

07

CONCEPT DEVELOPMENT

# 7 CONCEPT DEVELOPMENT

## 7.1 Concept Review

The principles of enclosure and juxtaposition are carried through out the design proposal. These two principles address the fundamental need for a public platform which accommodates the diversities and complexities of the cultural and economic differences within Marabastad. The concept of juxtaposition defines the primary enclosed form and the materiality of the building fabric. The exterior skin of the enclosure reinforces and protects the block and street patterns of Marabastad's urban form. This facilitates legibility, cohesion with existing fabric whilst allowing for continuity in the streetscape and urban form.

The interior skin is organic in form to create a unique place with qualities and attributes that provide a rich and memorable experience. The use of an organic form in a rigid rectilinear context facilitates an identity and recognizable character to form this public realm. In addition, the use of diverse tectonic detail, and sensory stimulating colour and texture creates a sense of place and identity.

This enclosure becomes a significant node within Marabastad and the city of Pretoria. Spatial hierarchies and secondary nodes within the platform are utilized to prevent conflict whilst promoting multiplicity of activities and events at any given time. The social platform or enclosure forms a catalytic strand in supporting Marabastad's younger generations to bypass their marginalized colonial past and embrace not only their traditional heritage and culture, but also the "global culture" now existent in Marabastad.

## Platform

The platform is subdivided into secondary nodes. This offers the user choices, whilst still having secondary participation in other nodes. The buildings have direct interface with the pedestrians.

