

7. Proposed Strategy for Paul Kruger Street

7.1. Indeterminacy

7.1.1. Cross-programming and Event

The contemporary South African urban condition and its diverse cultural identity demands strategies capable of tolerating contradictory impulses to capture a layered society with all its perceptions, patterns and structures (Caples & Jefferson, 2005:6). It accepts that different people in the city have different resources to draw upon, therefore it should allow for interpretation and invention. Subsequently, how is it possible to achieve this without resorting to theme-park visions and pastiche, crossing contemporary needs with heritage?

It is possible by executing a strategy derived from a concept, which is frequently investigated by Bernard Tschumi, author of *Events Cities*, and the former dean of the Columbia Graduate School of Architecture (1988-2003) and Rem Koolhaas, where program is deconstructed. This “allows for the most dynamic coexistence of activities x, y, and z generating through their mutual interference a chain reaction of new unprecedented events” wherein differences are comfortably negotiated permitting maximum flexibility in program (Wall, 1983:26). This strategy encourages opportunities as opposed to determined outcomes, allowing for spontaneity and freedom of choice that is often risked when a design is too defined. Following from this, to insist on use and function, in order to fulfil a set programme, while use and functions come and go according to changing social practices, the full opportunities inherent in the design would never materialise (van den Burg, 2004:41).

Cross-programming does not specify individual programmes, but rather allows for the existence of multiple programmes resulting in an event of an “indeterminate set of unexpected outcomes”. This contrasts with the idea of program described as a “determinate set of expected occurrences, a list of required utilities.” Not specifying programme, promotes ideas and strategies taking precedence over the formal and the visual where there is no fixed relationship between architectural form and the events within (Tschumi, 2000:11, 13). This allows for the transformation and adjustment of neutral spaces according to specific programmatic needs; a tactic that provides urban conditions giving urban dwellers the capability to create, adapt and imagine.

Another derivative in the investigation of cross-programming and un-programmed space is the superimposition of strategies and devices, and not the constructing of places, in which something should happen. A project is to be seen as a tactical proposal and not simply as a design (Wall, 1983:27).

7.1.2. Precedent Study: Parc de la Villette, Paris, France

The scheme was initiated by a competition organised by the French Government in 1982, as part of the *Grand Projects*, the brief called for the design of an “Urban Park for the 21st Century” (Tschumi, 2000: 53). The park is on a 125 acre site, on the north-eastern corner of Paris in a semi-industrial area, and was previously occupied by the central slaughter house. The initial ideas of the competition occurred in the 1970's, a period in which the idea of the city as a formal constitution was renewed and attention was paid to typologies and

morphologies. Very little consideration was given to programme and activities that should take place in the city, for this reason the architectural profession focused on forms and styles as opposed to events. (Tschumi, 2000: 55). But Bernard Tschumi chose to shift the *spatio-temporal* logic of the city by addressing new concepts of space and time in which he forged a “new architecture of the landscape”, a strategy that allowed for a variety of programmes and architectural circumstances. (Corner, 1999:17).



Fig. 87 The Canal de l'Ourcq that runs through Parc de la Villette. (Author, 2005).

The proposal of a “simple structural solution” that involves the regular distribution of points of programmatic intensity results in a park that can be conceived as “one of the largest buildings ever constructed.” (Wall, 1983:27)



Fig. 88 Folly F6 - Greenhouse and Discovery Garden (Author, 2005).

The folly is an object with the intention to activate space due to its status of a “programme condenser”. The notion of distributing the programme through the use of follies, is deconstructing the programme into “intense areas of activity placed according to existing site characteristics and use” therefore allowing for movement to occur throughout the site hence, presenting the visitor with new opportunities for discovery and surprise.(Tschumi, 2000: 53,69)



Fig. 89 Folly C8 - Administration (Author, 2005).

Two large structures already existed on the site, therefore the idea of introducing another mass was rejected, and instead programme was introduced by means of evenly distributing it by means of the follies (Tschumi, 2000: 53,69).

