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SITE SELECTION

urban intention

The overall urban intention to stitch the fragmented urban fabric through the provision of adequate service delivery for basic needs is achieved through creating a variety of service provision networks that interlink with one another. Resolving the urban issues of inaccessibility due to limited infrastructure and urban fragmentation will aid in creating inclusive environments and reduce the growing inequalities of access to economic and social opportunities. In order to accomplish the intention the urban framework suggests a large increase in density that would enable the networks to function.

architectural intention

Throughout the food system the main architectural implication is isolation of the individual processes and lack of integration into the urban fabric. The consequences, increase in food prices, resources and human capital has led to the decrease in access to food and thus a serious decline in food security.

In order to combat these consequences, the food system needs to be reassessed as a whole in order to effectively integrate the systems into the urban fabric and allow for various activities to centre around food. Hamdi (2004), in his book *Small Change: About the art of practice and the limits of planning in cities*, writes about communities of place. He states that although communities are spatial

it is of more importance that communities within cities should be spatially considered in regards to porous systems and networks.

Therefore the ideal location to initiate this gastronomic node would be one that focuses on the underlying reason for the decline in food security: accessibility. Hamdi (2004), also writes about communities of place. He emphasises that place is important and should assume more importance over space. Security and accessibility of a place should take priority over identity, especially when considering the elderly, disabled or vulnerable (Hamdi 2004:70).

The selected site should allow for an architectural intervention that will facilitate the integration of urban, spatial, environmental and social aspects by addressing the current issues found throughout the food system.

In *A Pattern Language* (1977), Christopher Alexander, suggests that instead of trying to build from scratch we are better off growing good places and spaces. The chosen site should allow for the project to be built on to an already initiated energy transfer that is seen as a positively active space. The chosen site is thus the bus stop implemented within the urban vision, as it will be a strong base to grow the gastronomic centre.

the selection

The bus stop allows for an integral approach to the gastronomic quarter that already facilitates the movement and accessibility of surrounding residents and users. The relationship between place and its identity needs to favour community empowerment where as spatial sense of community can change over time (Hamdi 2004:70). By incorporating the bus stop into the scheme it provides a destination, a strong sense of place, which enables the immediate community and encourages them to activate the space through socio-economic means.

65.



Figure 75 : Position of site within urban vision (Author 2016)



Figure 76 : Mixed-use high density photo collage (MArch(prof)2016)

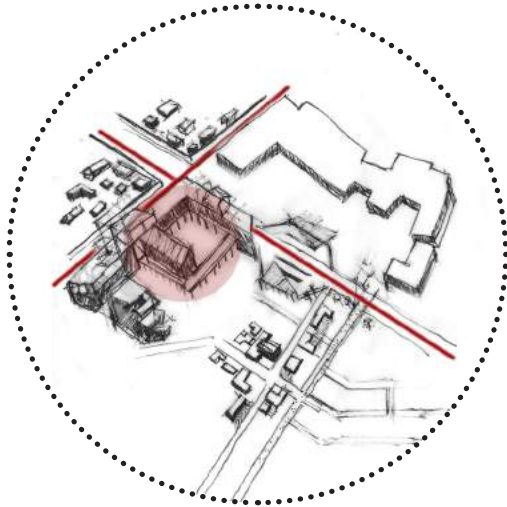


Figure 77 : Position of mixed-use high-density building (Author 2016)

MIXED-USE HIGH-DENSITY

To the North of the site the urban vision suggests a mixed-use high-density urban centre that facilitates offices, coffee shops and retail opportunities.

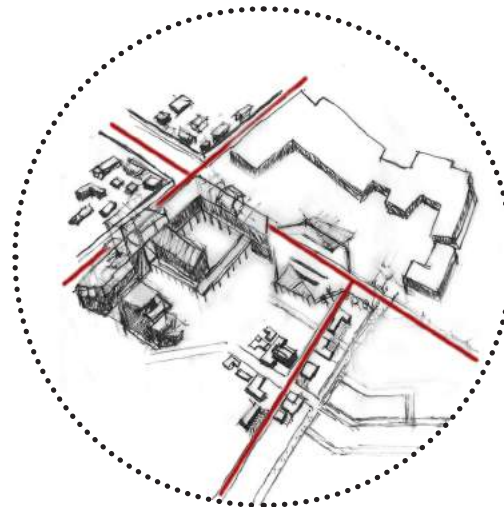


Figure 78 : Position of main vehicular routes (Author 2016)

VEHICULAR TRAFFIC

South of the site is the main vehicular road that intersects the site as a whole thus providing an opportunity for public interaction and the influx of high intensity energy into the site.