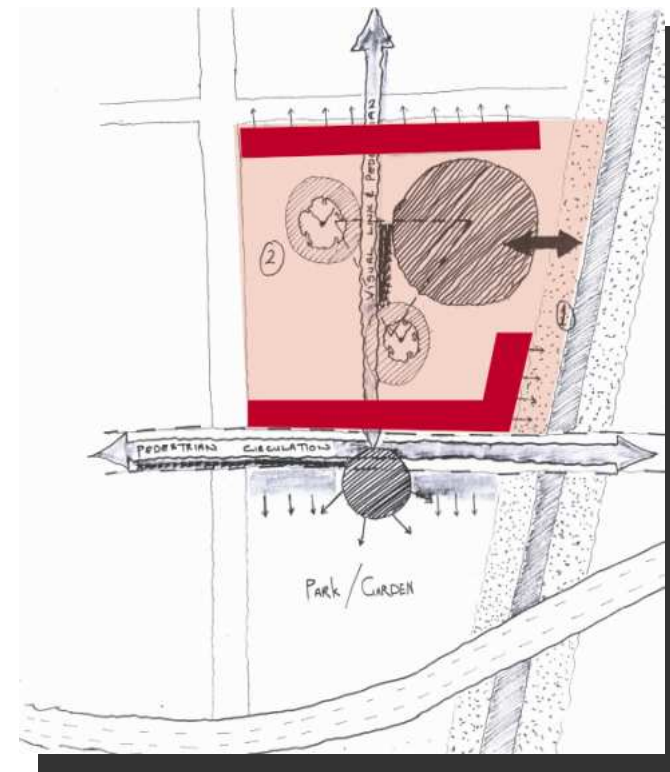


Fig 7.03

## Circulation

The circulation determines the building forms

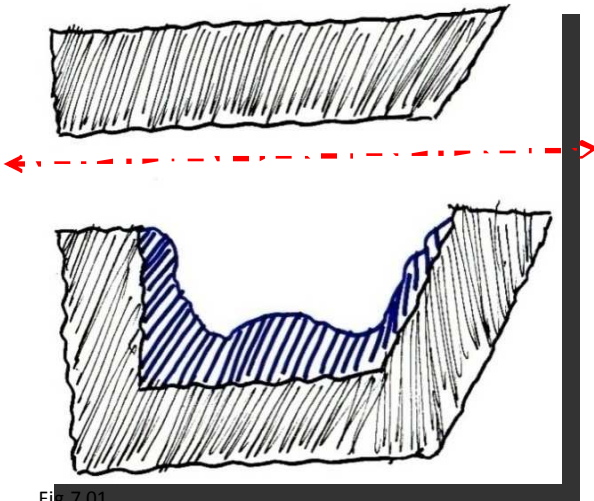


Fig 7.01

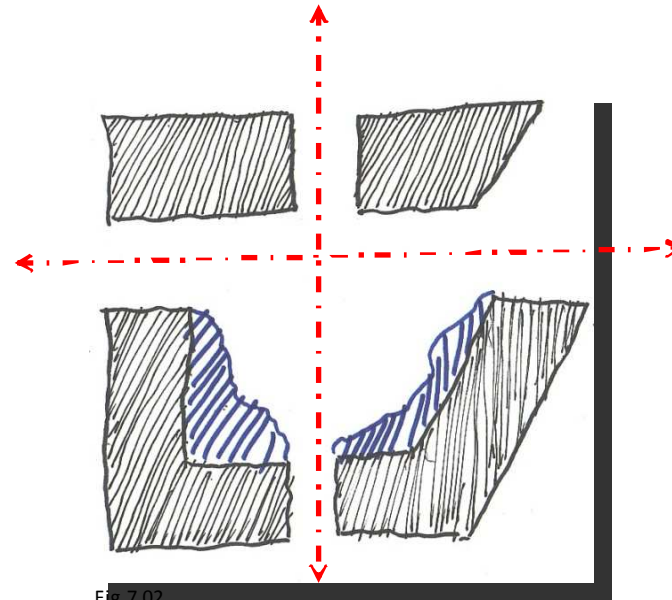
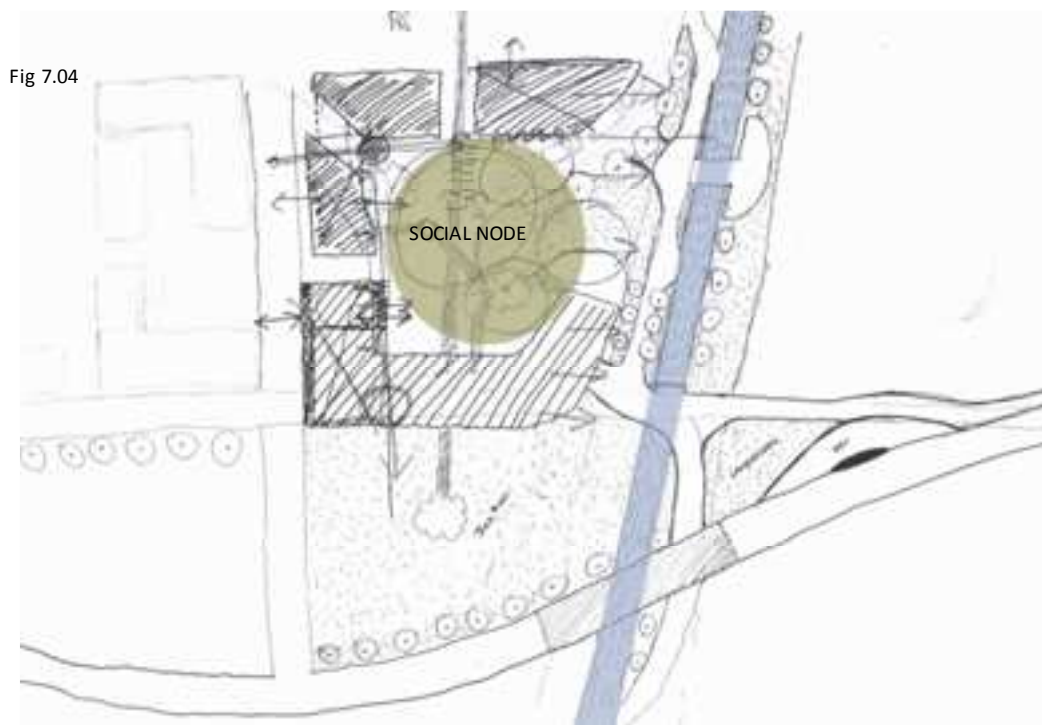


Fig 7.02

## Enclosure

The concept was to create an enclosure where the community interacts. The enclosure opens up to allow views to the Steenhoven Spruit Canal and the Daasport ridge. This platform also has a direct link with the BRT station and the proposed skills centre.

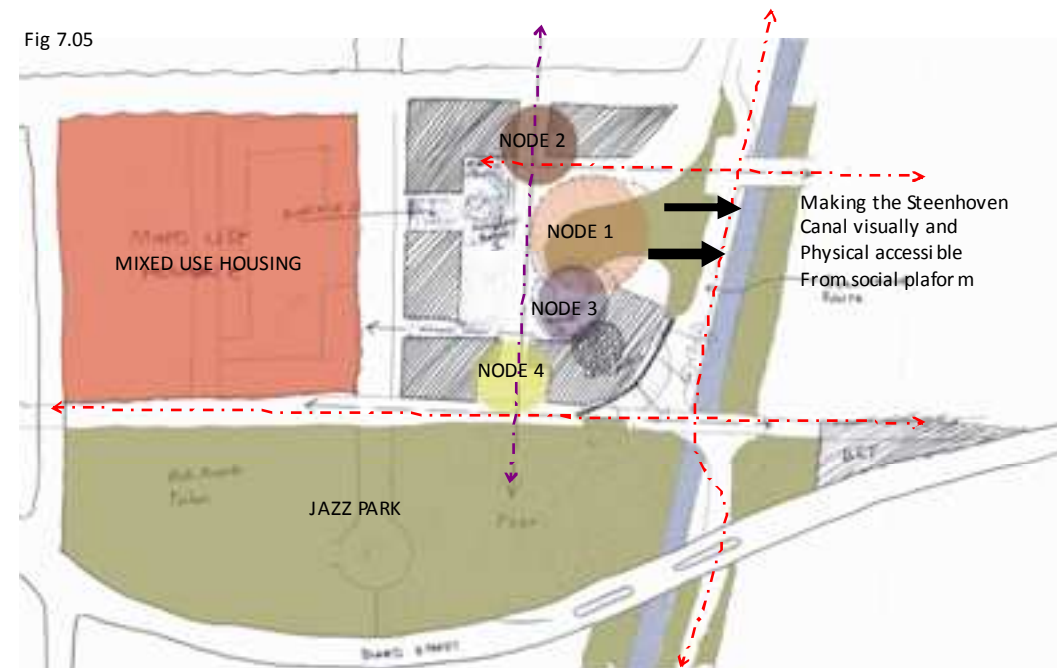
Fig 7.04



## Mixed use

The platform has a variety of uses to cater for a large collective. These activities overlap and occur at different times of the day. This promotes security in the area. The people residing in the proposed mixed use and social housing in the area utilize the platform, keeping it vibrant and stimulating.