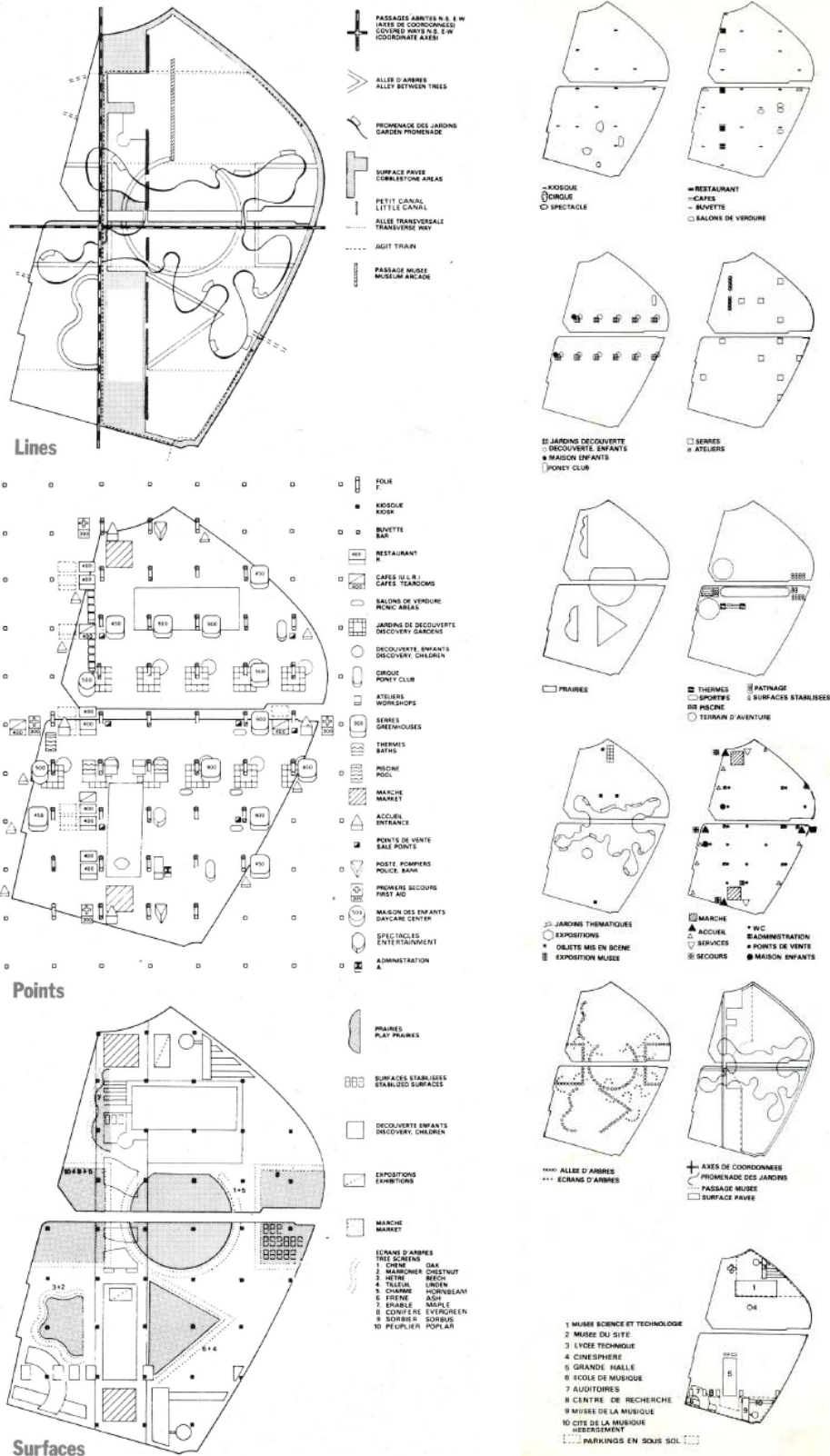


Fig. 90 & 91 Plans illustrating maximum programmatic flexibility and invention through the superimposition of three separate structures - a point system, a line system and a surface (Wall, 1983:29). The superimposition of these structures led to the questioning of the status of these structures as ordering devices, as the superimposition of three coherent structures can never result in one coherent megastructure. The element of chance is a result of the co-existence of structures which are by no means chaotic, but rather by the "multiplicity" as a result of the superimposition of strategies (Massey, 2005:113)

7.2. The Objective

How does the South African City reclaim its identity, when its current population is made up of different social groups, who negotiate diverse socio-cultural values and perceptions on a daily basis? Furthermore, how would the African world-view of community, democracy, participation, transparency and humanism be reflected? How are urban spaces going to accommodate man as a social being who belongs to a self-organising and multi-faceted society?

The objective is to reclaim African urban space with strategies that offer not only physical, but also social and cultural transformations (Wall, 1999:244). These strategies incorporate processes of rebuilding, incorporating, connecting and intensifying what already exists. The processes in turn, acknowledge that the city is made up of layers, some of which have been influenced by the past, and are not indigenous, and others, which are not to be abandoned but rather improved upon by adding new layers that open it up to an unknown future. As Massey demonstrates:

...for instituting democratic public spaces, necessitates operating with a concept of spatiality which keeps always under scrutiny the play of the social relations which construct them. 'Instead of trying to erase the traces of power and exclusion, democratic politics requires that they be brought to the fore, making them visible so that they can enter the terrain of contestation (Massey, 2005:153).

It is important to create an open system founded on a social and collective space where a heterogeneous society is able to express itself. This shared space should be impermanent, capable of readily accommodating the unintended and spontaneous and resisting prescriptive appropriation. This will allow for immense programmatic potential.

Furthermore, it is to be an extroverted space, in which all formal boundaries are ripped, making it almost impossible to define a boundary as a linear element. Boundaries become elastic allowing for free expansion of all spaces, where space becomes a variable landscape. It is to be a city in which its patterns and rhythms are increased and its sensations are intense, due to simultaneous activities and overlapping conditions. It focuses on the public realm enriched by experiential moments.

The strategy is based on a theoretical argument that treats the city as a whole, as opposed to a collection of localised zones. For that reason the city is understood as one continuous surface which for the purposes of this document is called urban surface, becoming an "inclusive ground-plane of the city." (Wall, 1999:233).

The intention of this urban surface is to create a robust urban condition, while maintaining its flexible and multifunctional nature that can withstand unpredictable political and economic pressures and also accommodate any number of changing demands and programs that architects do not have any control over. (Wall, 1999:238) This is achieved by allowing enough scope for different functions, appearances and roles to occur.

These surfaces are extremely simple and sparse; able to accommodate uncertain futures due to the fact that they are equipped with ranging services and facilities that articulate and programme the urban landscape (Wall, 1999:242).

Superimposing the phases of this strategy produces a result that contributes to this urban surface and the social landscape of the city. With each phase in the strategy a new layer is added therefore thickening this urban surface and establishes it as a territory which becomes undistinguishable from the city. As a result the city is equipped with an exceptionally resilient social condition and structural tissue in which architecture can position itself in such a way that it is not bound to wait until a brief is presented, but rather that it can produce a brief on its own. Architecture would then be able to act as an interface within the urban realm (Berrizbeita, 1999:199). This is when the significance normally attached to buildings is reversed and directed towards the spaces in between.

This surface is understood not as a noun but rather as a verb, in other words, a dynamic social instrument with a great opportunity to engage with the urban condition. Its physical and meta-physical characteristics are neither fixed nor universal. They do not manifest in the same way across different cultures or times and therefore can accommodate evolving forms of social life (Corner, 1999:4). For these reasons, the relevance of this strategy lies in accommodating the needs of the African urban condition to support a self-organising and dynamic society.

