

**The everyday and the event:
Re-imagining the urban industrial
event space of Pilditch Stadium**

Danielle Mia Van Lille Labuschagne

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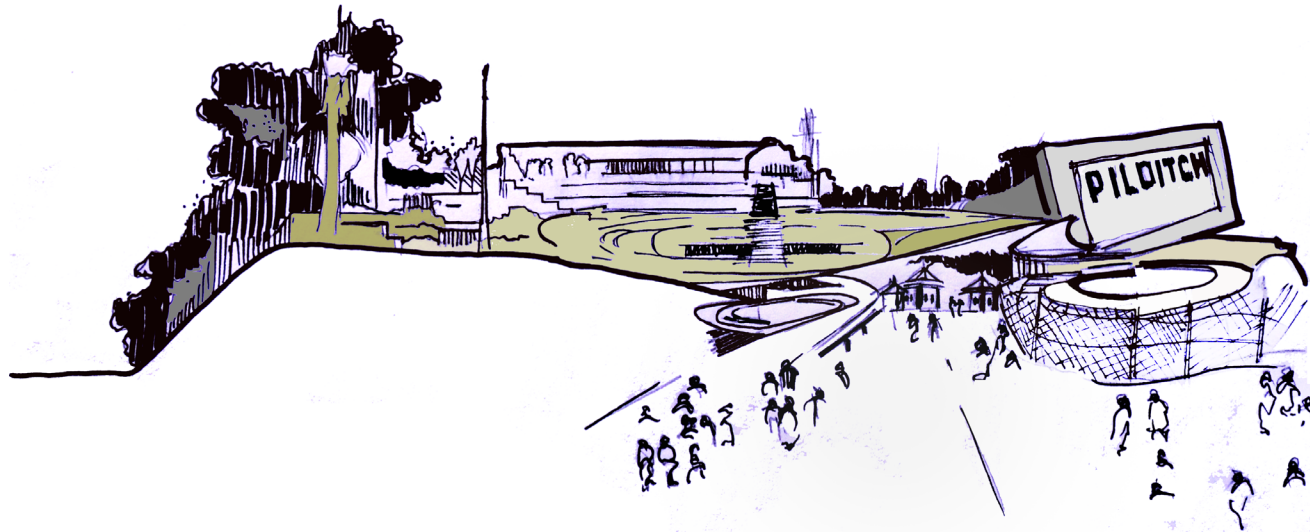
Submitted in partial fulfillment of the requirements for the degree Master of Architecture (Professional). Department of Architecture, Faculty of Engineering, Built Environment and Information Technology. University of Pretoria, South Africa

STUDY LEADER: **DR. EDNA PERES**
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PRETORIA 2016

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FOR MY PARENTS



ABSTRACT

This dissertation follows two complementary areas of investigation.

First, the study explores place making in the industrial area of Pretoria West. Second, investigating Pilditch Stadium and the adjacent Tshwane showgrounds, the project critiques and questions the mono-functional nature of the existing sports and event facilities.

Pilditch stadium, located in Pretoria West, currently functions, on occasion, as a “transient space for sport fans and sportsmen/-women” (Gunter 2011:76). When the stadium is not used, it becomes a non-place and returns to an introverted and isolated state. Similarly the Tshwane Showgrounds, located next to Pilditch Stadium, only function as temporary event space. In an attempt to expose the usually introverted aspects of sporting events within Pilditch Stadium into the public terrain, the intention is to create places for everyday rituals that can be used by locals, as well as place for larger sporting events that will bring visitors from further afield.

This proposal will attempt to introduce a new state; a permanent civic space accompanied by production spaces. The aim is to diversify and enhance the functions on site, in order to celebrate the ‘everyday’ and to re-imagine the site as a public place.

Although this dissertation proposes an urban design framework for the Pretoria West precinct, the focus of this dissertation will be on the North-western edge of Pilditch stadium itself. The proposed building intervention will explore place making and event space within the stadium precinct.

EKSERP

Hierdie verhandeling volg twee komplimentêre areas van ondersoek.

Eerstens, ondersoek die studie die plekskepping in die industriële gebied van Pretoria. Tweedens word Pilditch Stadion en die aangrensende Tshwane Skougronde ondersoek.

Die projek behels 'n kritiese bespreking en bevraagtekening van die enkelfunksionele aard van die huidige sport-en funksiefasiliteite.

