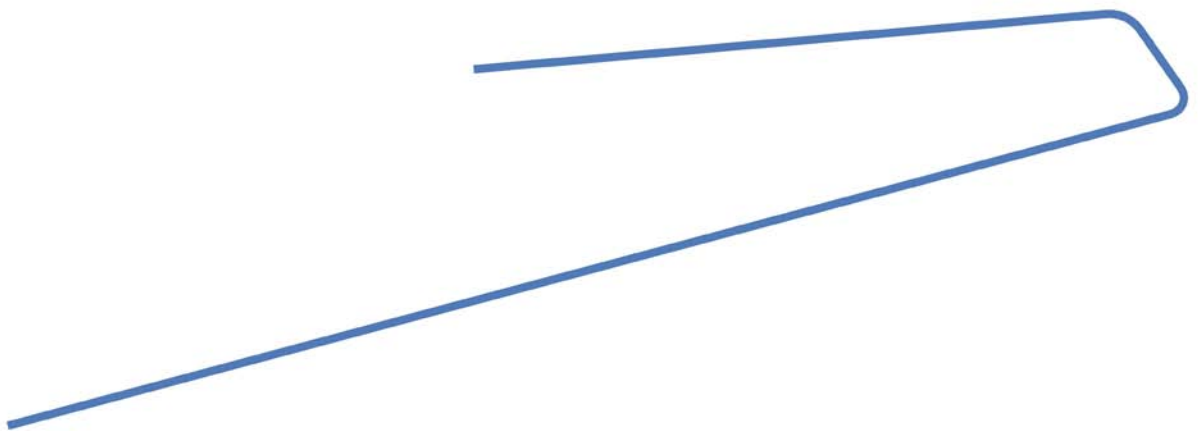




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Abandoned spaces, abandoned design

Philip du Toit

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Abandoned spaces, abandoned design
by Philip du Toit
st.no. 24022528

Study leader: Marga Viljoen
Mentor: Catherine Karusseit
Studio master: Jacques Laubscher

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This dissertation investigates the significant problem of abandoned buildings in the Pretoria Central Business District and, to a lesser extent, the lack of public exposure to art, architecture and design. For the purpose of this study, empty spaces in the City Centre and Die Meent buildings are examined. A new system for their reuse is developed and a gallery for the exhibition of multiple art forms is incorporated therein, as an example of how the aforementioned system can be appropriated. These problems, especially the first, is not restricted to the local urban context.

The investigation is thus divided into two phases: the first provides a solution to the challenge of reusing abandoned spaces in buildings; the second phase, as a proposed future exploration of this system, provides a solution to the need for a multi-purpose exhibition area. City Property is the proposed client for the first phase, while MINI Space is the proposed client for the second phase.

Empty buildings are a growing concern worldwide, due to concerns for sustainable development and decreasing greenfield sites. This dissertation proposes that the term 'site' should be redefined, using the x-y-z axes as a base. By applying the theory of Deconstruction, it is argued that 'ground zero' be shifted to a higher level, to include not only the x- and y-axis, but also the z-axis, leading to the creation of truly three-dimensional cities.

Vacant floors within the buildings under investigation are stripped down to the structural

elements and some service cores. These concrete planes are then divided into new 'sites', which can be rented or, preferably, sold to new owners. Green open space replaces some of the top floors, and slabs are selectively cut open to allow for access to sunlight and to create spatial definition. Principles are set up according to which this and further development should be done, including factors like functional zoning and new 'site' restrictions.

The objective of the MINI Space Gallery is to promote art, architecture and any other form of art or design to the public. A MINI store and a coffee shop are included as ancillary spaces, promoting a mix of uses within the gallery space.

A parti-diagram is developed for each of the two phases of the dissertation. These diagrams are based on elements of architecture derived from Deconstruction and the use of x-y-z. Each element or axis (form/beauty; function/programme; tectonics/structure) is examined separately, after which they are combined to create space. All aspects of the project, from large scale design to small scale technical details, are solved by means of applying these parti-diagrams.