7.3. Superimposition of Devices: A Solution on an Urban Scale

The abovementioned criteria are to be achieved by implementing cross-programming which involves the superimposition of strategic layers, to create a multi-layered surface that is capable of transforming itself over time, as a result of demands placed on it (Wall, 1999:237). The intention of this urban device is to provide the city with a framework with the ability to mutate itself and which reverses the significance normally attached to buildings by directing it to the spaces between them (Wall, 1999:237). It is important that each superimposed individual layer, not be a flat element but rather a temporal state so as to produce an urban condition in which lived space supersedes physical space.

7.4. Summary of the Proposed Strategy for Paul Kruger Street

STEP 1

STEP 1A

Reactivation & Exposure

STEP 1B

Social Landscape
i. The street condition
ii. Open public spaces

RESULT 1

RESULT 1A

Acceleration Zones

RESULT 1B

Reactivated & Reprogrammed Services

STEP 2

STEP 2A

Embedding Temporary & Mobile Services

RESULT 2

RESULT 2A

Programmed Activity Nodes

RESULT 2B

Movement between the Activity Nodes

STEP 3

STEP 3A

Vectors to Accommodate Movement between the Activity Nodes

RESULT 3

RESULT 3A

The Unprogrammed Spaces between the Activity Nodes are Activated

FINAL OUTCOME

A comfortable urban street with an identity that is determined by activity as opposed to form. The street is a temporal condition in which overlapping conditions occur.

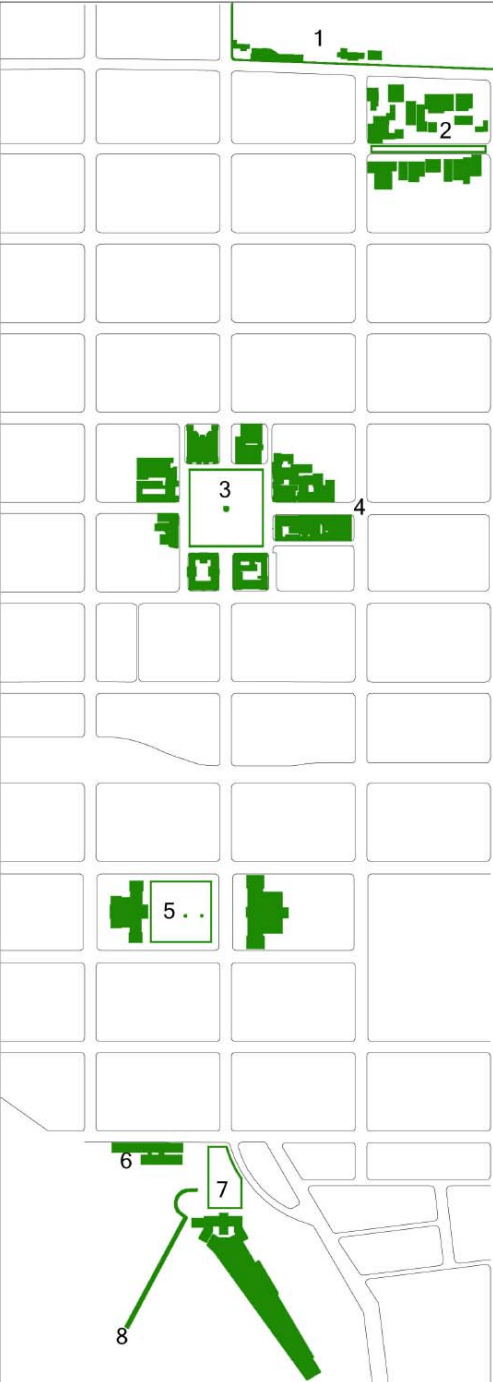
7.5. Step 1: Inner-City Reactivation & Exposure

7.5.1. Introduction

Subsequent to a thorough investigation, it is evident that the city accommodates a substantial amount of service infrastructure and facilities that are able to accommodate a variety of uses and activities ranging from housing, retail, offices, educational facilities, transport networks, outdoor spaces and facilities for leisure. Unfortunately, a large number of these facilities are in a state of decline, both in terms of their physical condition and their ability to meet a contemporary set of technological and social demands. This state of decline owes itself to a combination of reasons that begin with an inner-city failing to adjust to changing demands set by indeterminate users. The random way in which city development and service delivery evolves, is further aggravated by a lack of interest from the public sector. Its citizens therefore develop negative perceptions of the inner-city, finally resulting in a loss of confidence.

