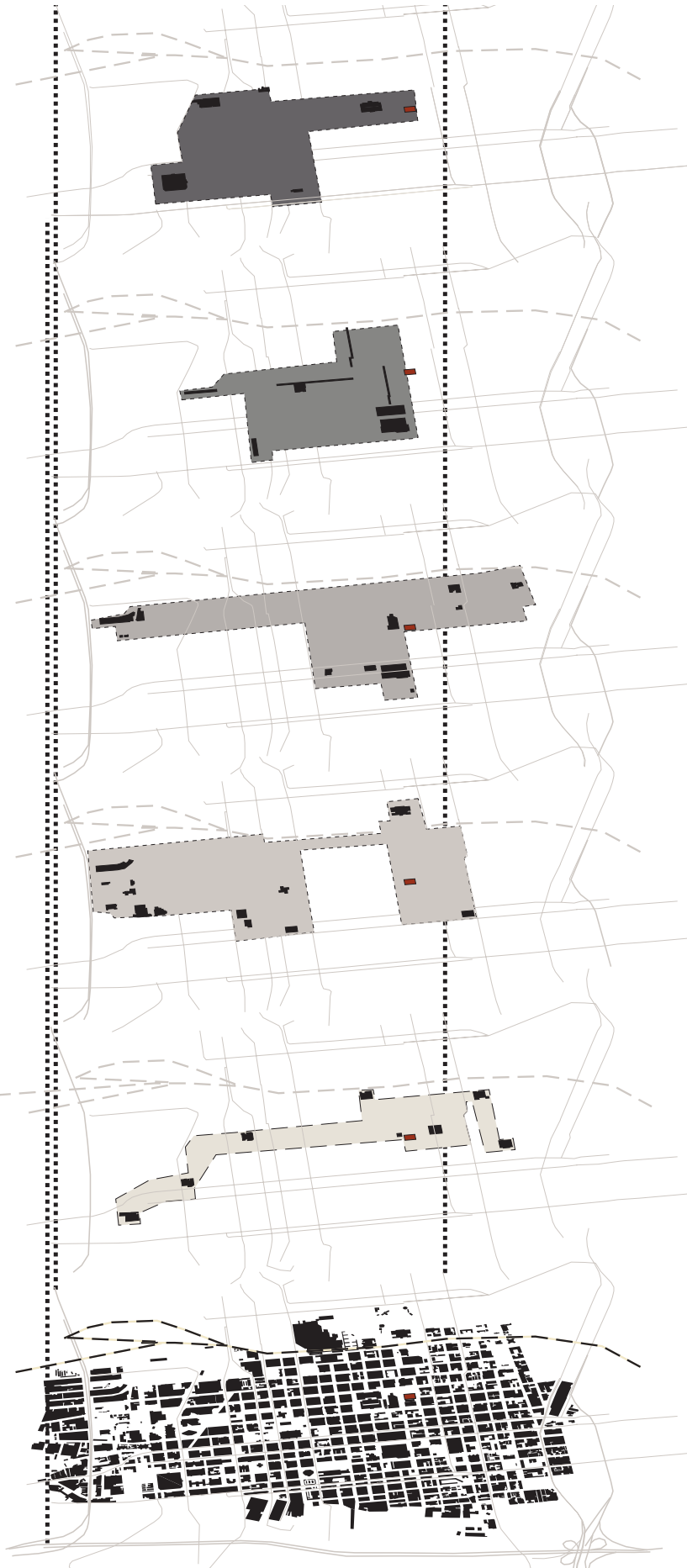
open spaces; spaces that are not inhabited by buildings. these include streets, parks and parking lots.



figure-ground diagram of cbd. site



Fig. 080 Figure-ground



- Site
  - political district  
high court
  - retail district  
shops
  - entertainment district  
restuarants  
nightclubs  
cinemas  
theatres
  - cultural district  
galleries  
museums  
memorials  
monuments
  - worship spaces  
churches  
synagogues  
mosques
- 'social space systems',  
related social spaces  
identified in order to  
determind districts  
where similar spaces  
are organised wthin in  
the futurre.