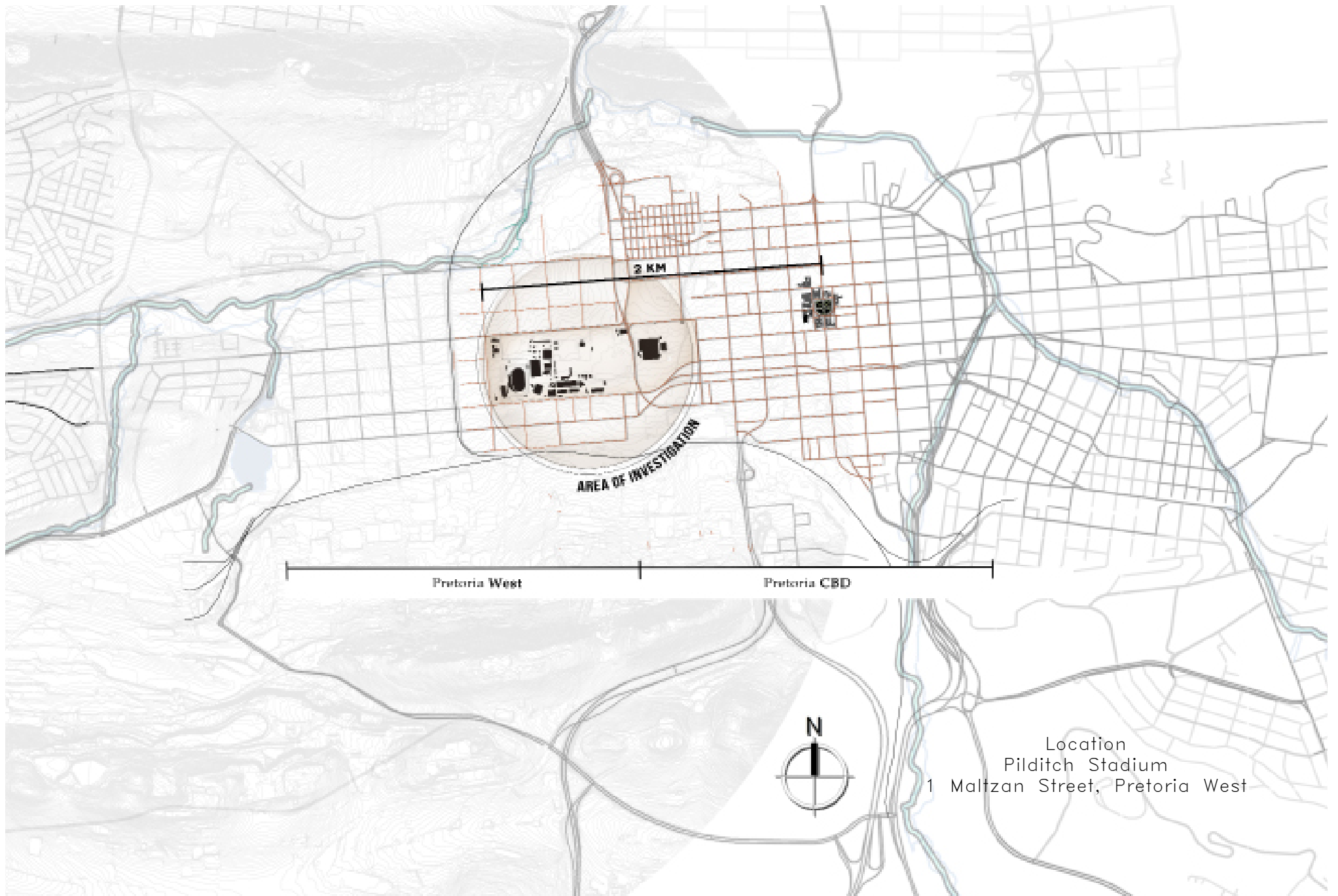
Pilditch Stadion, geleë in Pretoria-Wes, funksioneer tans op 'n per geleentheid basis as 'n "transient space for sport fans and sportmen/ women" (Gunter 2011:76). Wanneer die stadium nie ingebruik is nie, word dit 'n nie-ruimte en keer terug na 'n staat van introversie en isolasie. Die Tshwane Skougronde, langs Pilditch Stadion, funksioneer soortgelyk ook slegs as 'n tydelike funksie-ruimte.

Daar word gepoog om die tans introverte aspekte van die sportfunksies binne die Pilditch Stadion aan die publieke terrein bloot te stel. Met die inagneming van hierdie poging, is die bedoeling om ruimtes te skep vir die alledaagse rituele van plaaslike inwoners asook 'n plek vir groter sportbyeenkomste wat besoekers van verder weg sal lok.

Hierdie dissertasie poog om 'n nuwe werklikheid te skep; deur die voorstelling van 'n nuwe toestand van permanente burgerlike ruimtes wat vergesel word deur produksieruimtes. Die doelwit is om die funksies van die perseel te diversifiseer en te verbeter om sodoende die "elke dag" te vier en om die perseel te her-verbeel as 'n publieke terrein

Alhoewel die dissertasie 'n stedelike ontwerp raamwerk vir die Pretoria-Wes buurt voorstel, is die fokus van die dissertasie die Noord-Westelike rand van die Pilditch Stadion self. Die voorgestelde gebou-ingryping sal die voorstel om spasie asook 'n funksieruimte binne die Stadion buurt te skep, verken.

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PROJECT LOCATION

Pilditch Stadium and the Tshwane Showgrounds is located 2km West of Church square in Pretoria CBD (Gauteng Province) (Bohmer 2012:39). The site sits between two major roads; WF Nkomo road - a main movement artery- to the north, and Soutter street - an industrial movement artery to the south of the site. The the Western periphery of the CBD, Marabastad and the train station frame the borders of the larger context.

FIG. 01 : **Location Map** (*Map courtesy of GWA Studio, 2013*)

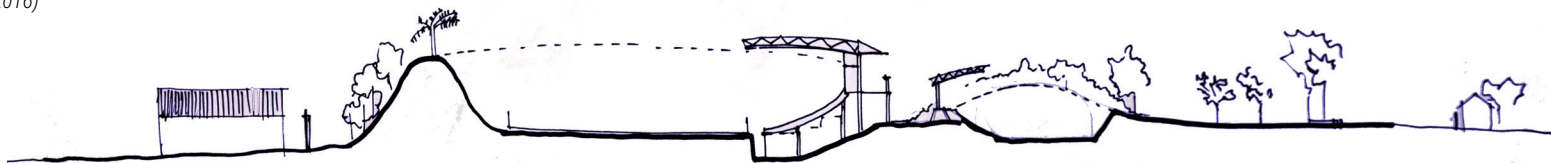
PREFACE

As a user of Pilditch stadium, the author has grown ever increasingly frustrated with the isolated and non-engaging state of the site.

Once contained by the confines of the berm, there is no reference to the context or community of Pretoria West. The stadium is disconnected from the street edge and does not play an active role as a recreation space to enhance the local community. The rapid industrialisation of the area also infringes and undermines the quality of spaces as houses, streets and recreational spaces are demolished to build low cost warehouses, driving out the local community that permanently stay in the area and give meaning to recreational spaces.

That was the departure point for this proposal: to investigate the capacity of Pilditch Stadium to restructure and adapt the public environment in order to generate new life in Pretoria West. What form this life takes, unfolded through the process of exploration.