This project aims to advance a new way of looking at the city and promoting different forms of art. Culturally rich spaces within vibrant cities with multiple levels of living, working and playing, aid the creation of new communities and unique spaces for each individual.

Summary

Hierdie verhandeling ondersoek die opvallende probleem van verlate geboue in die Pretoria Sentrale Besigheidsdistrik en, tot 'n mindere mate, die afwesigheid van publieke blootstelling aan kuns, argitektuur en ontwerp. Vir die doel van hierdie studie word leë ruimtes in die City Centre en Die Meent geboue ondersoek. 'n Nuwe sisteem vir hul hergebruik word ontwikkel en 'n galery vir die uitstal van verskeie vorms van kuns word in van die ruimtes ingesluit, as 'n voorbeeld van hoe die bogenoemde sisteem toegepas kan word. Hierdie probleme, veral eersgenoemde, is nie beperk tot die plaaslike stedelike konteks nie.

Die ondersoek is dus verdeel in twee fases: die eerste voorsien 'n oplossing tot die uitdaging om verlate ruimtes weer in gebruik te stel; die tweede fase, as 'n toekomstige ondersoek van die sisteem, voorsien 'n oplossing vir die benodiging van 'n multi-gebruik uitstalruimte. City Property is die voorgestelde kliënt vir die eerste fase, terwyl MINI Space die voorgestelde kliënt is vir die tweede.

As gevolg van die neiging tot volhoubare ontwikkeling en onaangeraakte terreine wat al hoe minder word, is leë geboue 'n groeiende besorgdheid wêreldwyd. Hierdie verhandeling stel voor dat die term 'terrein' herdefinieer moet word, met die gebruik van die x-y-z asse as basis. Deur die teorie van Dekonstruksie toe te pas, word dit aangevoer dat die 'nulpunt' ('ground zero') na 'n hoër vlak verskuif word, om nie net die x- en y-as in te sluit nie, maar ook die z-as, wat sal lei tot die skepping van egte drie-dimensionele stede.

Onbesette vloere binne-in die geboue wat ondersoek word, word gestroop totdat slegs

strukturele elemente en sekere dienskerne oorbly. Hierdie beton vlakke word dan verdeel in nuwe 'terreine', wat verhuur of, verkieslik, verkoop kan word aan nuwe eienaars. Groen oop ruimtes vervang sommige van die boonste vloere en blaai word op uitgesoekte dele oopgesny om sonlig bekombaar te maak en om ruimtelike definisie te skep. Beginsels word opgestel waarvolgens hierdie en verdere ontwikkeling gedoen moet word, wat faktore soos gebruiksonering en nuwe 'terrein' beperkinge insluit.

Die doel van die MINI Space Galery is om argitektuur en enige vorm van kuns of ontwerp aan die publiek te bevorder. 'n MINI winkel en koffiehuis word ingesluit as bykomstige ruimtes, wat 'n mengsel van gebruike bevorder in die galery ruimte.

'n Parti-diagram word vir elk van die twee fases van die verhandeling ontwikkel. Hierdie diagramme word gebaseer op elemente van argitektuur, afgelei van Dekonstruksie en die gebruik van x-y-z. Elke as of element (vorm/skoonheid; funksie/program; boukuns/struktuur) word apart bestudeer, waarna hulle gekombineer word om ruimte te skep. Alle aspekte van die projek, van grootskaalse ontwerp tot kleinskaalse tegniese details, word opgelos deur middel van die toepassing van hierdie parti-diagramme.

Hierdie projek streef om 'n nuwe manier om na die stad te kyk aan te voer en om verskillende vorms van kuns te bevorder. Kultuur-ryke ruimtes binne-in lewendige stede met verskeie vlakke van leef, werk en speel, dra by tot die skepping van nuwe gemeenskappe en unieke ruimtes vir elke individu.

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