Fig 7.05



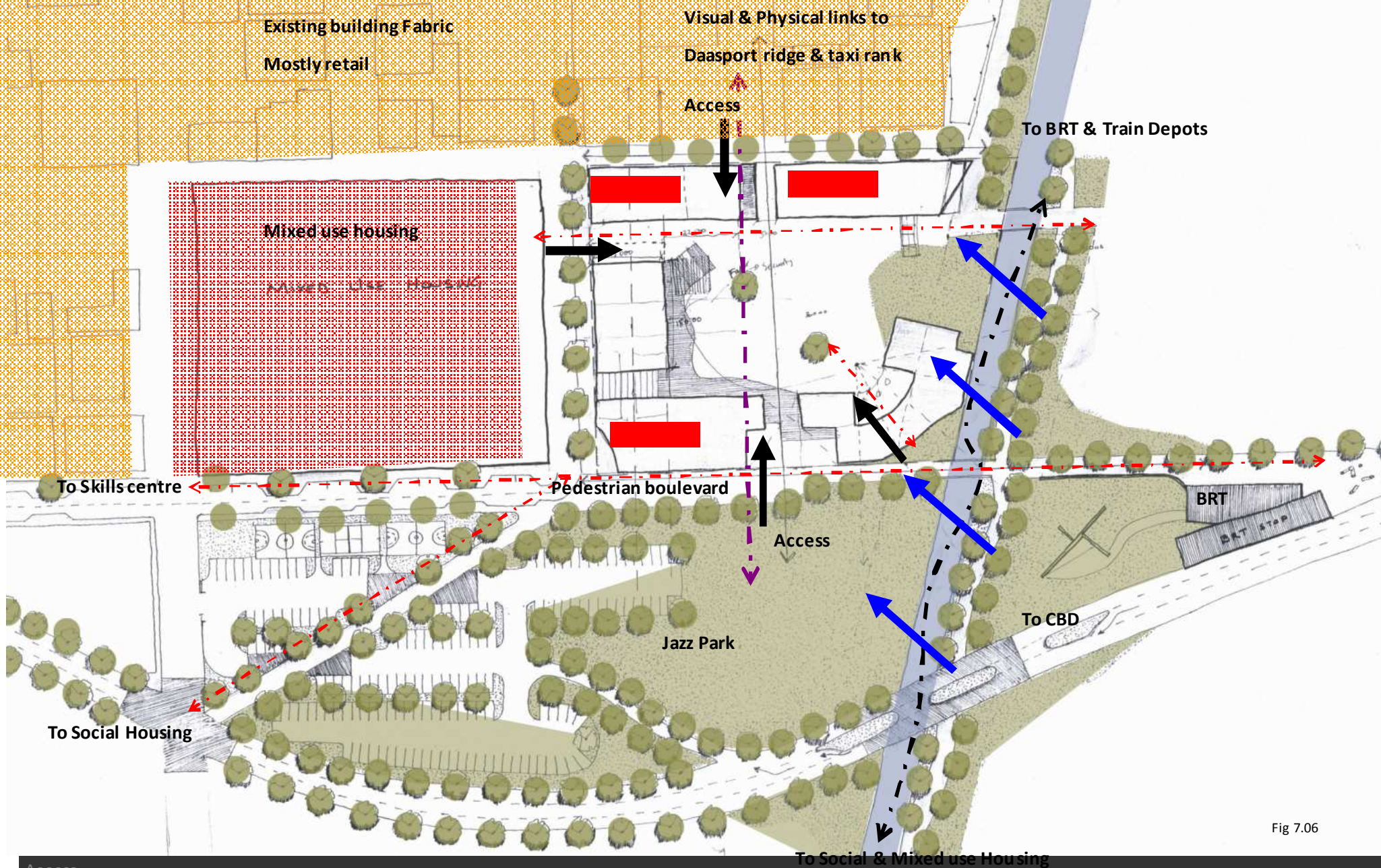


Fig 7.06

Access

The proposed layout allows easy access to the resources and opportunities in and around Marabastad. Movement on foot determines the primary scale of the development