FIG. 02: Sketch, conceptual section of Pilditch Stadium (Author, 2016)



LIST OF CONTENTS

Dedication
Abstract/Ekserp
Project location
Preface
List of contents

Introduction	
AREAS OF INVESTIGATION	02
RESEARCH QUESTIONS	05
CHAPTER 01 INTENTION	07
PLACEMENT IN THE GROUP URBAN VISION	
<i>The discarded landscape of the West</i>	08
<i>Five nodes of intervention</i>	10
URBAN ISSUE	
<i>Degraded built fabric</i>	12
<i>Pretoria West as a roadhouse</i>	13
PROBLEM STATEMENT	
<i>Transient space for sports people</i>	14
INTENTION	14
INTRODUCTION OF REGENERATIVE DEVELOPMENT THEORY	17
METHOD	18
STRUCTURE	19
CHAPTER 02 SITE AND CONTEXT	21
URBAN CONTEXT	
Scales of investigation	22
Macro Scale	
<i>History of Pretoria West</i>	25
<i>Present Day Pretoria West</i>	28

01

02

CHAPTER 02 SITE AND CONTEXT	CONT.
Micro Scale	
<i>History of Pilditch Stadium and the Thswane Showgrounds</i>	30
<i>Current day practices</i>	32
SITE ANALYSIS	
<i>Macro Scale</i>	34
<i>Micro Scale</i>	36
<i>Site scale</i>	38
URBAN OBJECTIVE	
<i>Scales of objective</i>	40
<i>The Client</i>	41
<i>Design development</i>	42
URBAN VISION	
<i>Macro Scale Vision</i>	44
NETWORK DEVELOPMENT	46
<i>Micro Scale Vision</i>	48
CHAPTER 03 RESPONSE	51
PROGRAM	
<i>Introduction</i>	53
<i>Production</i>	54
<i>Community and Event</i>	56
PRECINCT PLAN	58
SITE PLAN	60
PRECEDENTS	62

03

CHAPTER 04 THEORY	69
INTRODUCTION	70
<i>Urban Place making</i>	70
<i>Architecture of the Everyday</i>	71
<i>The theory of regeneration</i>	72
<i>The history of the Olympic Games</i>	74
<i>Four phases of urban development</i>	79
<i>In a South African context</i>	80
<i>Event integration: Case studies</i>	80
<i>Integration as part of the event</i>	81
<i>Post integration</i>	81
CHAPTER 05 PROCESS	83
DESIGN CONCEPT	84
DESIGN DEVELOPMENT	
<i>Introduction</i>	84
<i>Design iteration 01</i>	86
<i>Design iteration 02</i>	89
<i>Design iteration 03</i>	94
<i>Design iteration 04</i>	97
<i>Design iteration 05</i>	98
DESIGN ITERATION SUMMARY	100
SYSTEMS	102

04

05

CHAPTER 06 TECHNICAL DEVELOPMENT	103
TECTONIC CONCEPT	106
MATERIALITY	
<i>Material library</i>	108
<i>Material approach</i>	111
SKETCH ELEVATIONS	112
DETAIL DEVELOPMENT	117
STRUCTURE	120
PLANNING	121
CHAPTER 07 DESIGN SYNTHESIS	125
FINAL DESIGN AND TECHNICAL RESOLUTION	
REFLECTION	

06

07

Declaration
Acknowledgements
List of figures
Reference list

in

INTRODUCTION

AREAS OF INVESTIGATION	02
RESEARCH QUESTIONS	05

INTRODUCTION

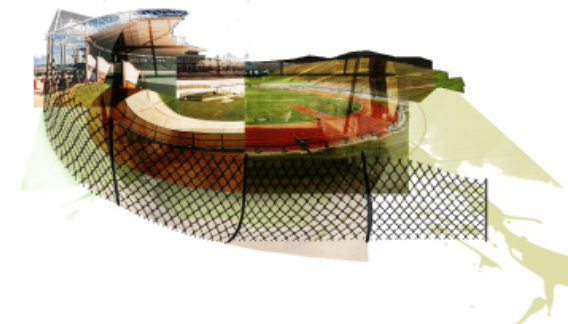
AREAS OF INVESTIGATION

This dissertation functions on two complementary areas of investigation. First, the study explores place making in the industrial area of Pretoria West. Second, investigating Pilditch Stadium and the adjacent Tshwane showgrounds, located in Pretoria West, the project critiques and questions the mono-functional nature of the existing sports and event facilities. In an attempt to expose the usually introverted aspects of sporting events within Pilditch Stadium into the public terrain, the intention is to create places for everyday rituals that can be used by locals, as well as place for larger sporting events that will bring visitors from further afield. The focus of both of these areas of investigation will be in the North-western edge of Pilditch stadium itself.

FIG. 03: Collage, Area of investigation
(Author, 2016)
Photos of Pilditch: Architects
Celliers, Greyenstein ACG



PRETORIA
WEST
URBAN INDUSTRIAL PLACE MAKING



PILDITCH
STADIUM
THE EVERYDAY AND THE EVENT



FIG . 04 : Collage, Existing Context
(Author, 2016)

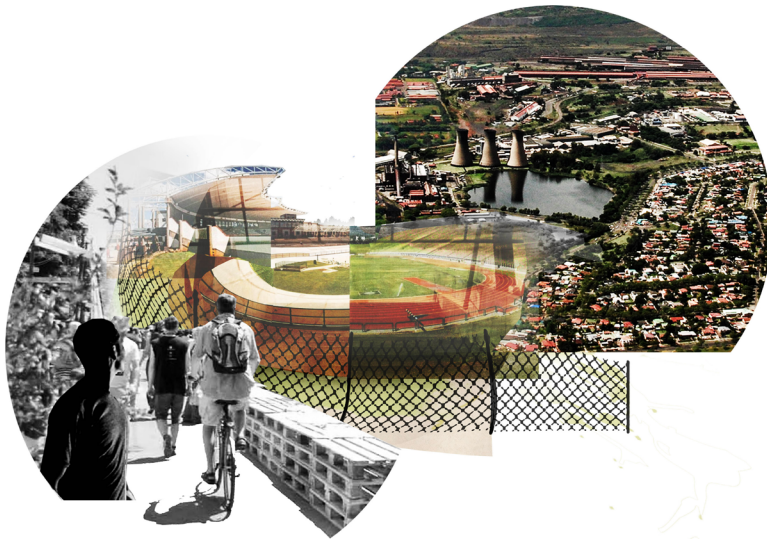


FIG. 05 : Research questions illustrated
(Author, 2016)

RESEARCH QUESTIONS

The research questions, listed in a following order, guided the investigation of the dissertation in terms of site location and program development.

General Questions

What is the capacity of regenerative development, as opposed to current development trends, to celebrate the sense of place?

To question the role and responsibilities of large infrastructure or monofunctional space (like stadiums) as important recreational space to enhance local communities through its design?

How can the sense of place be represented through materiality and design?

Specific Questions

What can be incorporated to the site of Stadium in order to create a place for everyday activities.

To investigate an approach to architecture and urban design that physically connects a site with its surrounding context.