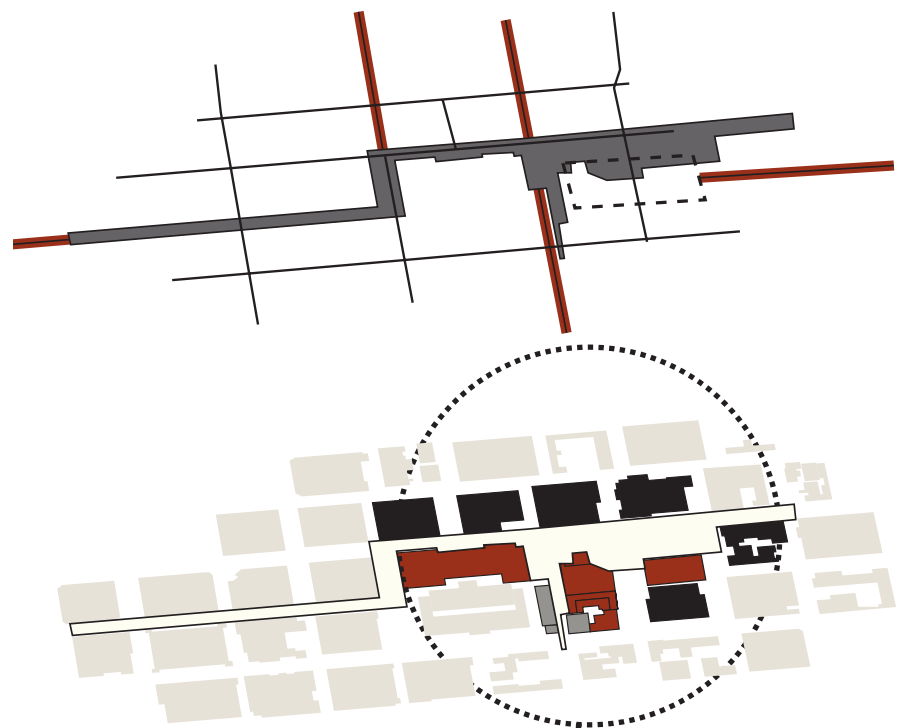
Fig. 081 Social Spaces



- political
- retail
- entertainment
- cultural
- worship

Fig. 082 Social Districts

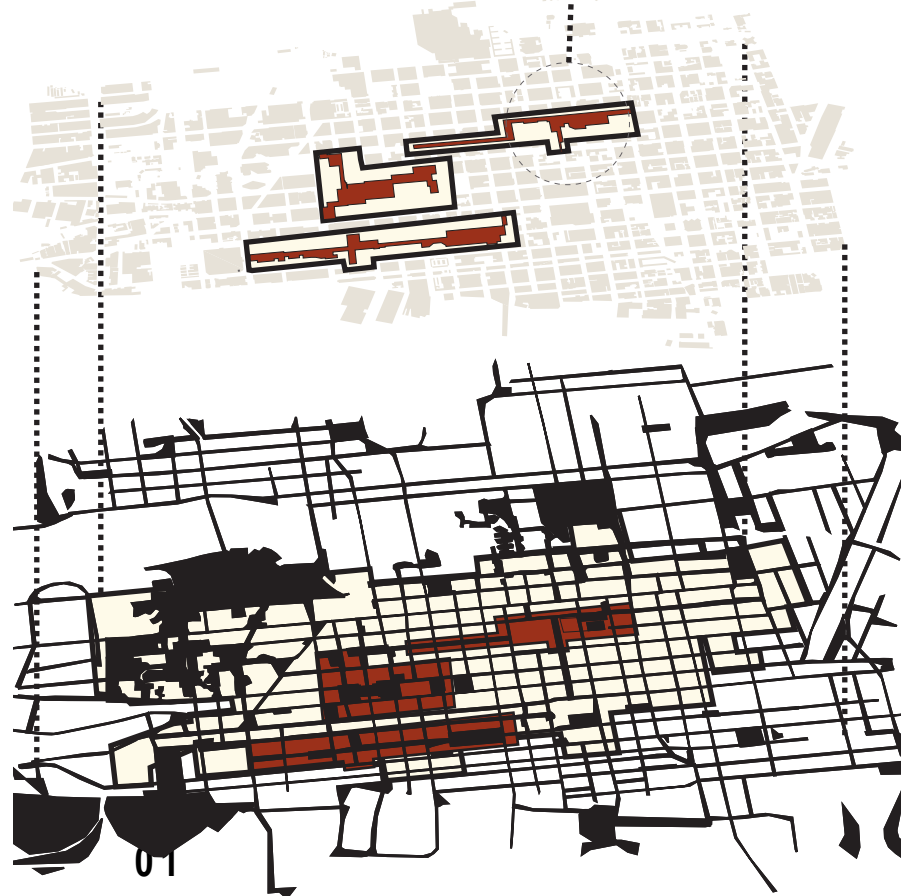
problems



**Problem:**  
 \*Open spaces that do not facilitate balanced urban movement (pedestrian, public and private transport) become voids.

Uninhabited open space around site.

02

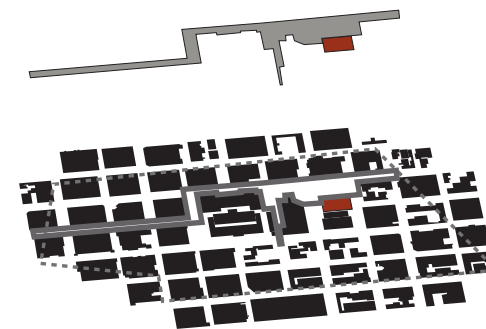


Three identified urban voids

Open spaces

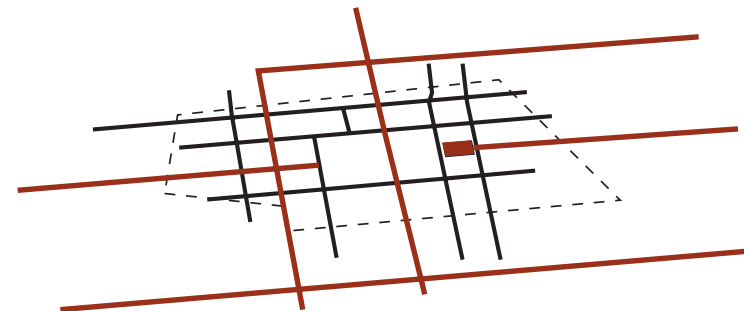
Fig. 083 Open Spaces

Form of open space

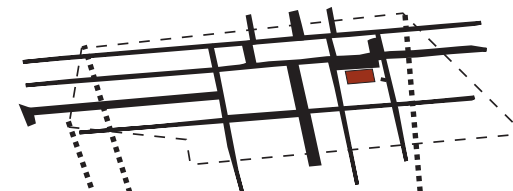


Open space around site

Pedestrian activity around site



Open spaces around site



Pedestrian orientated streets



Open spaces



Fig. 084 Urban Spaces

01> Figure-ground illustrating the social spaces found in Johannesburg CBD.  
02> Figure-ground displaying the relationship between social spaces and all other spaces such as offices and residential.