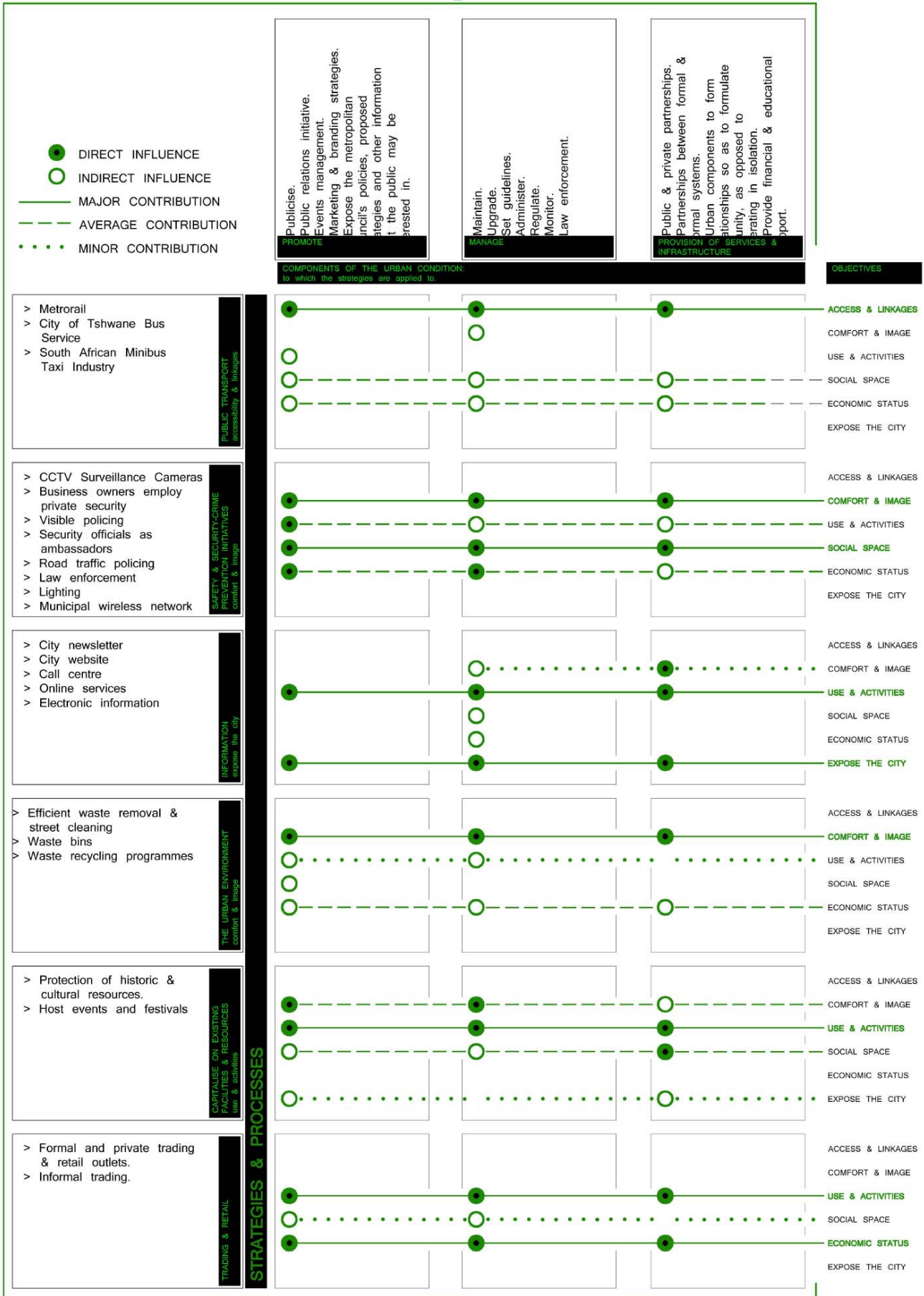
Urban regeneration begins by staying away from architectural solutions as the real issues lie elsewhere, and cannot always be solved by architecture (Ruby & Ruby, 2005:4.) Instead, advantage should be taken of the considerable potential already embedded in the inner-city due to existing facilities and services. If one implements strategies that expose and promote the inner-city facilities by adapting them to meet a large portion of user needs through public and social infrastructure, the city's inhabitants may re-engage with the city. Furthermore, by developing a temporal condition whose identity is characterised by the ability to host various activities and programmes over different time periods promotes an environment where overlapping urban conditions occur. The ultimate purpose of this activity-driven strategy is to set the tone to that of a social setting, which forms the basis for the continued regeneration of the city.

7.5.2. Step 1A: Reactivation & Exposure Strategy for Pretoria Inner-City

A	B	C	D
<p style="background-color: black; color: green; padding: 2px; text-align: center; font-weight: bold;">THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY</p> <p style="font-size: small;"> ^ Implement an urban land reform institution, and ^ adopt an alternative approach to its policies and planning strategies. </p>	<p style="background-color: black; color: green; padding: 2px; text-align: center; font-weight: bold;">INTEGRATION OF PROPOSED INITIATIVES & PROJECTS CURRENTLY CONDUCTED BY THE MUNICIPALITY</p> <p style="font-size: small;"> ^ Gautrain Rapid Rail Link ^ Reinstating and regeneration of offices for Government and Metropolitan Institutions </p>	<p style="background-color: black; color: green; padding: 2px; text-align: center; font-weight: bold;">FOCUS ON EXISTING ASSETS</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>1 > National Zoological Gardens</p> <p>2 > Bloed Street Taxi Rank</p> <p>3 > Church Square</p> <p>4 > Church Street & Pedestrian Mall</p> <p>5 > Pretorius Square with the City Hall & Tansvaal Museum</p> <p>6 > Scheiding Street Bus Terminus</p> <p>7 > Pretoria Railway Station</p> <p>8 > Pretoria Station Bridge & Link to Salvokop</p> </div> </div>	<p style="background-color: black; color: green; padding: 2px; text-align: center; font-weight: bold;">FUNDING PROPOSAL</p> <p style="font-size: small;"> ^ Re-evaluate the city's budget and spending strategies, in order to channel funds into alternative planning schemes. ^ Re-evaluate taxing strategy i.e. increase tax on motor vehicles and channel the income into reactivation and exposure strategies. </p>



E



7.5.3. Precedent Study: Bogotá, Columbia

CITY: Bogotá, Colombia	MAYOR Enrique Peñalosa (1998-2001)	POPULATION: 6,5 million inhabitants.
URBAN REFORM: Developed a model for urban improvement based on equal rights for all people.	URBAN REFORM GOAL: Social Integration	DEMOCRACY: ...making public good over the private interests the primary principles.
A GOAL SET BY THE MAYOR: "In fifteen years approximately 90% of the population will be living within 500m from a transit stop." (Peñalosa).	THE MAYOR BELIEVES: ...that public spaces are the only environments in which all citizens, regardless of income, can meet as equals	THE MAYOR STATES: "Over the past fifty years we have been building cities for cars much more than for people."
TRAIN: No sub-way system.	BUS: Increased taxes on fuel and used half of the revenue to fund a bus system that serves 500 000 residents.	PRIVATE VEHICLE: An annual car-free day to promote public transport and bicycles.
BICYCLE: Built more than 300km of bicycles paths, pedestrian streets & greenways.	PEDESTRIANS: "High quality public pedestrian space is evidence of a true democracy at work" (Peñalosa).	STREETS: Bogotá has the world's longest pedestrian street.
HOUSING: Built housing for the poor.	CHILDREN: Built 100 nurseries for children under the age of five years.	SCHOOLS: Renovated 150 schools.
INFRASTRUCTURE: Building public infrastructure as a priority.	PARKS: Built and reconstructed 1200 parks.	CRIME: Since Peñalosa has been in office crime rates have been reduced by two thirds.
CRIME: Since Peñalosa has been in office crime rates have been reduced by two thirds.	PUBLIC SPACE: Equal access to all people to all public spaces.	"I like cities where life is intense" (Peñalosa)

