



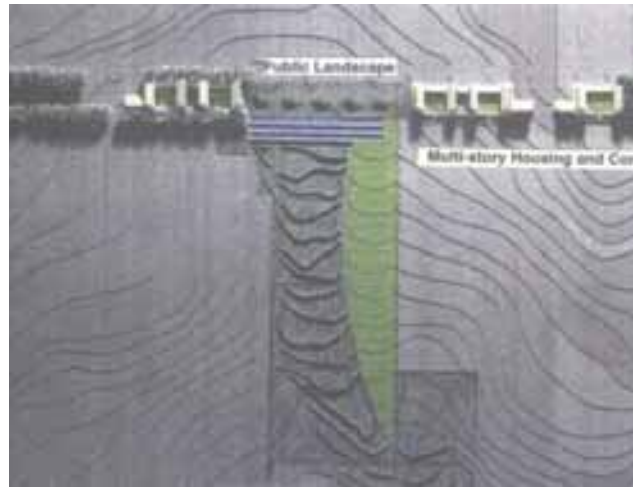
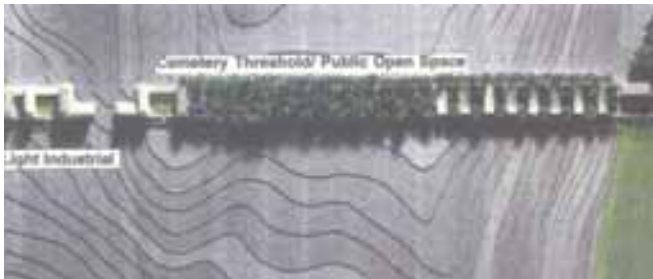
Precedent studies

### 3.1 Spatial Precedents Housing and the Productive Landscape.

**Location:** Wattville, about 26 kilometres east of Johannesburg.

**Architects:** Jo Noero, Heidrich Wolff.

004 ( Photo collage by author )



#### About the project:

This competition entry forms a line of convergence between Wattville and Tamboville, where residents of both area's can shop, meet each other and make use of the public facilities. The 'Cuban Work Brigade' model where residential blocks are built with skilled and unskilled labour forms the basis of the delivery system. The dwellings were kept to the smallest size and vary from 18 square metres for single apartments to 72 square metres for family dwellings. The residential buildings form half open courtyards along Mamkele Street. The public facilities and shops are also arranged to fit the traffic pattern and is accessible from the street. Public facilities are located on important corners while the shops are located close to the taxi rank and bus stop. A market building and restaurant supports the fish farm and hydroponic greenhouses at the end of the line. (TILMAN 1997:76)

The residential buildings form half open courtyards along Mamkele Street. The public facilities and shops are also arranged to fit the traffic pattern and is accessible from the street. Public facilities are located on important corners while the shops are located close to the taxi rank and bus stop. (TILMAN 1997:76)



Second floor



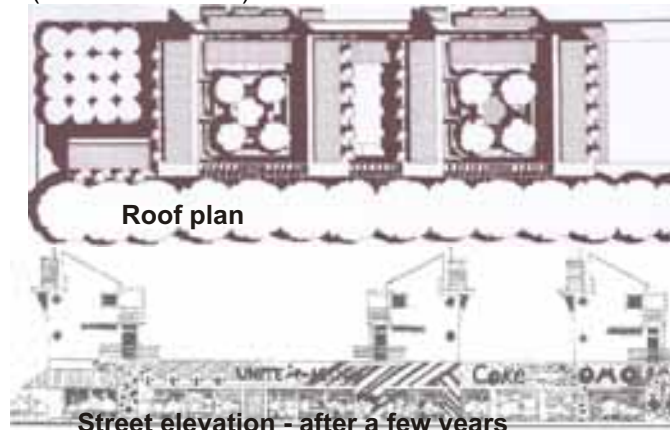
First floor



Ground floor



Street elevation - one year



Street elevation - after a few years



Street elevation - after a long time

This competition entry forms a line of convergence between Wattville and Tamboville, where residents of both area's can shop, meet each other and make use of the public facilities. The 'Cuban Work Brigade' model where residential blocks are built with skilled and unskilled labour forms the basis of the delivery system. The dwellings were kept to the smallest size and vary from 18 square metres for single apartments to 72 square metres for family dwellings. (TILMAN 1997:76)