01

CHAPTER 01

INTENTION

PLACEMENT IN THE GROUP URBAN VISION	
<i>The discarded landscape of the West</i>	08
<i>Five nodes of intervention</i>	10
URBAN ISSUE	
<i>Degraded built fabric</i>	12
<i>Pretoria West as a roadhouse</i>	13
PROBLEM STATEMENT	
<i>Transient space for sports people</i>	14
INTENTION	14
INTRODUCTION OF REGENERATIVE DEVELOPMENT THEORY	17
METHOD	18
STRUCTURE	19



FIG. 06 : Group Urban Framework Mapping- Consolidated map (Bruinette et al, 2016)
(Maps courtesy of GWA Studio, 2013)

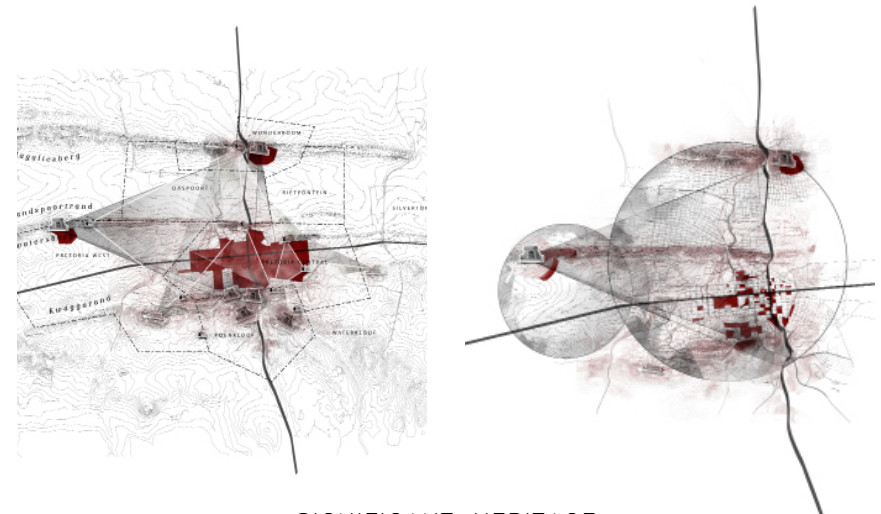


CULTURAL INDICATION

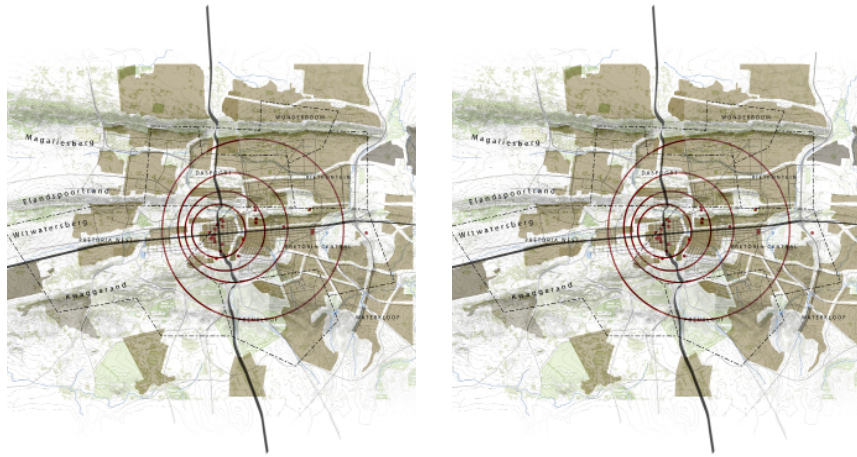
PLACEMENT IN GROUP URBAN VISION

THE DISCARDED LANDSCAPE OF
PRETORIA WEST

In contrast to the development trend prevalent to the east of Pretoria, the West is perceived as the 'backyard' of the capital city. Large parts of West are misused, underutilised and degraded, which has led to the subsequent disregard of the Western quadrant of the city, especially from private investment. This has left the city decentralized; contributing to the "multi nodal character of Pretoria" (Smit 2009: 24). In an urban vision group, through a series of mapping exercises, it was established that large parts of the West is degraded and disowned. The intention was to discover the means of the disconnect and propose development to re-establish the importance of Pretoria West. The area of investigation is west of Paul Kruger Street and terminates at Atteridgeville. The northern boundary is defined by the Magaliesberg mountain and the southern boundary by the Lange Mountain range.



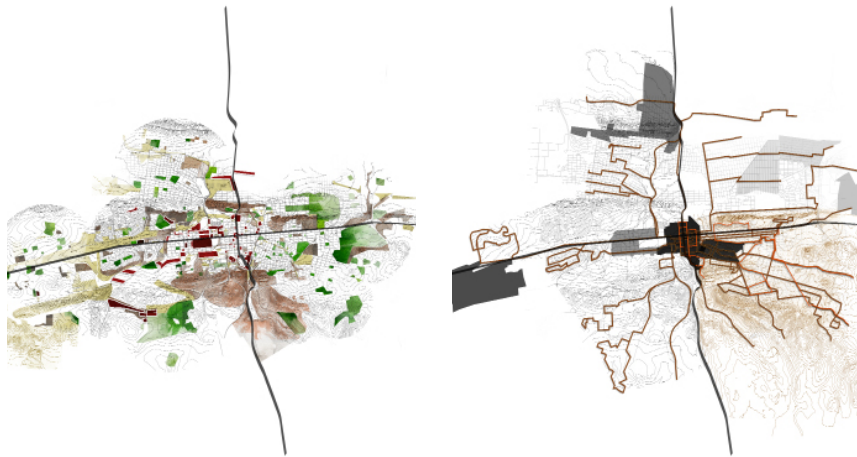
SIGNIFICANT HERITAGE



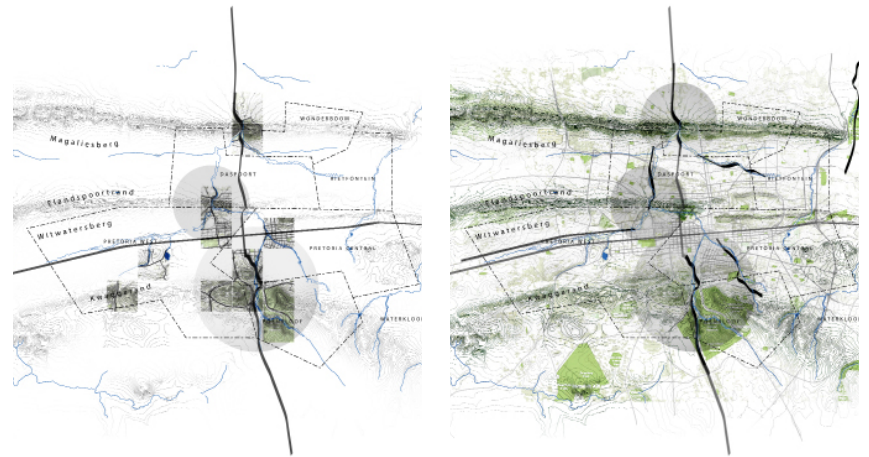
ECONOMY



ECOLOGICAL NETWORKS



PUBLIC SPHERE



ECOLOGICAL NETWORKS

FIG. 07 A-L : Group Urban Framework - Mapping Pretoria West (Bruinette et al, 2016)