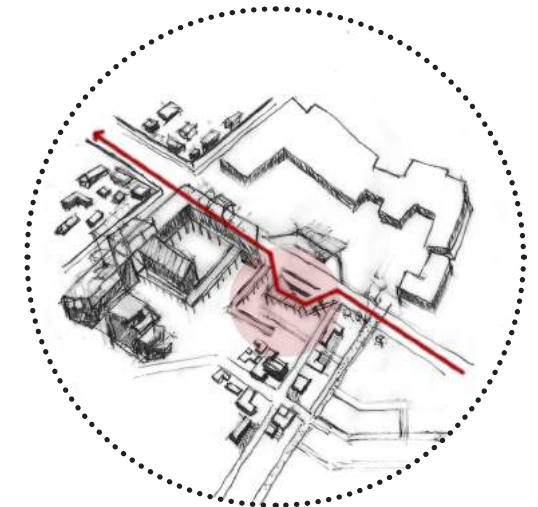


Figure 79 : Position of bus stop (Author 2016)

PUBLIC TRANSPORT

The bus stop creates a destination and a means of filtering energy into site.

It will be used frequently as it is in close proximity of Woodlands Boulevard, high-density urban centre and the surrounding medium-high density residential units. The units are throughout the framework and this bus stop, being on the main street, becomes an important node of access.

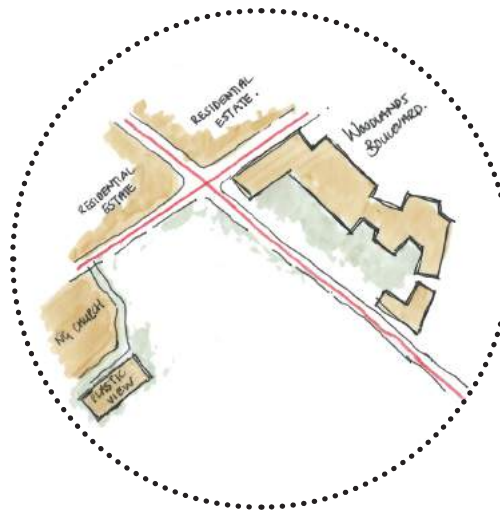


Figure 80 : Energy within site boundaries (Author 2016)

SITE AS IT STANDS

Energy is contained within the gated estates and Woodlands Boulevard. Majority of the site sits deprived of energy making it more emphasised as an island.

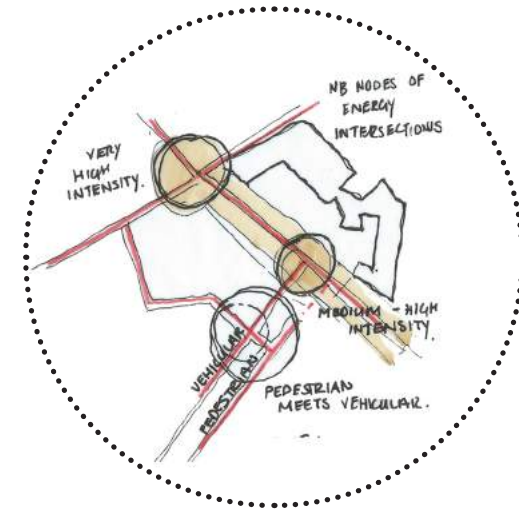


Figure 81 : Vital energy nodes within the site (Author 2016)

IMPORTANT ENERGY NODES

Prominent nodes of energy, excluding the mall and estates, are the vehicular intersections as well as where the pedestrian and vehicular routes meet as they allow for exchange of energy.

ENERGY FLOW site vision

Energy is important to consider due to the site being isolated from service provision and basic amenities. Woodlands Boulevard and the gated communities contain energy within their infrastructure.

It becomes crucial to enable the site through an intervention that does not only retain energy but also releases it throughout the rest of the urban development in order to create a successful destination for socio-economic development.