## The Red Location Museum of Struggle.

**Location:** Port Elizabeth.

**Architect:** Noero Wolf Architects in association with John Blair Architects.

**Year of construction:** 2005.

### About the museum

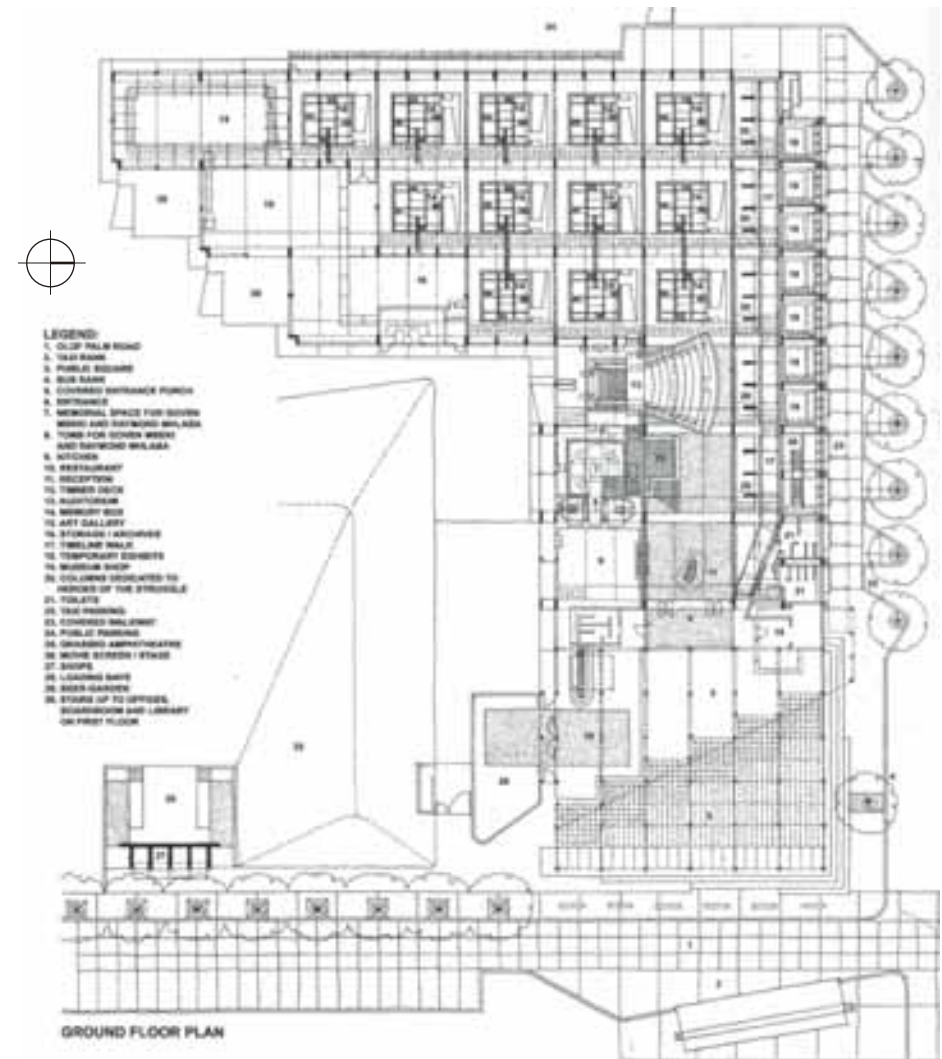
The choice for the site of the red Location Museum in Port Elizabeth is not attractive with the street pattern of the surrounding shacks barely legible. There are hardly any trees except for a row of fully grown palms. The museum is in sympathy with the harsh windswept environment and the nearby industrial area. Precious untouched objects are not exhibited in conventional glass cases, but instead visitors are challenged by an arrangement of modulated spaces. The accommodation within the museum includes an auditorium, library, art gallery, offices and a memorial space to commemorate Govan Mbeki and Raymond Mhlala. Although the museum is much bigger than the surrounding structures, it does not dominate the landscape. (GERNEKE 2006:20)

### Influences and lessons learned:

The museum was built to commemorate the community of this township that was one of the first to confront apartheid. The architects wanted the building to act as a backdrop against which people can act out their lives. With this in mind, the east facade of the building forms a habitable wall with an area where children can play and space for taxi parking. The Red Location Museum is a refined, down to earth structure of great strength without being pretentious. (GERNEKE 2006:21) Buildings should not dominate the surrounding fabric. Local construction skills, methods and materials should be used to mirror the surrounding landscape.