FIG. 08 : Group Urban Framework Mapping- Nodes of intervention (Bruinette et al, 2016)
(Maps courtesy of GWA Studio, 2013)

PLACEMENT IN GROUP URBAN VISION

FIVE NODES OF INTERVENTION

Through the various lenses, five nodes of intervention presented places with latent potential for development. Identified by an overlay of the all the mapping done, these areas present multiple layers that hint to an opportunity for development. In the group vision, as a broad outline, 9 principles for the proposed new development was established. Further urban analysis and was done sperately at each node with the intention to incorporate the different principles on a smaller scale.



REGENERATIVE USE



CELEBRATING SIGNIFICANCE



DENSITY

Over-arching theoretical premise of the design

Re-establish places as destination areas

Improve the current density

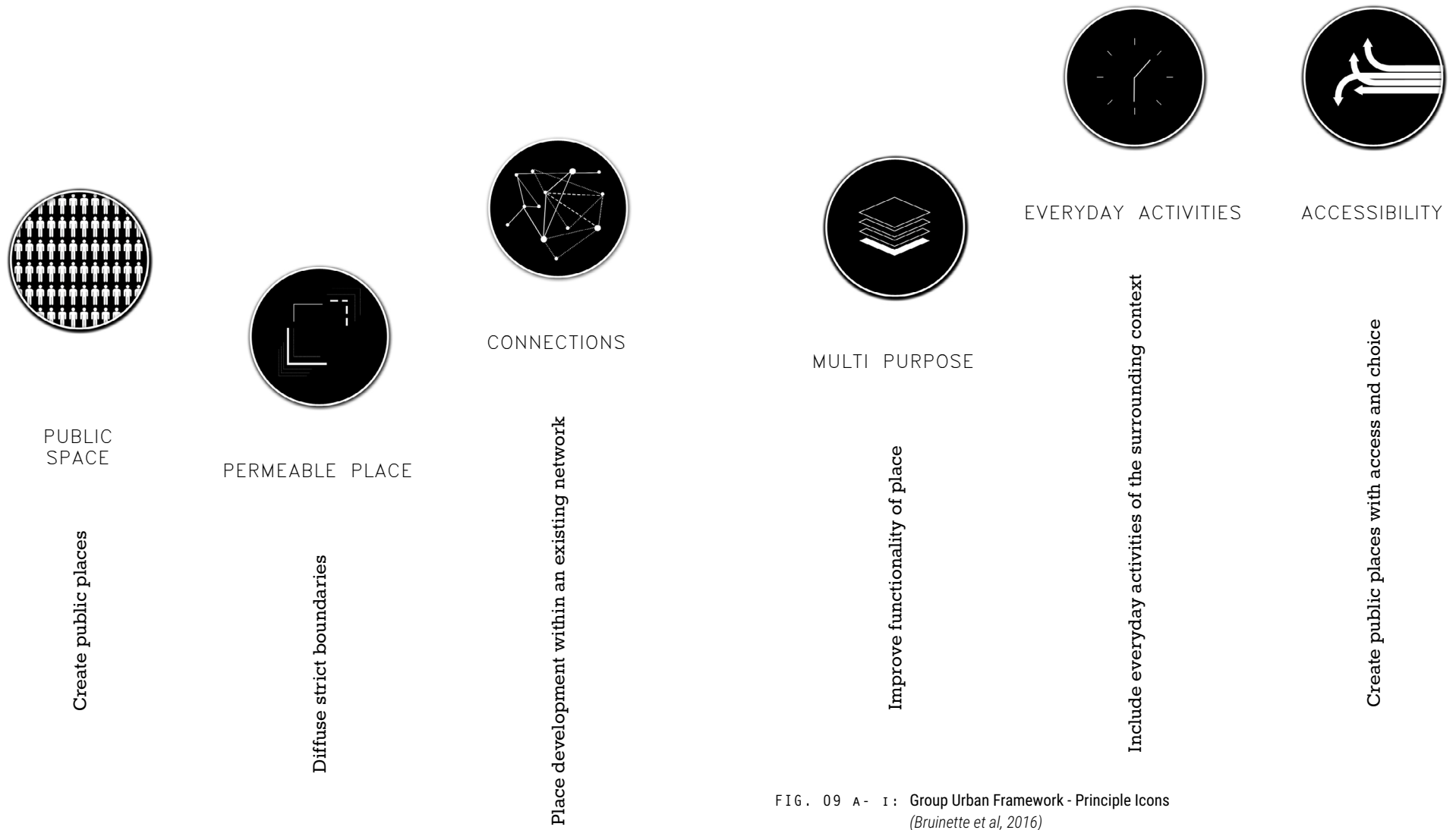


FIG. 09 A - I : Group Urban Framework - Principle Icons
(Bruinette et al, 2016)

URBAN ISSUE

DEGRADED BUILT FABRIC

This map illustrates the open space network of the larger context of Pretoria. Sport fields and facilities were specifically mapped. The green indicates existing sport facilities, the yellow indicates unused open space and the brown indicates open space which is currently used/occupied. The red overlay indicates degraded built fabric, referring specifically to degraded buildings. This map illustrates that most of the degraded buildings lie to the centre and Western part of the city. Large parts of the precinct of Pilditch Stadium and the Tshwane showgrounds is degraded. In an executive summary done by the CSIR in 2013, 84% of cause of deterioration is attributed to a lack of maintenance. The building is rated as “inadequate” and in need of “repair” while the site overall is rated as “bad” and in need of “rehabilitation” (*ibid*).