**Problem :**

- \*insufficient social spaces
- \*the majority of social spaces are either civil or retail, CBD does not offer a **diverse** range of social experiences
- \*the majority of spaces are either civil and retail spaces and are only open during the working hours; this means that CBD becomes empty and quiet in the evenings



Fig. 085 Diversity

**Problem :**

\* in order to establish if voids hamper urban movement, levels of urban activity adjacent to 'open spaces' need to be evaluated.

Pedestrian and vehicular activity

Activity Nodes

Pedestrian Movement

- High pedestrian activity
- Med. pedestrian activity
- Low pedestrian activity

Vehicular movement

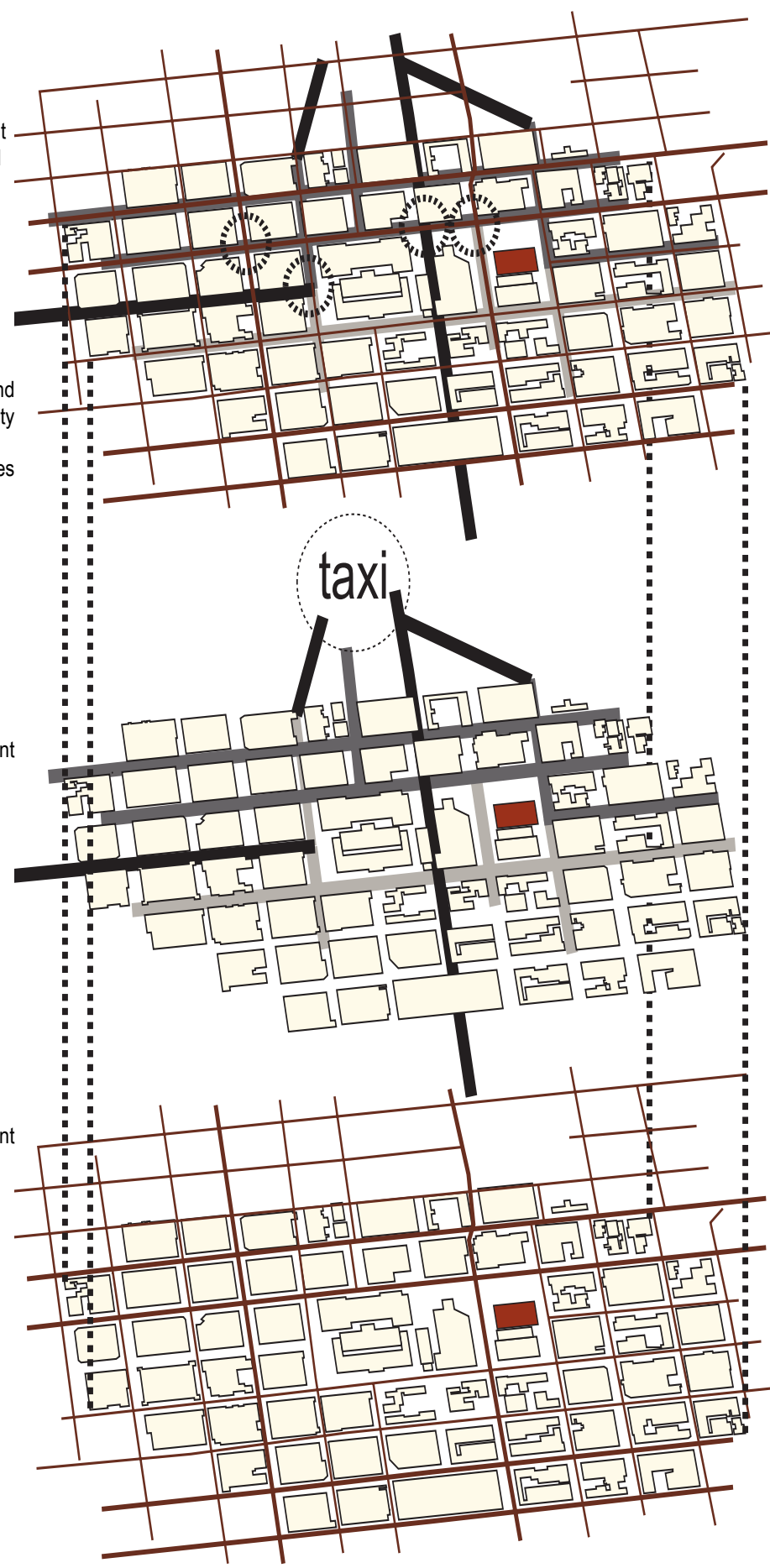
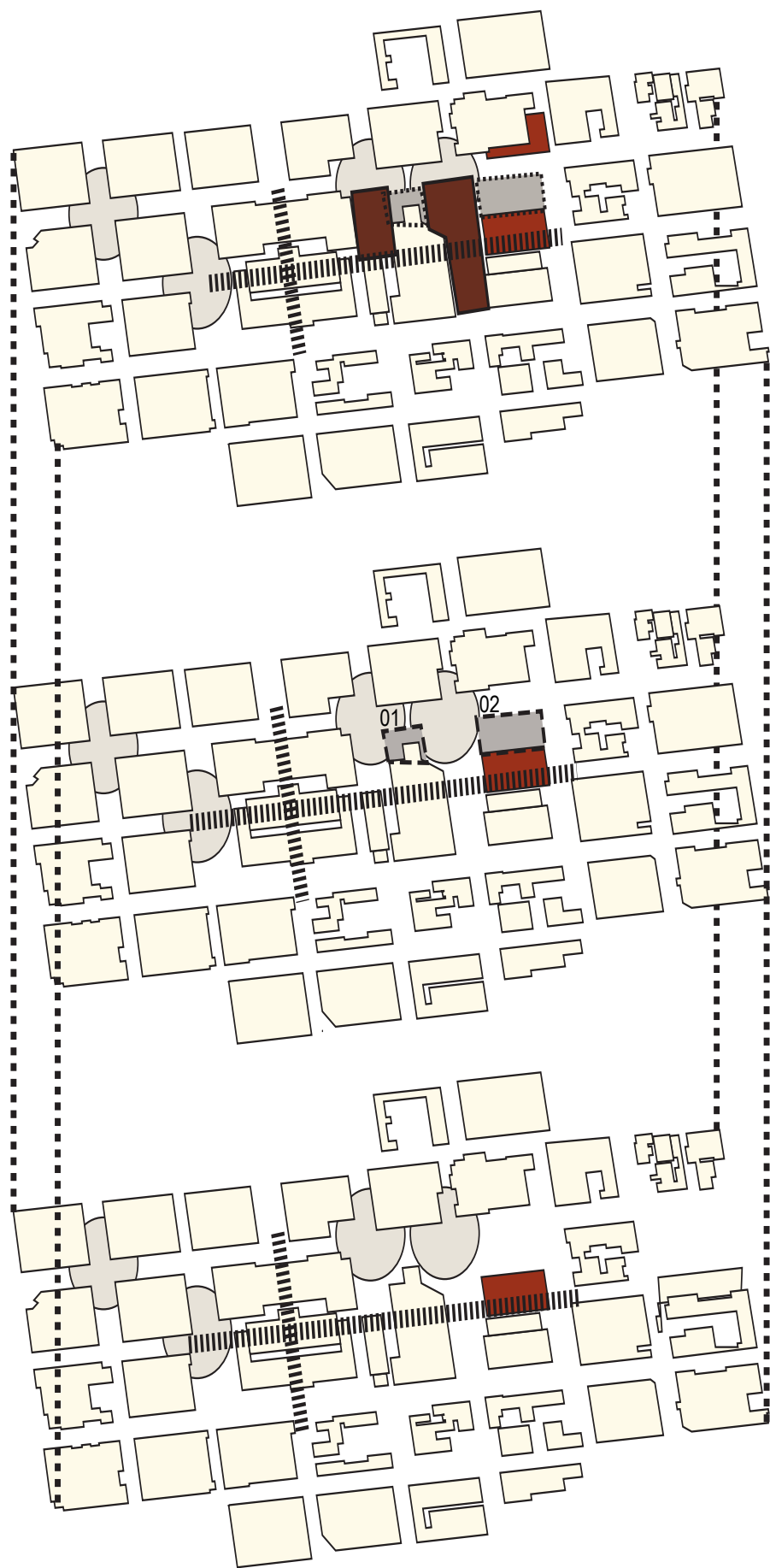