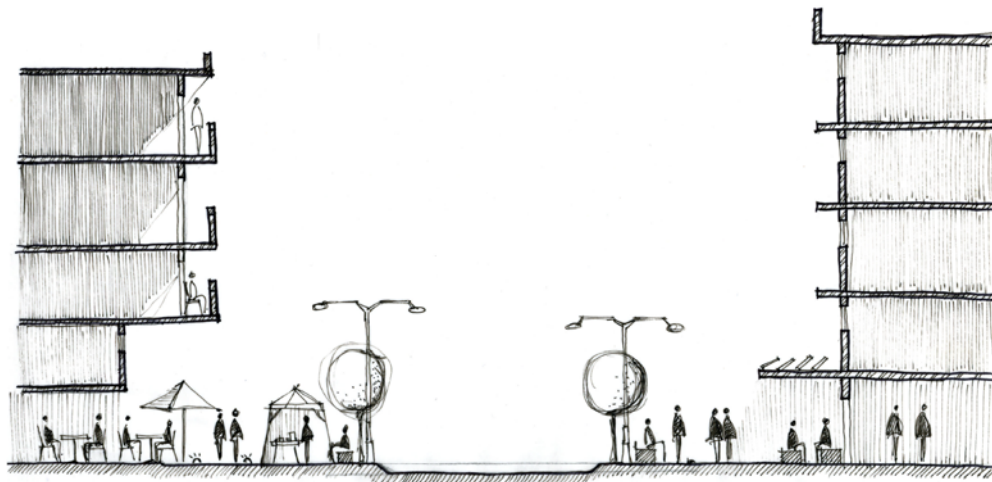
Fig. 92 Information on the city of Bogotá and the strategies it has implemented towards urban reform based on social integration and equality (www.pps.org/info/placemakingtools/placemakers/epenalosa 7 May 2007).

7.6. Step 1B: Social Landscape

7.6.1. Introduction

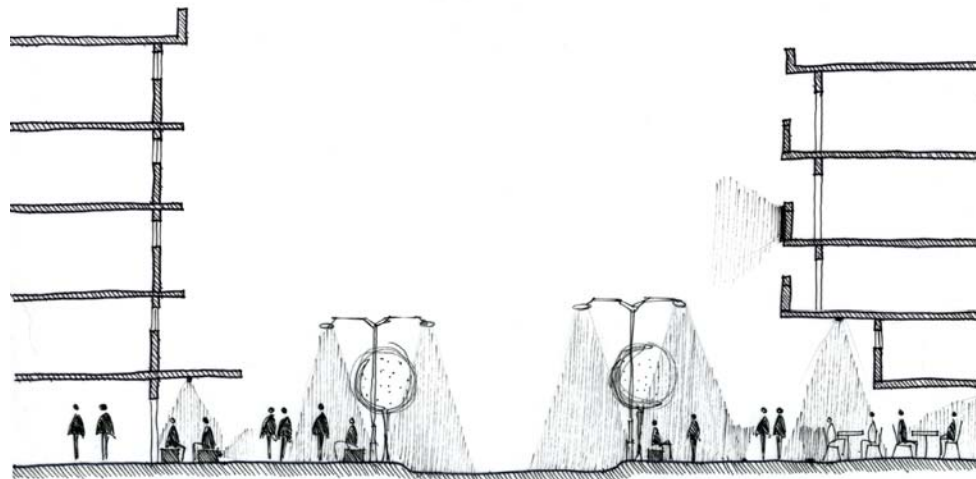
The second aspect of an activity-driven solution is public space and how it influences the activities that take place in the city. Activities in public spaces have been divided into three categories, each of which place very different demands on the physical urban environment (Gehl, 1987:11). The first consists of necessary activities that are primarily compulsory and only slightly influence physical conditions. The second, optional activities often include outdoors activities and only take place when the outdoor environment is at an optimal condition. The third being social activities, which depend on public interaction and usually, evolve from the first two types. In streets and city spaces of poor quality, minimal activity takes place. Therefore it becomes imperative to make urban spaces more comfortable so that the city's existing activities occurring purely out of necessity are translated into stimulating activities of interaction and recreation.

7.6.2. The Street Condition



A TYPICAL SECTION OF PAUL KRUGER STREET DURING THE DAY

Fig. 93 Elements such as street furniture, trees, benches, waste bins, shading devices and facilities for informal traders contribute to the improvement of the street condition and hence the social landscape of Paul Kruger Street (Author 2007).



A TYPICAL SECTION OF PAUL KRUGER STREET AT NIGHT.

Fig. 94 Lighting plays an important role in the contribution to the street condition during the evening. It not only allows for activity to occur at night but it also contributes to the safety and security of the street environment (Author 2007).