### Materials used:

- Materials include roughly built concrete blocks and corrugated iron roofs.
- Off-shutter concrete columns match the accurately placed blocks.
- A simple but elegant concrete slab portico is supported by slender round columns. The portico is linked by a rustic timber pergola where kids can play. (GERNEKE 2006:22)



003 ( Photo collage by author )

### 3.2 Precedents of Process.

#### Greenshops Financial Services Centre.

**Location:** Centani, Eastern Cape.

**Architects:** Vernon Collis and Anna Cowen in association.

**Year of construction:** 2008.

#### About the centre

Centani near Butterworth in the Eastern Cape is a small hamlet where Edwardian surveyors pegged out a grid to define a little centre of administration. The centre consists of a police station, magistrates and trading store and is situated in the middle of a large area of subsistence farming. A new hall was orientated to the cardinal points and the buildings were designed to maximise passive heating and cooling. Shading devices, raised floors and variable ventilators were used to implement this. The design and building process created work, seeded small businesses and transferred skills to the local community. (COOKE 2009:22)



00 (COOKE 2009:22)

#### Aims and influences

Some of the local residents were trained to fell trees, to strip and boron-treat them and to cure the timber. The entire labor force, men and woman, was drawn from the community. The main aim of this project was to set in motion a process of healing to all parts of the social body by using the earth's resources and to plant an ethos of independence back into the community. (COOKE 2009:24)

#### Materials used

The local environment was scanned for materials and opportunities to grow them. Some materials from ruined buildings were reused. An abundance of clay and thatching grass was available on site and used to reinforce the mud walls. A combination of traditional building materials and materials found in local hardware stores were used for the construction of the centre. (Cooke 2009:24)

Other materials include:

- Bricks from ruined buildings.
- Clay.
- Thatching grass.
- Wattle and daub.
- Mud bricks.
- Timber from eucalyptus and pine trees.
- Door handles were made from the original jail bars reclaimed from the site. (COOKE 2009:24)

#### Lessons learned

The community should be involved in all decision taken concerning the project. Traditional building materials and construction methods should be incorporated into the construction and design process. The project was not visited by the author.

## The Masisizane Woman's Co-operative

**Location:** Situated in ward 78, 25km from the Johannesburg CBD.

**Founder:** Anna Mofekeng

**Year:** 1990

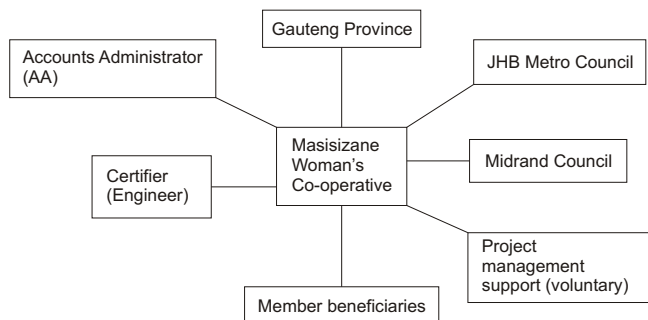
Anna Mofekeng started the project in 1990 after a child died when a local woman and her children tried to escape the rising flood waters in the township. Anna realized that despite all the promises by politicians and government officials, nothing would be done about the conditions in the township. Anna and 6 of her friends then formed a savings scheme to start building houses for the people. (Development Action Group 2003:2)

### The financial vision of the project:

If a daily amount of R3-50, which was the cost of bread, could be sacrificed, a weekly sum of R20 per member could be collected. The basic material cost of a 28 square meter house was R1 400. In order to raise R1 400 per week, groups consisting of 70 beneficiaries was formed. They also established the rule that the poorest families will be helped first. Surrounding Organizations and institutions provided the necessary support and infrastructure to enable the project to operate efficiently. The Provincial Housing Department also signed an agreement with the Co-operative that appointed them as the support organization for project. The Department of Labour also provides training in brick laying, plumbing, welding and other skills. (Development Action Group 2003:2)