Fig. 086 Movement



**Problem:**  
\*Isolated space isolates adjacent spaces from urban movement.

Opposing spaces that are isolated due to fenced off spaces.

Fenced off open space

01> Johannesburg Sun Hotel garden.  
02> Marble Towers' enclosed sunken plaza. (Plaza is no longer functioning)

Activity Nodes  
 Disconnected Route  
Kerk street has been severed to accommodate the High Court, the Johannesburg Sun and the Marble Towers office block.

Fig. 087 Isolated Space

Fenced off spaces

Johannesburg Sun (Closed)

Conference Facilities (Closed)

Towers Hotel (Closed)

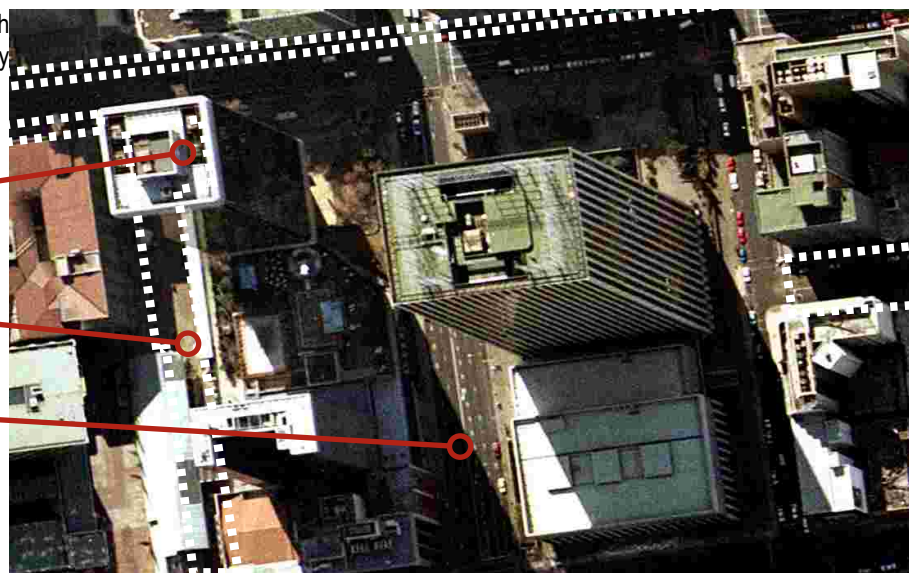


Spaces with high pedestrian activity

Jeppe Street

Smal Street (Pedestrian)