FIG. 10: Mapping, Degraded built fabric
 (Author, 2016)

URBAN ISSUE

PERCEPTION OF THE WEST

Pretoria West as a Roadhouse

The author's perception of Pretoria West can be associated with the metaphor of a roadhouse, in that it is: reminiscent of a pastime or a place "disconnected" or "lost in time" (Steenkamp 2013:11); the experience of place is dominated by vehicles; and ultimately, it is a harsh environment for pedestrian.

This perception can be attributed to the lack of urban civic space in the West, discouraging the experience of place from a pedestrian perspective (Steenkamp 2013:32). The transformation of Pretoria West over time has placed much emphasis on movement patterns in a functional sense, and has fractured and neglected the social dimension of these spaces. The resultant urban elements of Pretoria West are purely driven by the "functional need to circulate and create access and flow for vehicles" (Jalaian 2015:abstract). This can be attributed to the increasing industrial nature of Pretoria West over its more multi-function activities, diverse building typologies, integrated social and ecological systems, and the historical palimpsest. This calls for a sense of publicness and an architecture that enables connections (Steenkamp 2013:11).



FIG. 11: Collage, Industrial context of Pretoria West (Author, 2016)



PROBLEM STATEMENT

INTENTION

UNDERUTILISED SPACE

'Transient space for sport enthusiasts'

Pilditch stadium, located in Pretoria West, currently functions, on occasion, as a "transient space for sport fans and sportsmen/-women" (Gunter 2011:76). When the stadium is not used, it becomes a non-place and returns to an introverted and isolated state. Similarly the Tshwane Showgrounds, located next to Pilditch Stadium (FIG. 07), only function as temporary event space.

RE-ACTIVATE SITE

Break open the silo of site

This proposal will attempt to introduce a new second state; the permanent civic space. The aim is to diversify and enhance the functions on site, in order to celebrate the 'everyday' and to re-imagine the site as a public place. The intention is not to dilute the existing function of the athletic stadium, or to modify the stadium, but to add secondary functions that will introduce the original meaning of the site to a new context, in order to create a new shared meaning of place. The proposal will explore the potential for engagement of new architectural interventions to reconcile the values of place with the values and the needs of the community (The Regenerates, 2015).

FIG. 12: Collage and sketch, Pilditch Stadium
(Author, 2016)

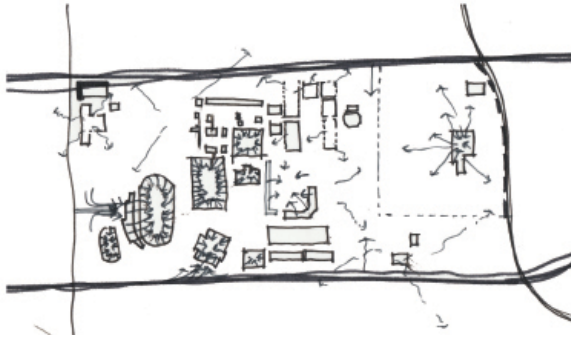


FIG. 13 A: Sketch, Current situation on site (Author, 2016)

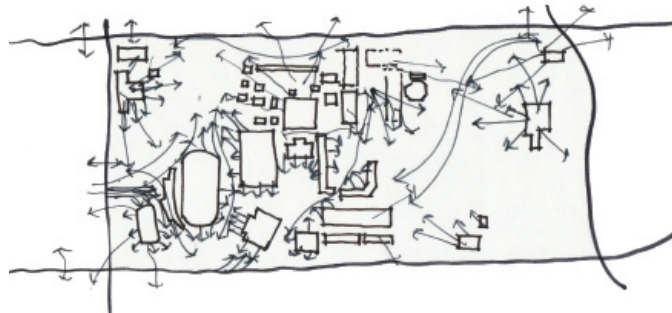


FIG. 13 B: Sketch, Proposed networks on site (Author, 2016)

Historically, the site has always been associated with functions of exhibition and sport, which both refer to the 'event', but because the site is located on the Western periphery of the Pretoria CBD; and the surrounding urban context has changed from a rural area to an industrial context, the site has a responsibility to relate to its' current everyday context as well.

The notion of breaking the boundaries around the focal area of the stadium and show grounds will be incorporated into the dissertation in both a theoretical and conceptual approach, but also on a functional level by physically breaking open the metaphorical 'silo' state of site, by cutting into existing infrastructure of the berm. The architecture will attempt to establish engagement with site boundaries and thresholds in order to ultimately weave the stadium back into the city fabric and present new interpretations for post event integration of mono functional facilities.

The large scale urban vision will investigate regenerative future developments that can start utilising the site. However, The intended focal area of intervention for the dissertation will be the stadium and its edges. This has been identified as the point on the site with the strongest latent potential.

On a temporary basis, the stadium site will host athletic events, and in its permanent state, the stadium site edges will function as civic space with secondary functions that contribute to the self empowerment of the people of Pretoria West. This dissertation will attempt to unlock potential at the stadium as a single point of intervention, and speculate that those principles can ripple across to the rest of the showground site and further to the macro scale, and might inform how other developments can occur in this area.

Charles Kross in the 1970s (Kross, 1997), the framework draws from living systems theory and the work of David Bohm.