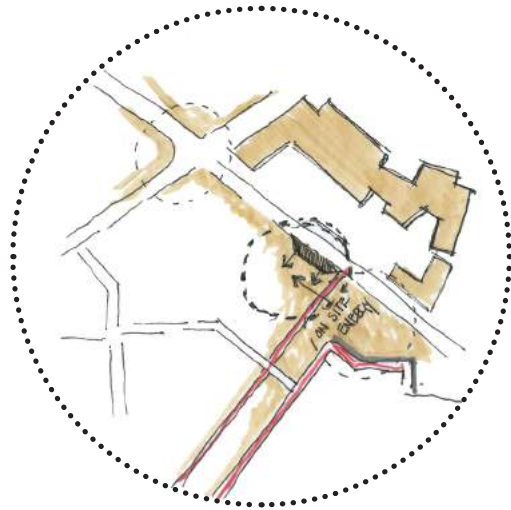


Figure 82 :Energy surrounding bus stop (Author 2016)

NEW NODE_BUS STOP

The newly proposed bus stop becomes a new source of energy. It allows for energy to be transferred onto the site directly.

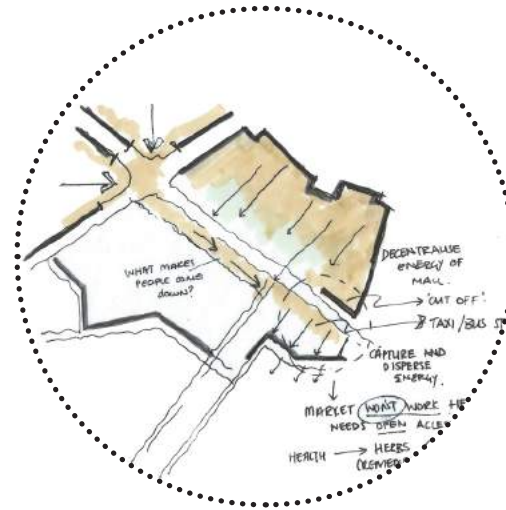


Figure 83 :Potential energy release (Author 2016)

ENERGY RELEASE

The bus stop encourages energy release from Woodlands Boulevard as well as the gated communities.

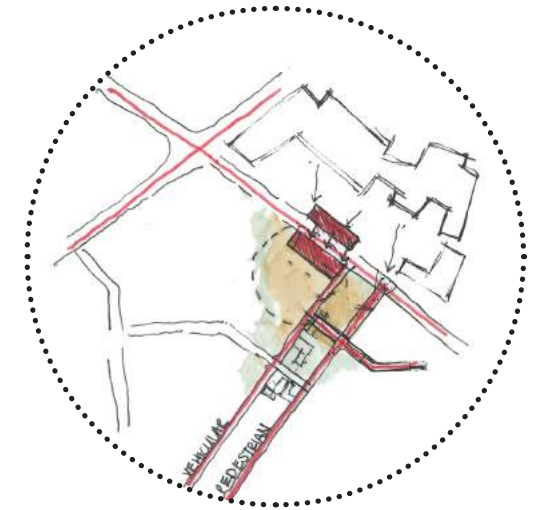


Figure 84 :Potential energy transfer (Author 2016)

ENERGY TRANSFER

Through the transfer of energy from the mall and the bus stop it is important to add infrastructure and services to retain the energy within the site. As a site selection, this node is important to develop in order to fully activate the site.

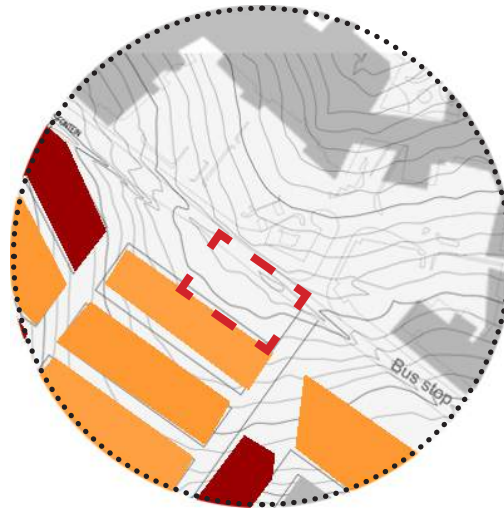


Figure 85 : Residential density on chosen site (MArch (Prof) 2016)

DENSITY

The site is predominately surrounded by medium-high density residential units. These consist of 3-5 storey walk up units.