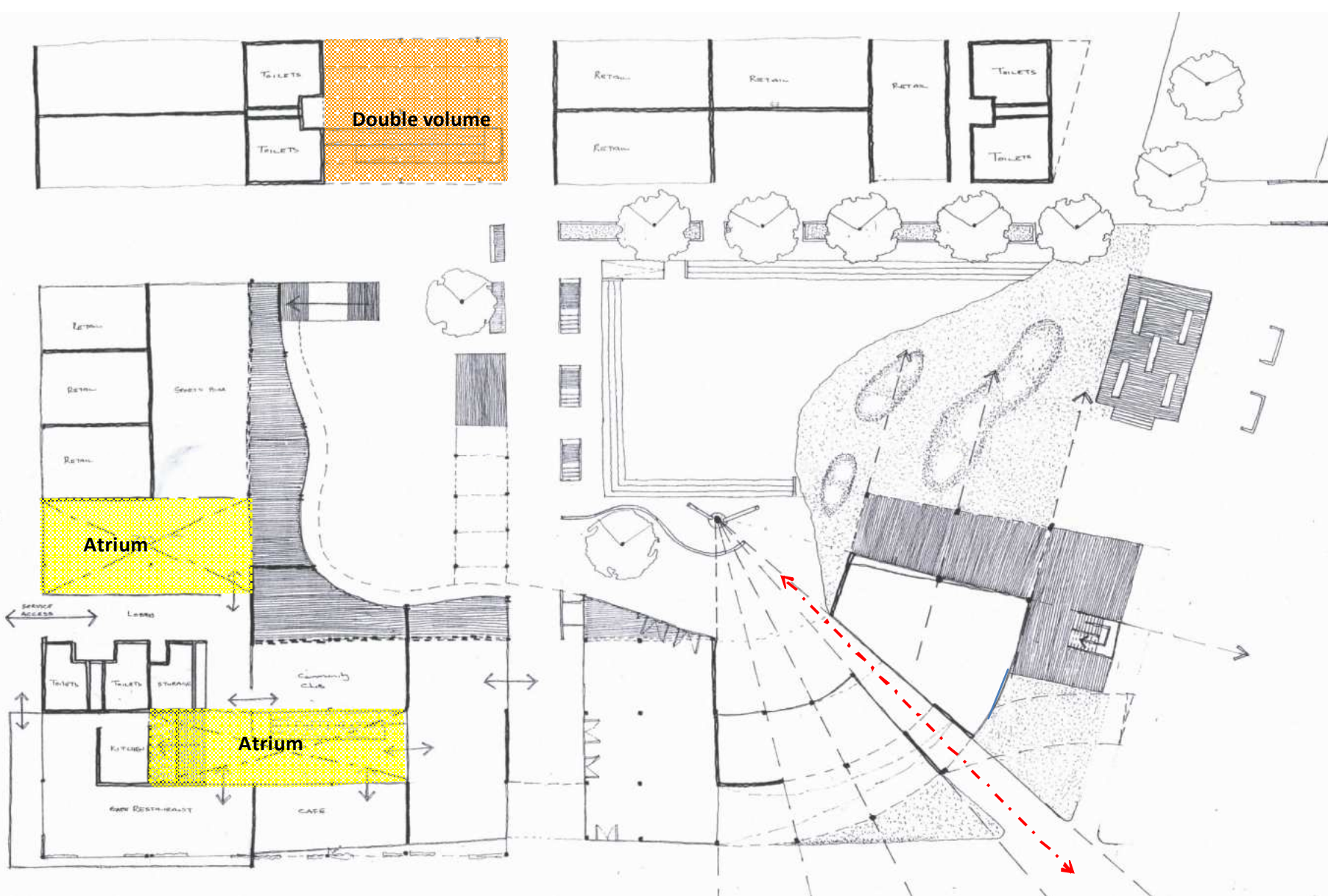


Fig 7.08

### Solids and Voids

The buildings make use of double volumes and atriums to stimulate the human senses. The atriums also act as lightwells and ventilation chimney's.