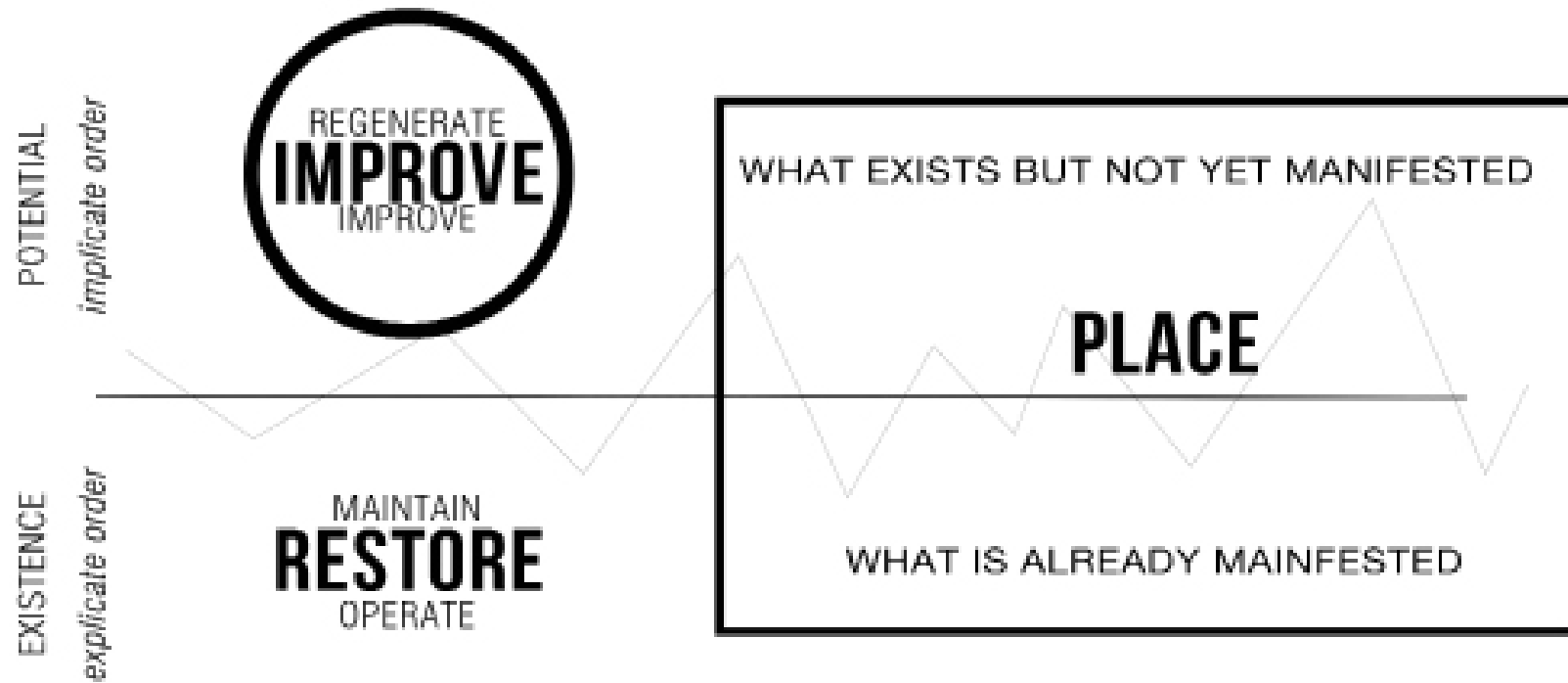


FIG. 14: Diagram adapted from *Designing from place: a regenerative framework and methodology* (P. Mang and B. Reed, 2012)

REGENERATIVE APPROACH

Regenerative development theory informed the way in which this dissertation approached the development of the site.

“As humans, we are inherently place-makers. Subjectively, we imbue a space with meaning” (Mang 2009:18).

The theory of regeneration is not only the investment in degraded areas, but includes Regenerative development theory which uses the sense of place as point of departure for upliftment of an area in both the tangible environment as well as its community.

Key to this process is an understanding of place, which is defined by Tuan as the “center of felt value’ (*ibid*: 13) or the “vital, co-creative relationship between humans and the places they inhabit” which “serves as a basis for what has shared meaning” (Mang & Reed 2012: 28).

“Sense of place is an embodied experience, not an abstract concept” (Mang 2009:17).

Discovering place thereby “illuminates how a project can be become truly meaningful” (*ibid*). Exploration of the values of place provided an understanding of the past and present characters, and the latent potential to connect these characters for future development (*ibid*: 67).

By looking at the inherent qualities on site through means of existing networks, the history of place, the existing energies on site and in the current context; the quality of place was considered in the new development. Because of the vast open and unused space on site, the intention was to pull energy into site, but to do so according to existing patterns and by means to enhance the local community. The development also looked at creating better defined space in response to make the site accessible and legible for new users. The theory of regeneration also contributed to the intention to create a place of delight in Pretoria West.

METHOD

Presented in the following chapters, the sense and character of place is built up through research, site visits and desktop study. Taken from the approach proposed by author's normative position for contextually appropriate design, the research process will include an analysis of site and activity to identify possible points of intervention, and present appropriate design solutions. Further, the attributes of the stadium will be investigated through site visits and documentation, desktop study and research. The existing networks and inherent qualities identified on site will then inform architectural interventions that will attempt to facilitate the revitalisation of Pilditch Stadium in Pretoria West.

Because of the changing dynamic of society, it is necessary (as proposed by Maki), when planning a single building or multiple buildings, to establish a suitable organic relationship between cars, goods, people and urban facilities (Maki 1964:75). This organic relationship refers to a linkage where elements are in a dynamic relationship with one another while maintaining separate identities.

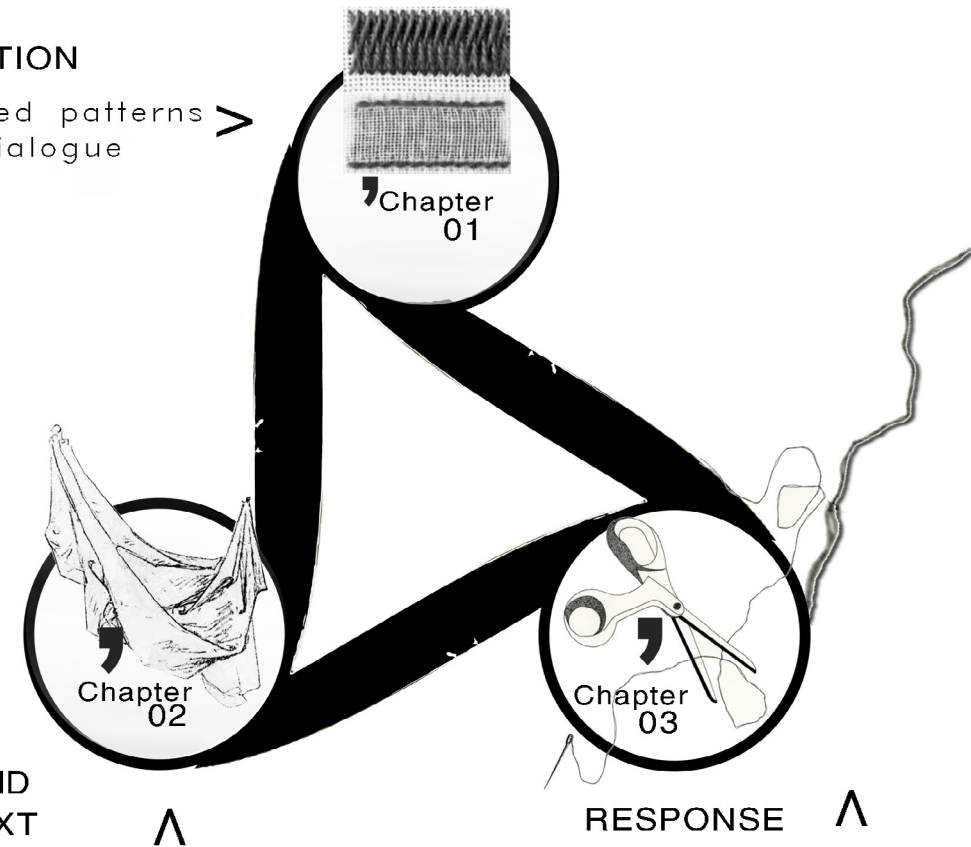
In his writings, Linkage In Collective form, Maki presents various ways of implying linkages: "by composing, by injecting transitional elements, by surrounding disparate things". He proposes five basic linkage acts: to mediate; to define; to repeat; to make a sequential path and to select (ibid: 36).