Von Weilligh Street



Spaces with low pedestrian activity

Sunken plaza (Closed)

Marble Towers

Pedestrian arcade (Closed)

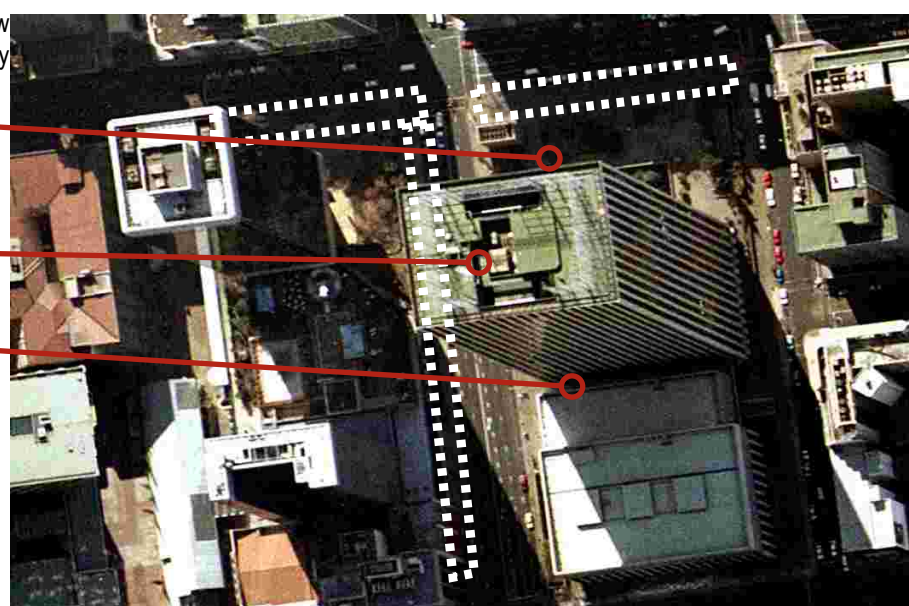


Fig. 088 Activity Spaces

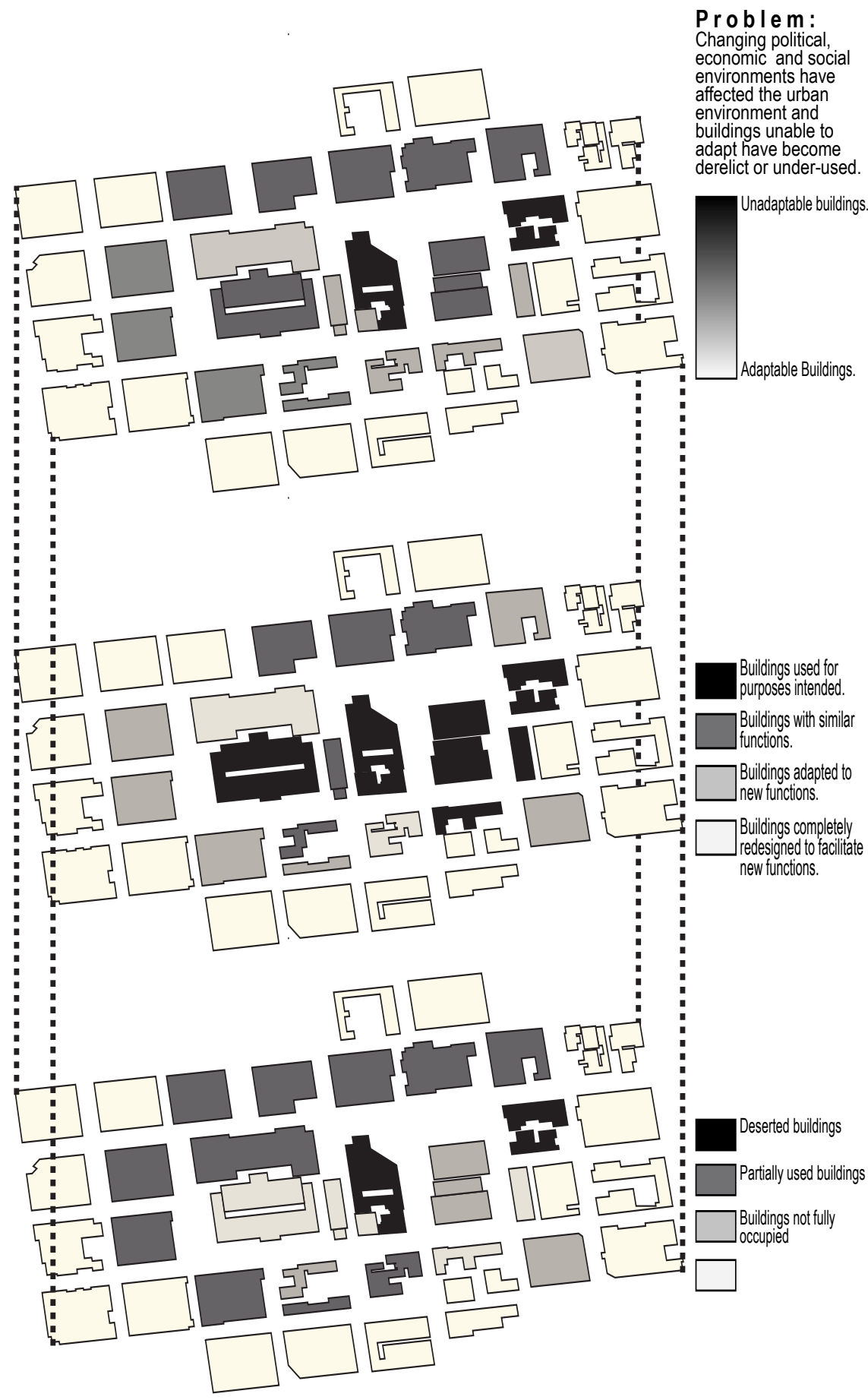


Fig. 089 Derelict Buildings

existing urban initiatives

Key Buildings

Urban initiatives

- Identified precincts
- 01>West City precinct
  - 02>Chinatown precinct
  - 03>Newtown Cultural precinct
  - 04>Metro mall precinct
  - 05>Legaslative pricinct
  - 06>Retail precinct
  - 07>Park precinct
  - 08>Carlton precinct
  - 09>Faraday precinct
  - 10>Marshalltown precinct