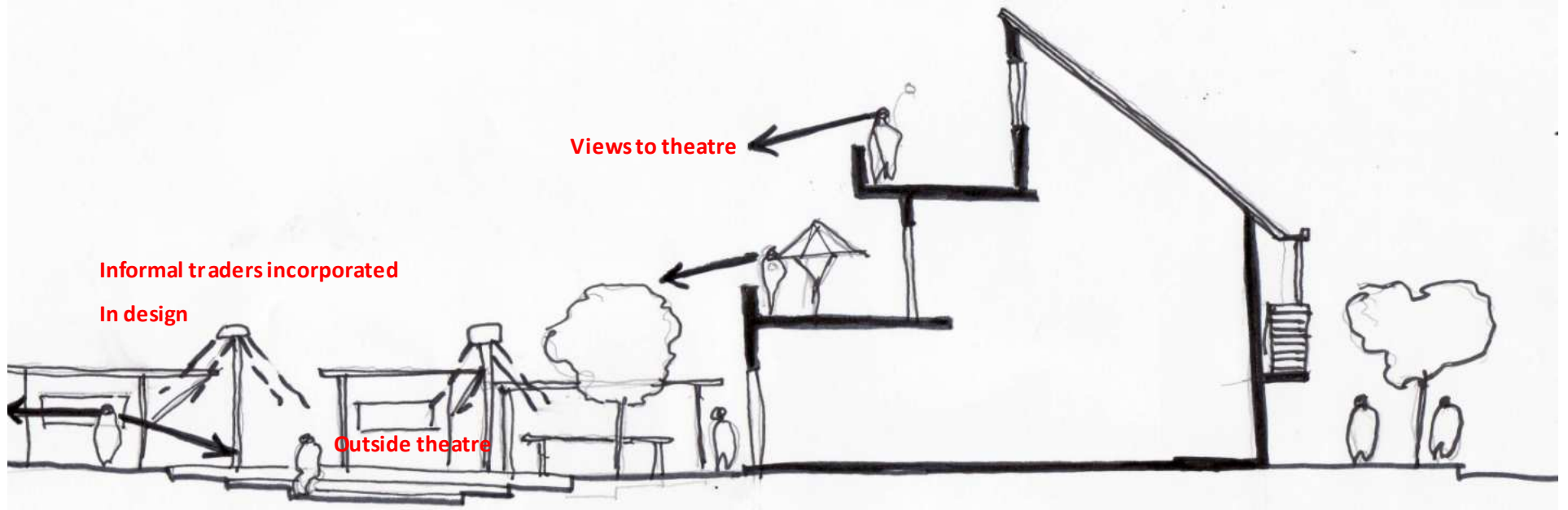


Fig 7.09

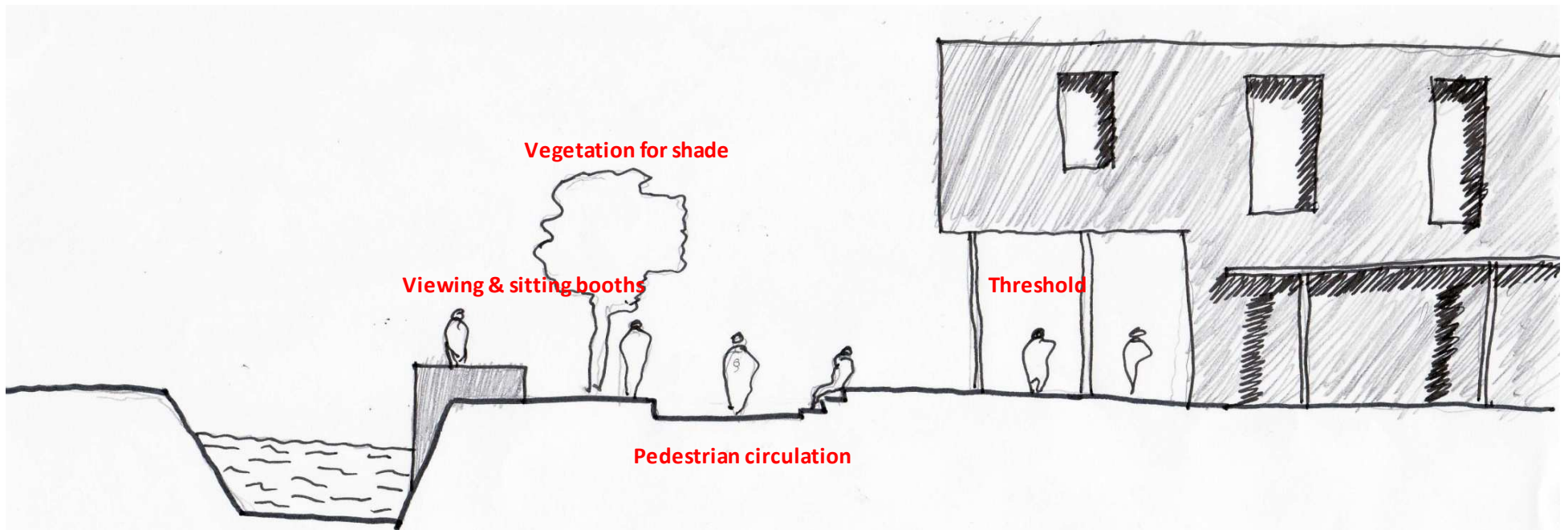


Fig 7.10



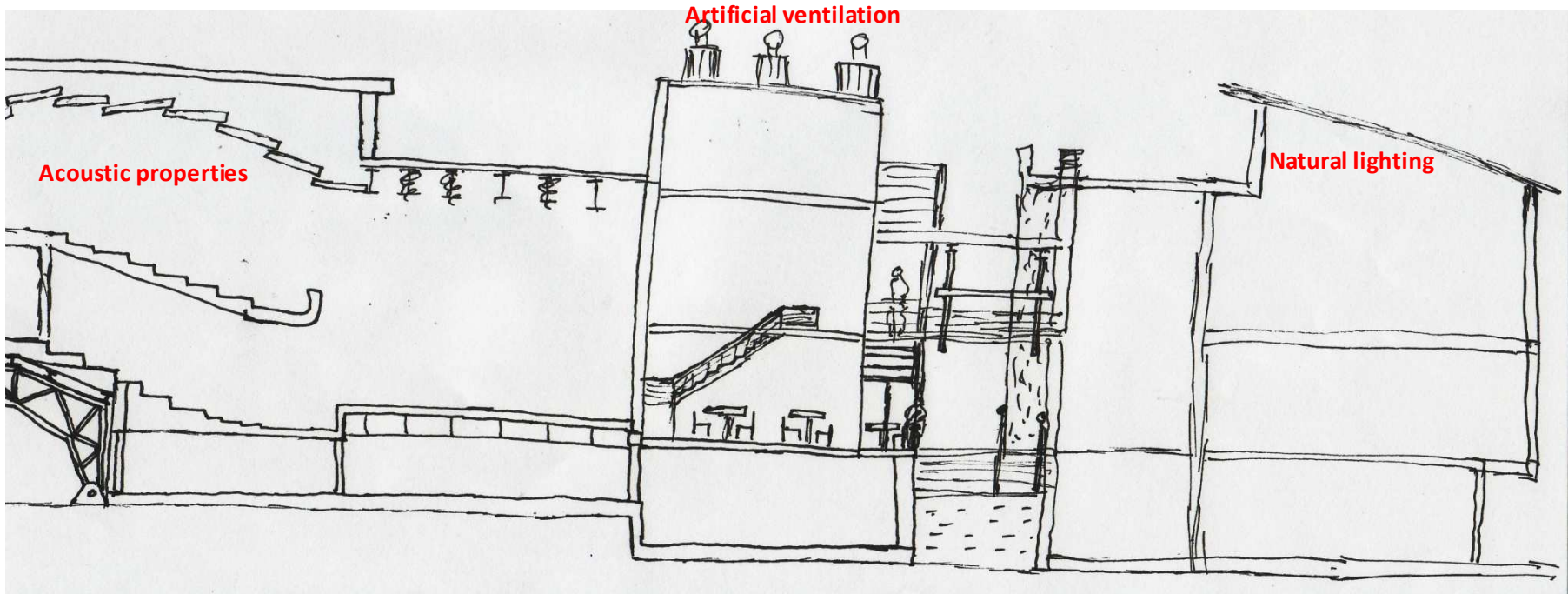


Fig 7.11

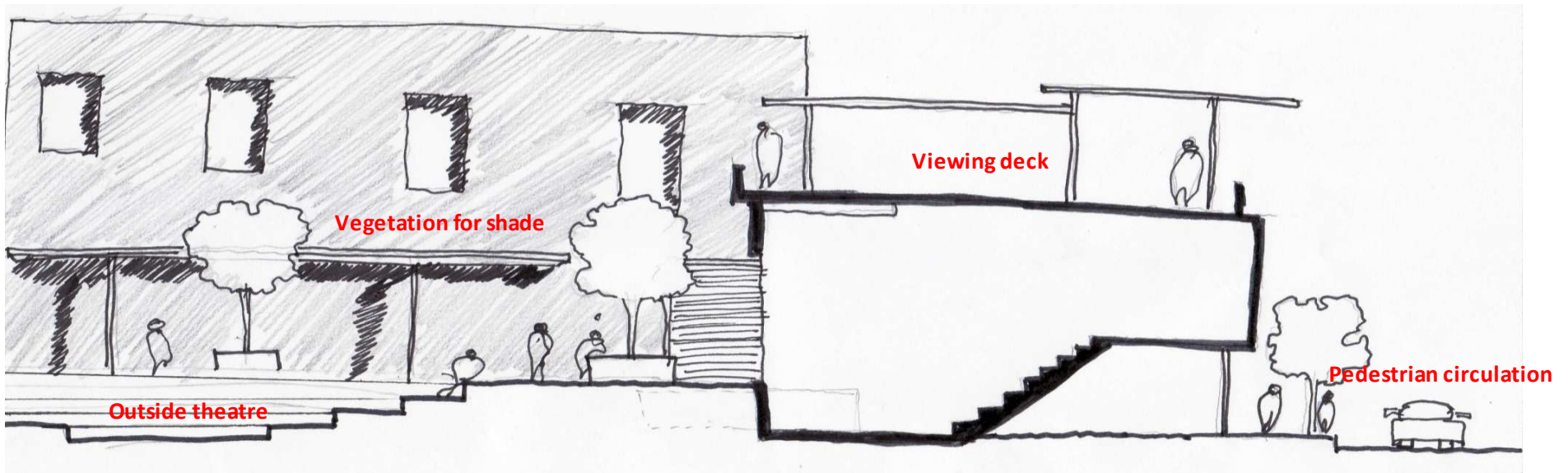


Fig 7.12

## Pedestrian Boulevard

- Seating
- Shade
- Retail opens of street
- Informal traders
- Signage