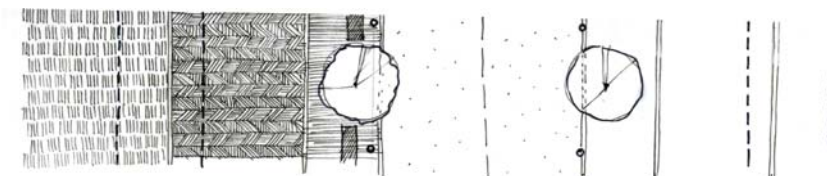
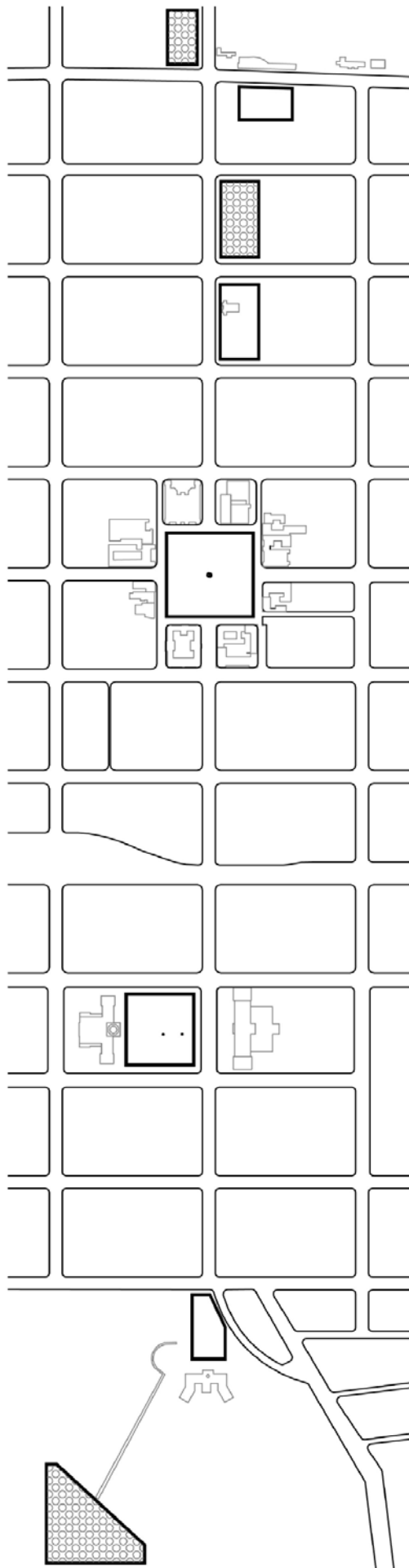


Fig. 95 A plan indicating different surface conditions as a result of the articulation of different floor materials (Author 2007)..

7.6.3. Open Public Spaces

Open public squares, parks and plazas as a vital contribution to the social landscape within the urban condition. Due to their flexible nature they have the ability to absorb and accommodate a variety activities and events.





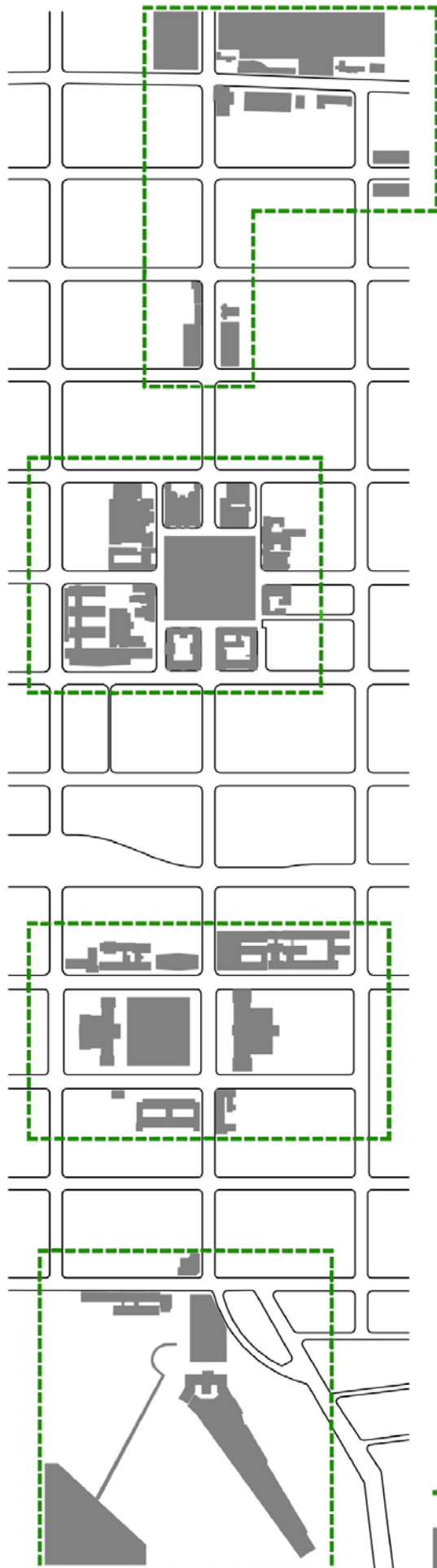
-  Open public space and hard landscaping.
-  Open public space and soft landscaping.

Fig. 96 A proposed strategy for open public spaces along Paul Kruger Street (Author 2007).

7.7. Result 1A: Acceleration Zones



Due to the presence of existing assets and new assets that have been activated are able to play an active role in the city and therefore positively contribute to an active urban condition. These zones become catalysts that form the initial contribution to urban reform.

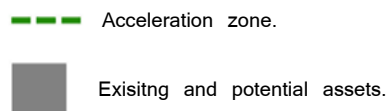
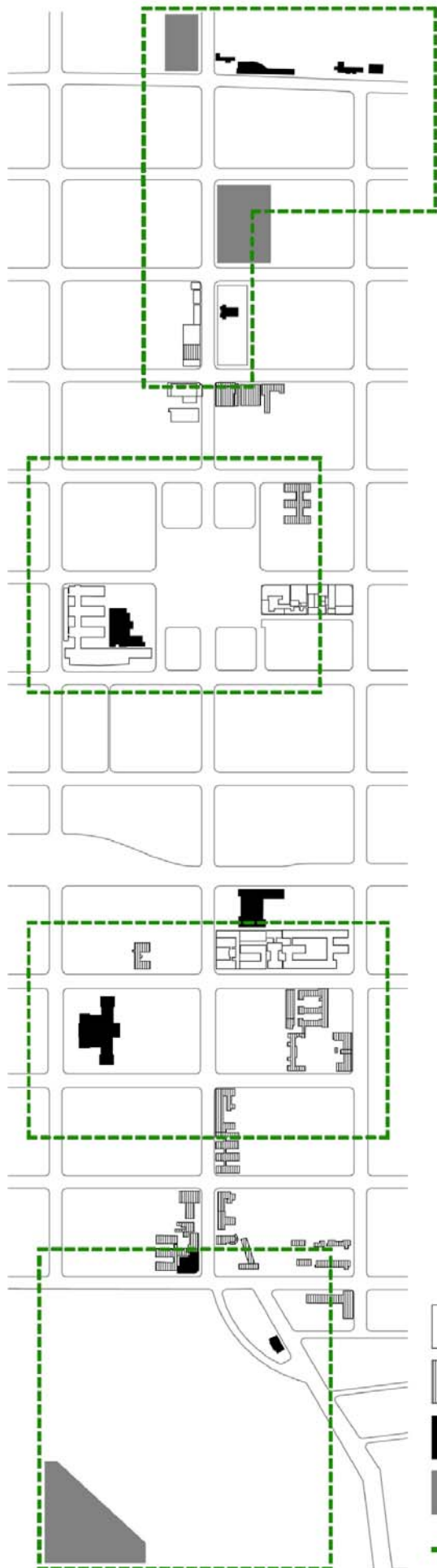