Described as the glue of the city, linkages unites all layers of activity and the resulting urban form of the city (ibid). This dissertation used a method similar to "to make sequential path" as an ordering device. Defined as the act to "place activities of sequence in an identifiable spatial relation to one another" or "arranging buildings, or parts of multi-use buildings in a sequence of useful activity", it is proposed that the designed path generates and guides movement and new development along its' course (ibid: 40).

Therefore, the aim of the exploration is to identify and unlock potential in order to create a place that contributes to the community; and where the community also has opportunity to engage and contribute to site.

INTENTION

Intended patterns >
and dialogue



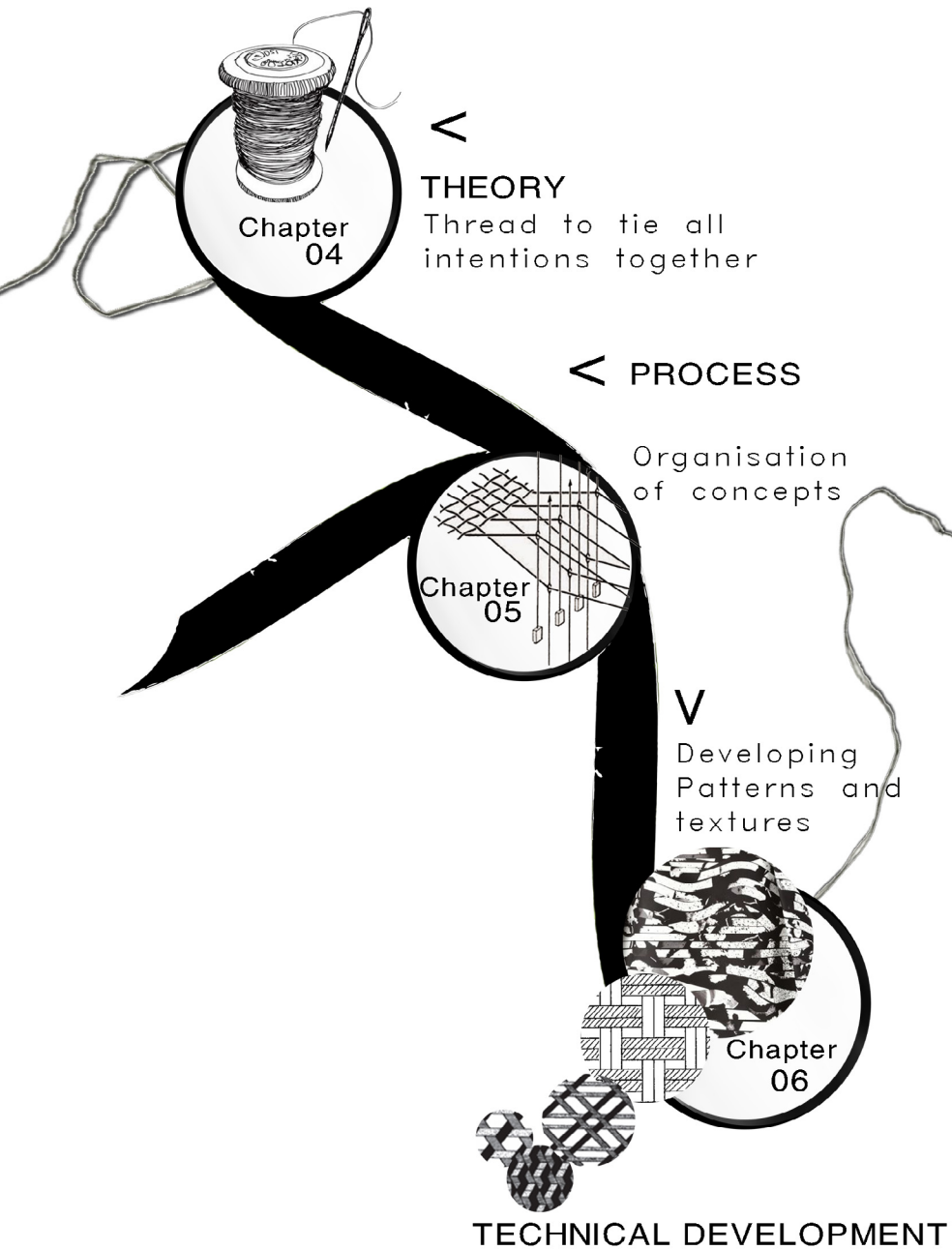
SITE AND CONTEXT

Existing Fabric

RESPONSE

Working with the
existing fabric to
present intended
dialogue

FIG. 15: Collage, Chapter breakdown
(Author, 2016)



STRUCTURE

This document serves as an informant to the design process, but also as a tool to record, decipher and communicate intentions and results.

In order to address the urban issue of disconnection, the urban vision is imagined on various scales. The book introduces Pilditch Stadium and its surrounding industrial context. While investigating Pilditch Stadium, it became clear that the underutilised vast open space of the Tshwane Showgrounds also contribute greatly to the isolated state of the Stadium. The Showgrounds was included in the precinct development plan in order to address fundamental issues on an urban scale.