Figure-ground

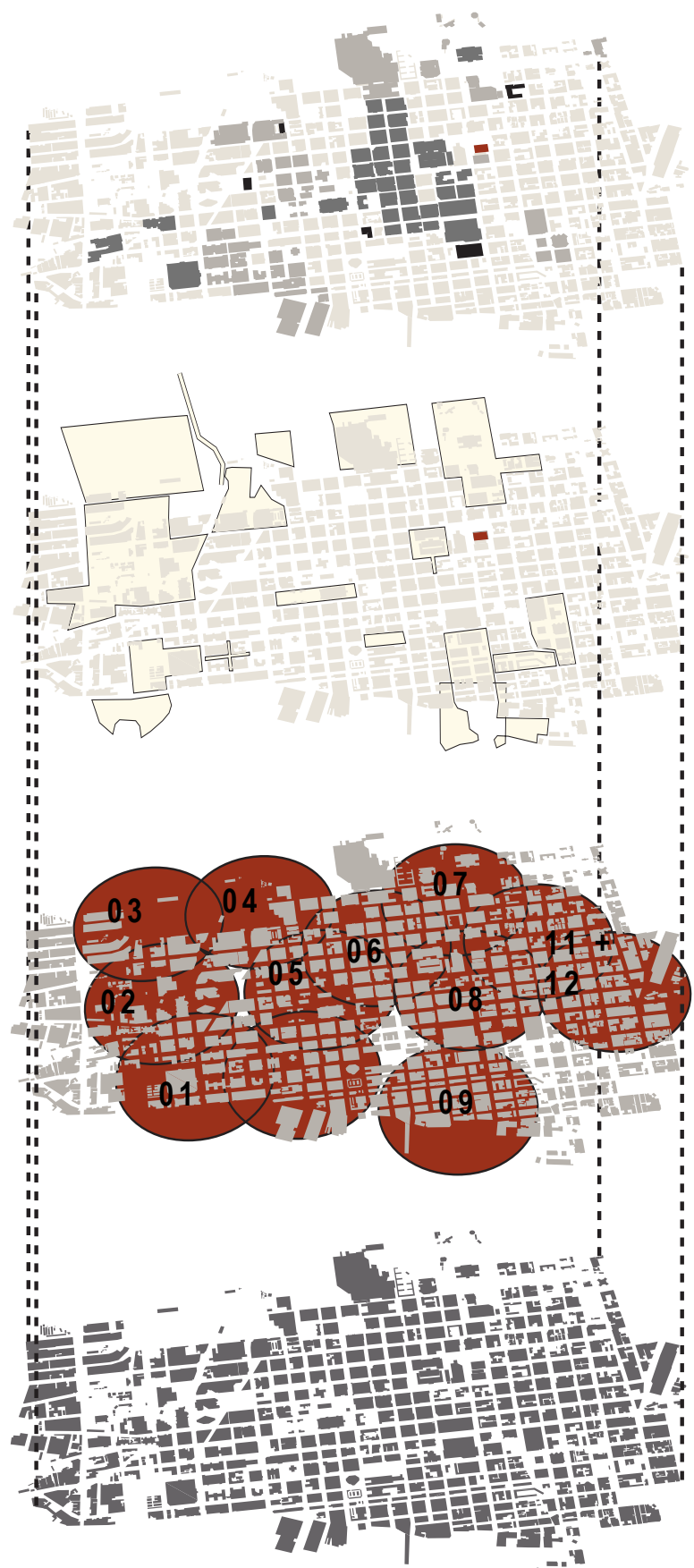


Fig. 090 Urban Initiatives

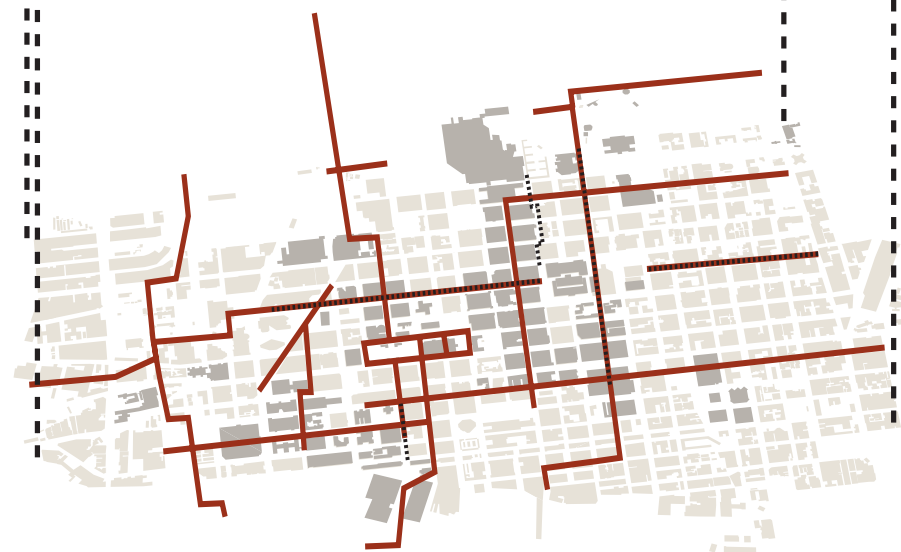
\* gapp framework



Proposed light rail transit rail and area within a 5min walking distance



Areas within walking distance to private and public transport commuters