Fig. 97 Proposed catalysts along Paul Kruger Street (Author 2007).

7.8. Result 1B: Reactivated &



As urban reform continues and the acceleration zones attract more attention from both an economic and social viewpoint, services and facilities within these zones, i.e. schools, offices, housing and retail facilities, that were previously in a state of decline, become reactivate and/or reprogrammed, due to new private and public investment. These facilities then have the ability to make the same contributions as the previous assets. Citizens begin to gain confidence in the inner-city and the process of urban reform continues.

Fig. 98 A proposed strategy for the reactivation and reprogramming of existing facilities and services along Paul Kruger Street (Author 2007).

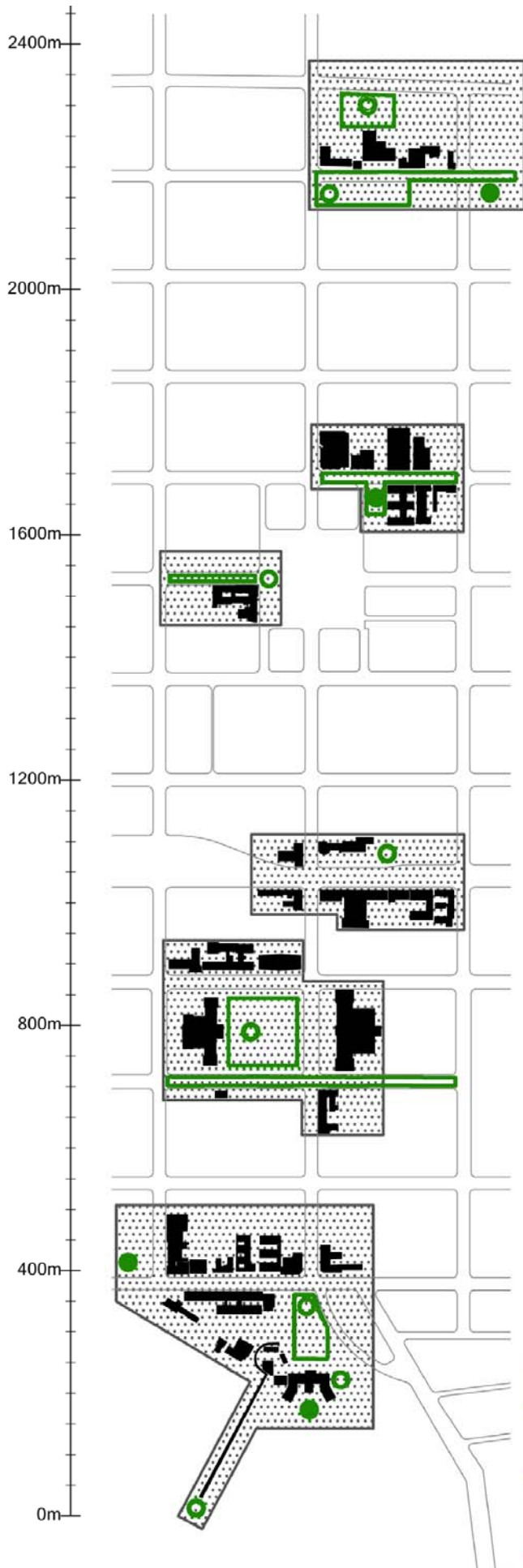
7.9. Step 2A: Temporary & Mobile Services to Form Linked Programmed Nodes

7.9.1. Introduction

The previous stages of the strategy involve overlaying the city with a surface that is made up of an adequate social landscape, allowing for the next phase of the strategy to take place. This includes embedding temporary and mobile equipment and services to create public activity nodes for collecting, distributing, and connecting a great range of uses and functions so that the density of movement becomes intensified. Initially, these actions require minimal resources, to test whether these actions produce the desired outcomes. It can be a process of trial and error, due to the minimal economic resources needed for these temporary and mobile actions. They can be accommodated in existing and newly reactivated services and facilities thereby further reducing the financial impact.

These nodes of exchange and appropriation, if implemented with integrity and appropriate environmental responses, will not only support public activities, but also produce an image of public space (Wall, 1999:240). These concentrated nodes are such that they have the ability to spread out and positively influence their surrounding spaces, once again adding another surface to the city.