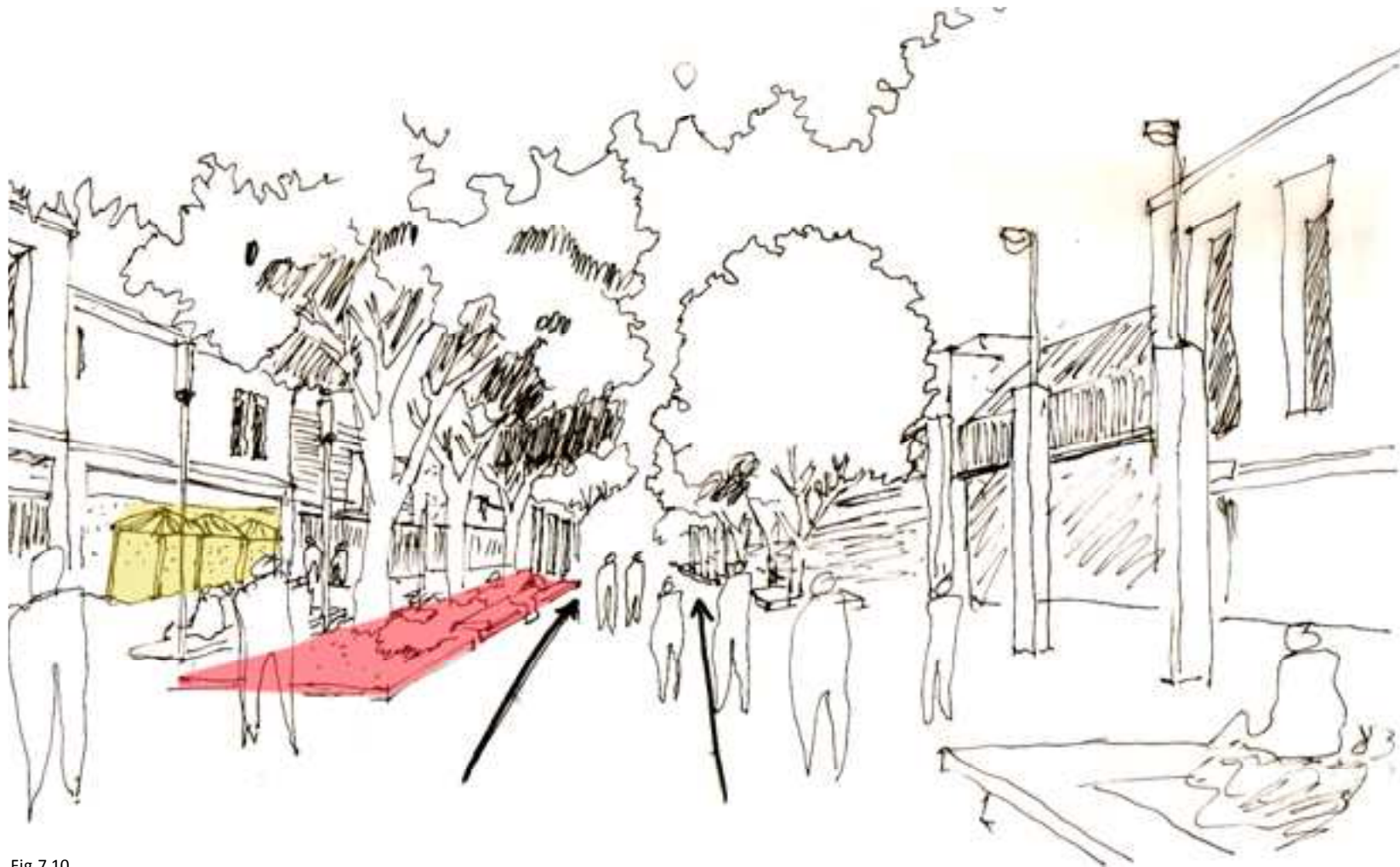


Fig 7.10

## **Resuscitating the Steenhoven Spruit Canal**

There is need to resuscitate the Steenhoven Spruit Canal into a safe and conducive environment for people. Currently, the Canal is considered an unsafe place because of the high levels of crime that occur in its proximity.