Proposed pedestrianised streets

Fig. 091 Urban Initiatives

\* gapp framework

site

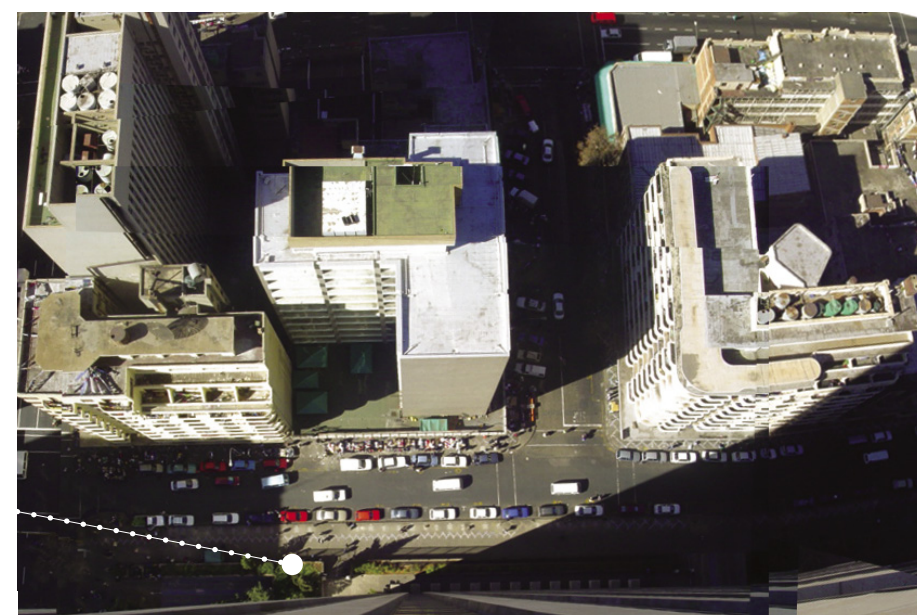
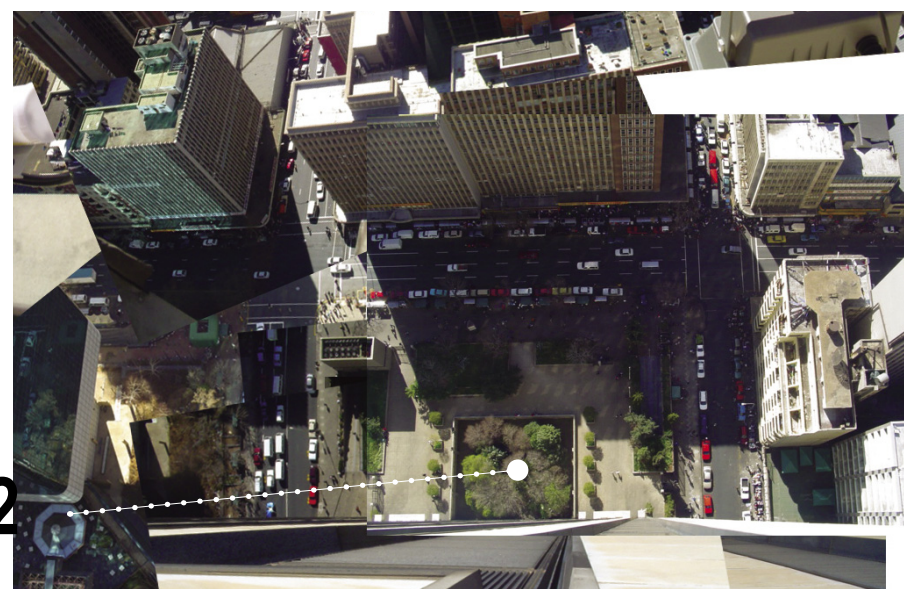
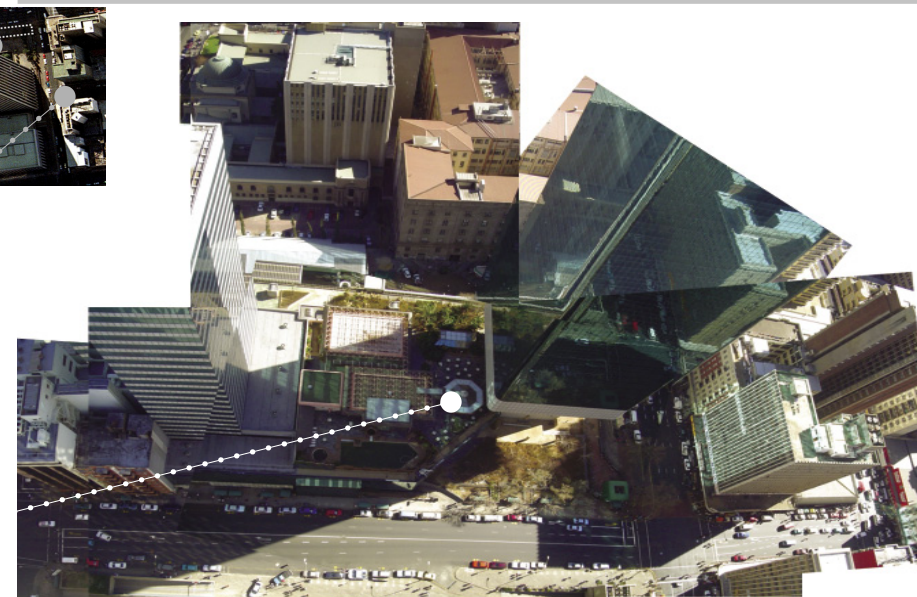
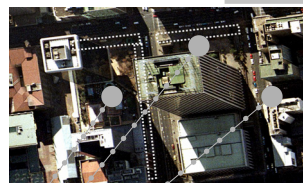