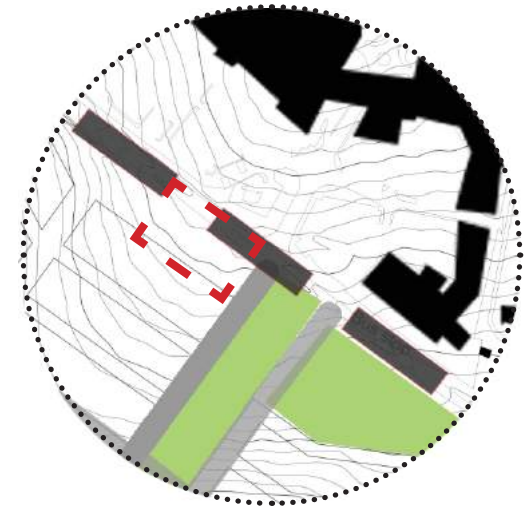
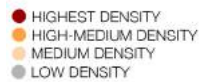


Figure 86 : Environmental reservation on chosen site (MArch (Prof) 2016)

ENVIRONMENTAL AREA

The chosen site sits alongside the reserved environmental area. This space has been intentionally left open for recreational use and to counteract the enclosed nature of surrounding housing estates.

spatial analysis
decentralise. localise. empower.

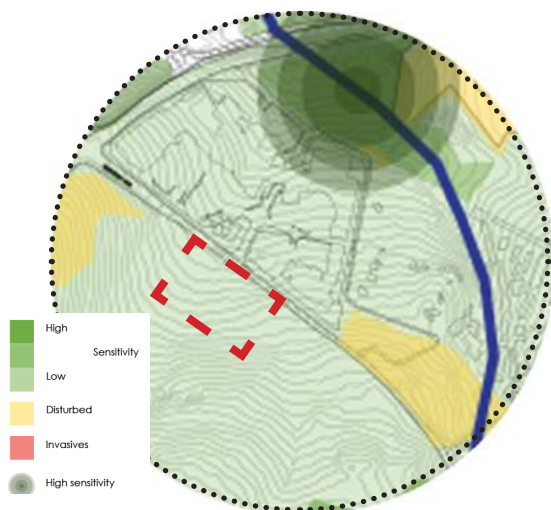


Figure 87 : Ecological sensitivity (MArch (Prof) 2016)

WATERSHED

The selected site is situated on a watershed, an area of land from which all water drains, running downhill, to a shared destination. Development on such a site needs to be approached sensitively as to maintain the site in its natural condition.

Conversion from predominantly vegetated land use to urban uses may result in tremendous reductions in watershed's absorption capacity. The proposed design thus needs to utilise and manage water usage on site effectively (Srinivas 2016).

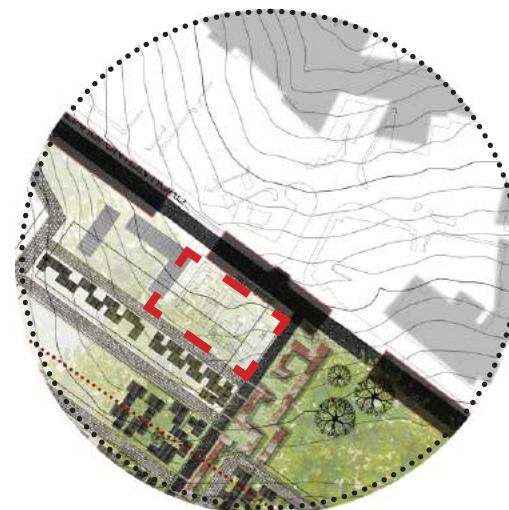


Figure 88 : Confines of chosen site (Author 2016)

SPATIAL CONSIDERATIONS

Due to restrictions set by the urban framework, the site sits between a mixed-use multifunctional centre, medium-high density residential units and the greenbelt.

The size of the site sits at roughly 1000m².

In order to accommodate existing conditions and the urban framework proposal, the architectural design needs to adhere to the various densities and restrictions.

Due to the watershed and space available on site on which to build, alternatives to agricultural land production need to be considered.