7.9.2. Temporary & Mobile Services



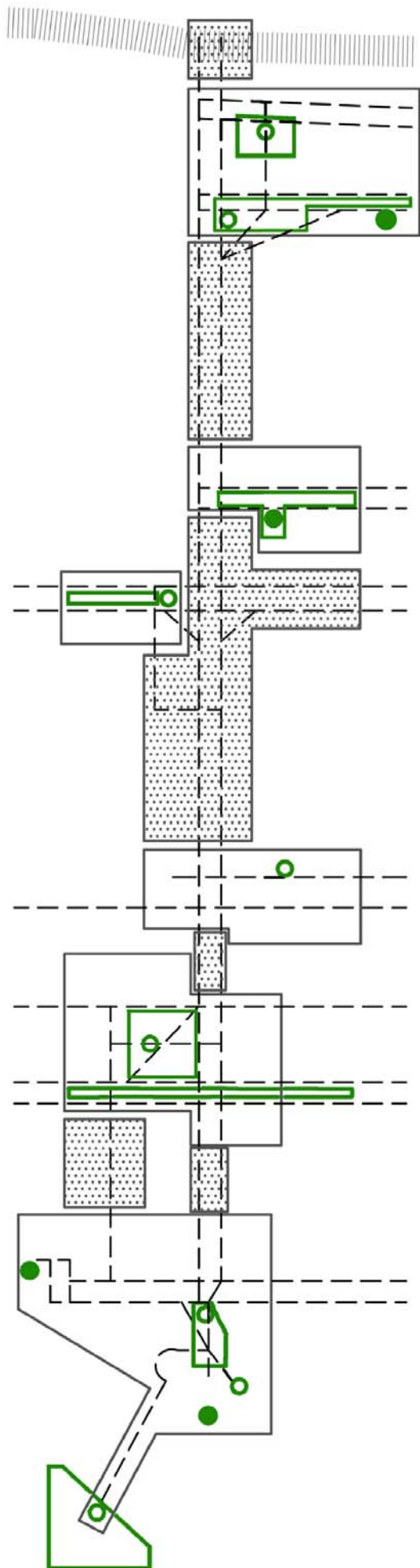
The position of these new mobile and temporary services is determined by existing transport facilities, assets, acceleration zones and existing buildings and structures that are able to accommodate these services. The result being intense areas of activity that occur along the street and eventually generate movement between these activity nodes. These temporary and mobile services include the following:

- water & electricity for informal traders
- storage
- info kiosks
- refreshment kiosks
- mobile medical clinics
- shading devices for informal traders
- police surveillance
- day care centres
- outdoor toys & playgrounds
- big screen televisions
- internet hotspots
- game centres
- bandstands for outdoor performances
- picnic and braai facilities
- bus stops

- Existing structures and buildings that are capable of accommodating the temporary and mobile services and equipment.
- Open public spaces that will accommodate the resulting activities due to the newly embedded services and equipment.
- The programmed activity nodes.
- Existing transport facilities, i.e. train stations, bus stops and taxi ranks.
- Future transport facilities, i.e. new informal taxi ranks and bus stops, underground parking facilities and the Gautrain Rapid Rail Link.

Fig. 99 A proposed strategy activity nodes along Paul Kruger Street (Author 2007).

7.10. Step 3A: Vectors

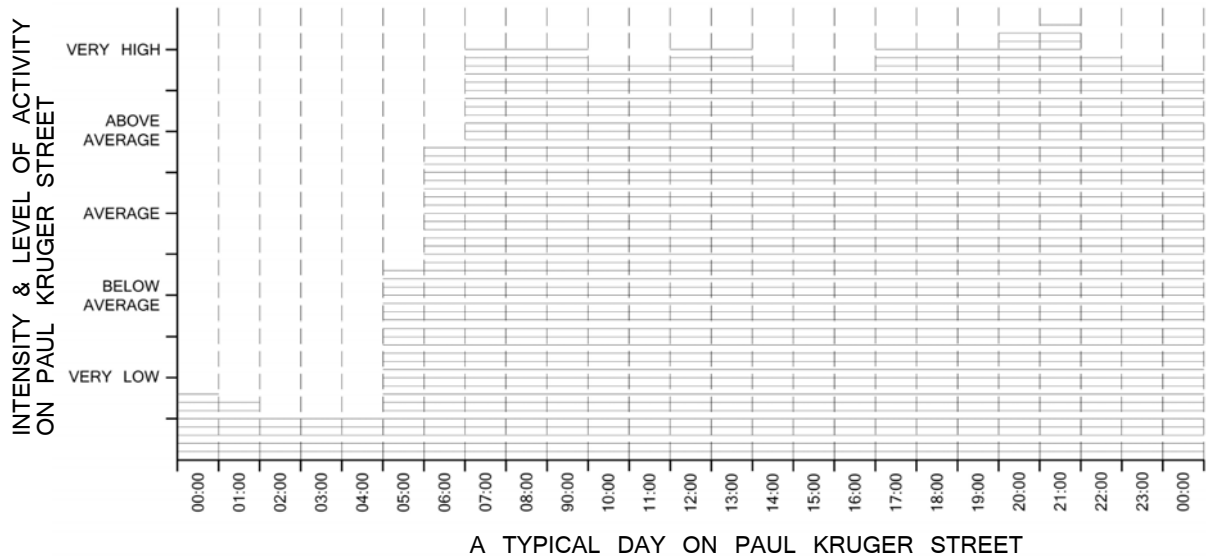


The movement that occurs between the activity nodes act as vectors with the ability to activate the unprogrammed spaces that occur between the programmed activity nodes. Therefore these connecting spaces are the places of event.

- Vectors to be accommodated by suitable pedestrian paths.
- Activity nodes.
- ▒ The unprogrammed spaces between the activity nodes that are to be activated by the vectors.
- Open public spaces that will accommodate the resulting activities due to the newly embedded services and equipment.
- Existing transport facilities.
- Future transport facilities.
- ||||| The Apies River.

Fig. 100 A proposed strategy for vectors that connect the activity nodes along Paul Kruger Street (Author 2007).

7.11. Final Outcome: The Anticipated Paul Kruger Street



- ACTIVITIES:
- Gather
 - View
 - Meet
 - Visit
 - Eat
 - Drink
 - Walk
 - Talk
 - Shop
 - Drive
 - Get on a bus
 - Catch a train
 - Play
 - Sit
 - Relax
 - Party
 - Visit a museum

Fig. 101 A graph indicating the overall outcome that the proposed strategy for Paul Kruger Street wishes to achieve. A street defined by overlapping conditions and a temporal quality (Author 2007).