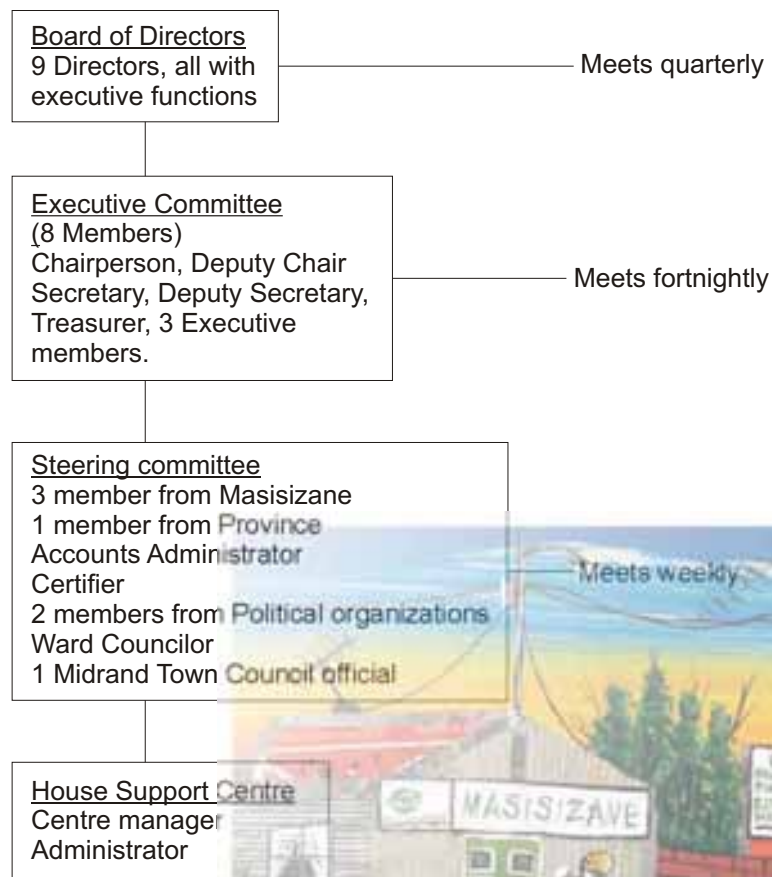
Membership to the Co-operative is on a voluntary base and the groups meet on Sundays to make their weekly payments. The chairperson of each group collects the money and beneficiaries are then paid openly and accepts responsibility for the money. The money is then paid into a FNB Savings Account that is earmarked to be used for building materials only. Group members also practice "Letsema", where the beneficiaries help each other to build the houses. The groups normally remain active after the houses have been constructed and the funds are then used to uplift the community. (Development Action Group 2003:2)

### Organizational Organogram



00 (Development Action Group 2003:3)

### Masisizane Organogram



00 (Development Action Group 2003:4)



**MASISIZANE**  
"Let's help each other"

### 3.3 Technical Precedents

#### Nelson Mandela Pavilions.

**Location:** Quno and Mvezo.

**Architects:** Nina Cohen, Hilton Judin.

**Year of construction:** 2001.

#### About the pavilions

The new Nelson Mandela Pavilions at Quno and Mvezo reflects an entry into a courageous new world of South African architecture. The information stand at Mvezo perches dramatically at the edge of a hill as if to face an uncertain future. These simple and powerful volumes are reflecting the prevailing mono-pitch architecture of the surrounding landscape. The 19 by 14 meter building is covered by an IBR roof and provides shelter for two concrete platforms and a small office. These concrete platforms support the photographs of Nelson Mandela. The other structure is an intended visitor centre situated at Quno, 30 kilometers away. The more industrial construction is very similar and includes a youth and heritage centre and community museum. (UNKNOWN 2003:46)

#### Influences

Although the local community consider housing and services to be more important, these structures celebrate this region's most famous son. The pavilions will do much to place Quno on the visitor map and will ultimately contribute to the development of the area. (UNKNOWN 2003:46)

#### Materials used

- The IBR roof is connected to saligna columns by industrial steel joints.
- Traditional rural materials like the stonework basis, thick rough timber floor boards and wattle lattice screens puts the construction in balance.



The Information stand at Mvezo



The Visitor Centre at Quno



The Information stand at Mvezo

#### Lessons learned

The Nelson Mandela Pavilions reflects the mono-pitch architecture of the surrounding informal settlement. It is very important that the project should address the needs of the community and its particular design intent.

## House Sue.

**Location:** Twin Rivers Estate, Irene.

**Architects:** Derick de Bruyn.

**Year of project:** 2001.

### About the project:

The steel farm shed can be described as off-the-shelf architecture as advertised in the Farmers Weekly and is well known to every South African farmer. The Wagon barn-house was built to last and was probably the first structure any responsible pioneer erected. More barns is sometimes added to form a farmstead of shed houses. (JOUBERT 2009:94)

### Influences and materials used:

In the case of House Sue, the farmstead was emulated by combining the industrial modular supply of assembly with the on site architecture of brick and mortar. The industrial-clad steel frame walls forms a poetic assemblage that yearns for the past. The interior of the prefabricated main structure is inhabited by cellular private spaces while the carport shed becomes a pavilion for guests. The shed-like architecture of House Sue has much to offer and invites emulation and further exploration. (JOUBERT 2009:94)

### Lessons learned:

The Siyotshala Urban Agricultural Centre is greatly influenced by this combination of steel clad architecture and industrial infill brick production. By emulating this built to last style of architecture, the author “acknowledges architecture of everyday domestic life, but still celebrates the potential for inventiveness within the ordinary” as Jo Noero puts it. (JOUBERT 2009:94)

### Ground floor plan



1. Living room
2. Dining room
3. Kitchen
4. Bedroom
5. Veranda
6. Pool



00 (JOUBERT 2009:95)



00 (JOUBERT 2009:95)