Fig. 092 Street Activity





Fig. 093 Sun Angles

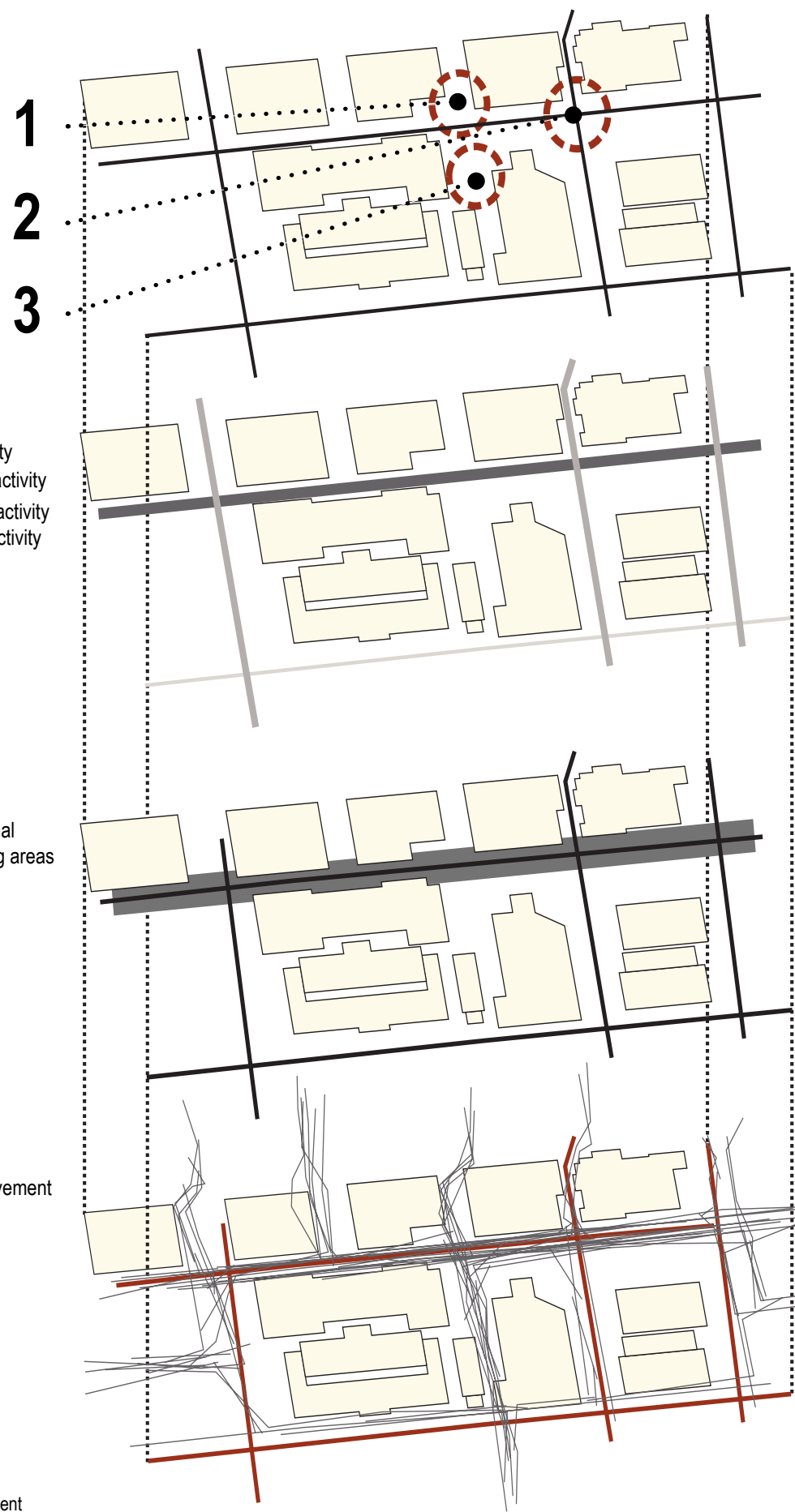
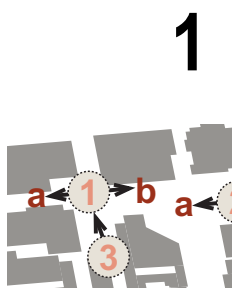


Fig. 094 Movement



Fig. 095 Attractors



1



2



3



Fig. 096 Street Scenes