### **Option 1**

Urban agriculture is a means to address this. The residents from the social housing are delegated land along the bank of the canal, so they can grow vegetable. This not only keeps the canal safe, but provides the community with a supply of cheap produce

The problems of erosion can be addressed by terracing.

### **Option 2**

The areas along the canal are used for public gathering, sitting and relaxation. This preserves the canal, and the entire community benefits from this resource

The figure shows a pictorial view of the proposed development in context



Fig 7.11

Fig 7.12 The figure shows a pictorial view of the proposed development in context

Fig 7.13 Pictorial view of the proposed development

Fig 7.12

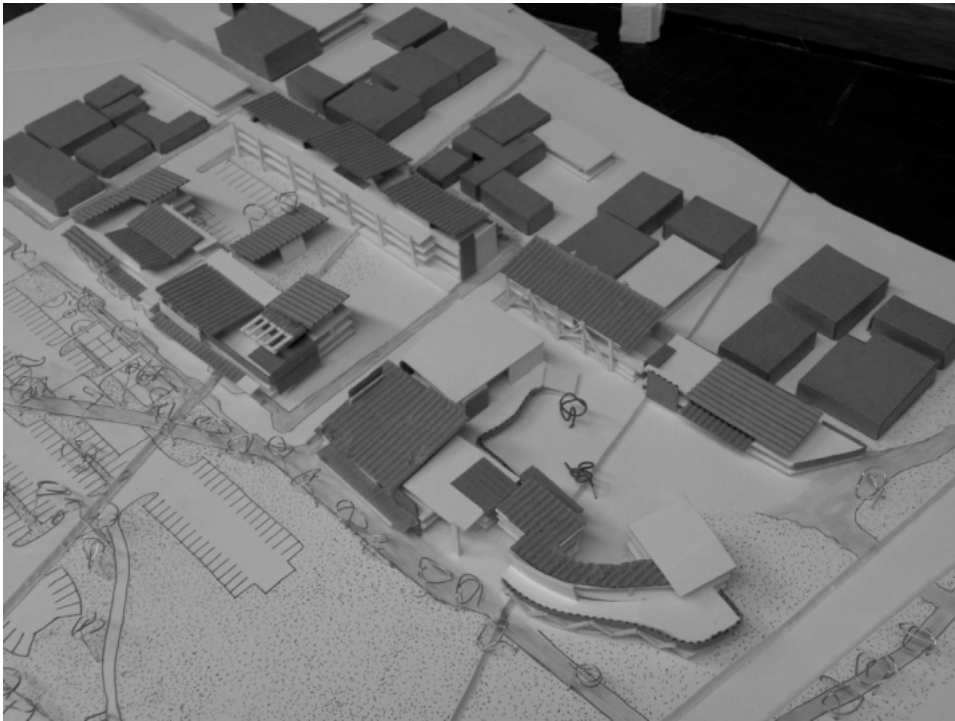


