

8. conclusion

This dissertation investigated the way cities grow due to the migration of people from rural towns to more urban areas. This growing population in cities is one of the reasons why new suburbs develop and older areas fall in a state of disuse. In order to provide space for the growing population to live and work, it is proposed that older areas of the city be regenerated by filling in empty lots and recycling unused buildings, instead of replacing valuable agricultural land on the periphery of the city for new developments.

Industrial areas cannot supply for the growing population, therefore also moving to newer, bigger facilities outside the city. The dissertation focuses specifically on Industrial areas, their historic significance in the city, and how they can be redressed and adaptively re-used to serve current needs and offer opportunities for future development. The dissertation aims to redress negative perceptions associated with industrial areas by creating a vibrant node in Pretoria West that will have a positive effect on the surrounding urban fabric.

In recent years architecture, like fashion, has started to rely primarily on images to sell the product. Fashion photographers, have noticed the charm and sublime quality of unused industrial buildings and used them as the contrasting setting to capture their models in. Contemporary architecture, like fashion, has become the commodity of a city; an object in the landscape that attracts pedestrians and tourists. This informed the programme of the new building, a facility for the fashion industry within in industrial environment. Just as models are placed as an object in contrasting these surroundings, so is the new design placed as an object within the existing building fabric, and consequently manipulates facade of the existing building.

A contrasting approach was taken, in the design of the new building within the existing building, as well as the structure and choice of materials. The new building is one of many new public functions added to the Pretoria West Power Station site. In order to retain the existing character of the existing buildings, their significance was identified: The 1924 Boiler House significance lies in its volume and the Workshop's significance lies in its skin, which resembles that of the Boiler House.

The existing Boiler House is situated next to a new proposed public square and its volume lends itself to the accommodation of a public event space that will primarily be used for fashion shows. The new event space is inserted into the existing building like an object with protruding functional boxes that act as ancillary spaces for the event space. These boxes punch through the existing building envelope and emphasises the new proposed entrances.

The existing Workshop is situated further back from the public square and lends itself to the accommodation of a clothing factory and fashion design studio. These new functions required new ablutions as well as storage space for materials and products. These new additions are added as an object and cuts through the skin of the existing building.

The design provides a possible solution for the adaptive reuse of an industrial building and typology. The new design, together with other proposed new functions at the Pretoria West Power Station, will potentially have a positive effect on the surrounding urban fabric in Pretoria West, which will in turn have a catalytic effect on the regeneration of Pretoria CBD.



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photos of model