Fig 7.13

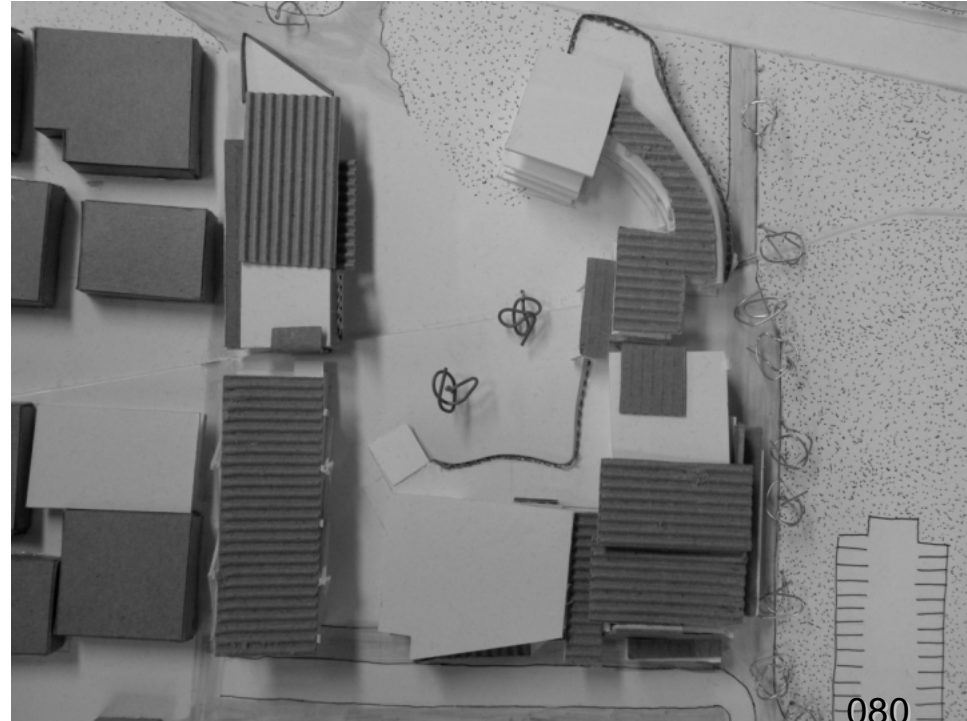




Fig 7.14 Image shows canopies to provide shade



Fig 7.15 S New development to match scale of existing

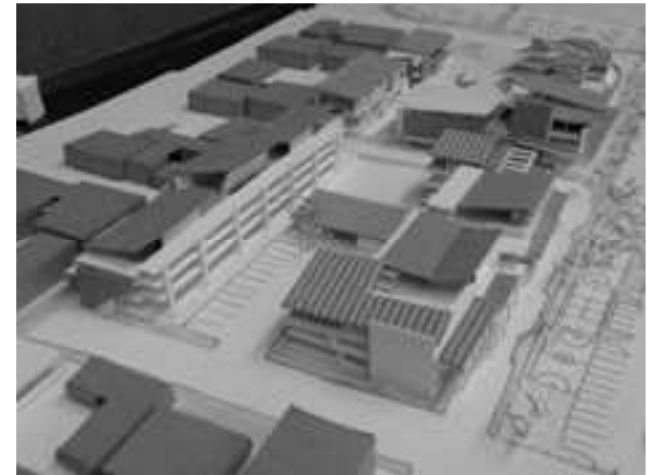


Fig 7.16 image illustrates rectilinear building typologies

Fig 7.17 The south east ern corner with a ramp incorporated into the design.

The ramp offers panoramic views towards the city and the canal.

Fig 7.18 The image shows the proposed mixed use housing component. The

buildings are of a simply typology, with flat roofs.

Fig 7.19 The informal traders node is open, allowing cross ventilation and

views all around the context

Fig 7.17

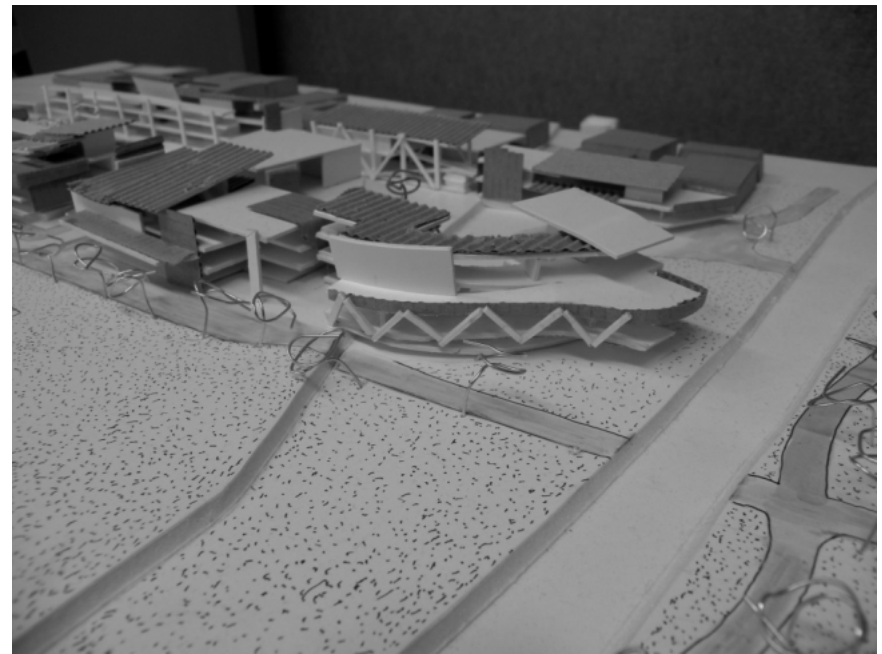


Fig 7.18

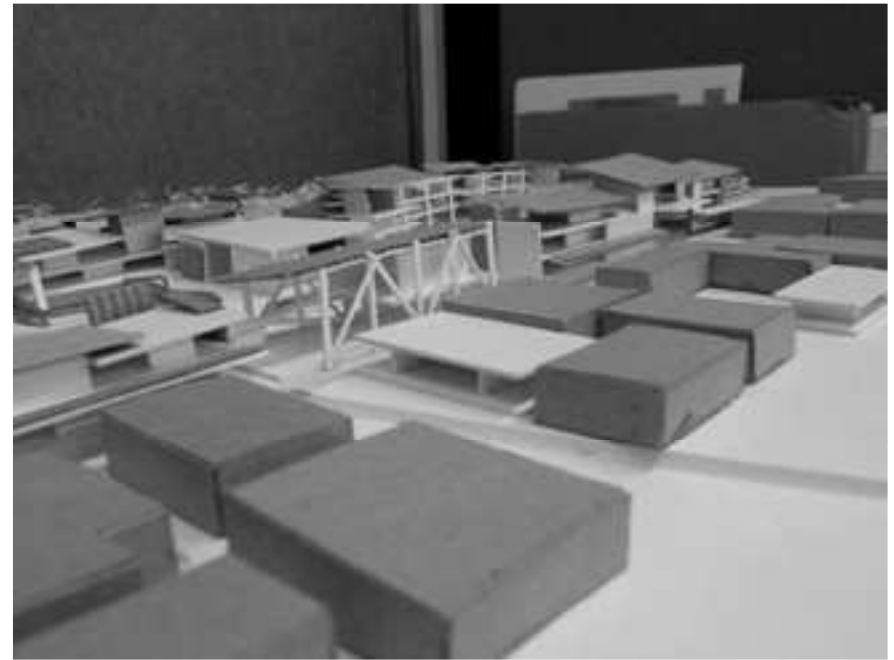


Fig 7.19