



CHAPTER 2

URBAN VISION

This chapter explores the urban context of Joubert Park on a macro and micro scale. It then looks at a possible urban approach within which the dissertation will be situated.

PT 1 URBAN ANALYSIS

- 2.1 THE LOCATION
- 2.2 THE ORIGIN
- 2.3 THE MACRO ANALYSIS
- 2.4 THE MICRO ANALYSIS
- 2.5 THE SWOT ANALYSIS

PT 2 URBAN VISION

- 2.6 THE GOALS AND VISION
- 2.7 THE LARGER URBAN CONNECTION
- 2.8 THE URBAN VISION
- 2.9 THE CONCEPTUAL STRATEGY
- 2.10 THE INDIVIDUAL INTERVENTIONS

2.1 THE LOCATION



SOUTH AFRICA

FIGURE 2.1 NATIONAL
Locating Gauteng in South Africa



GAUTENG

FIGURE 2.2 PROVINCIAL
Locating Johannesburg in Gauteng



JOHANNESBURG

FIGURE 2.3 REGIONAL
Locating Hillbrow and Joubert Park in Johannesburg





JOUBERT PARK

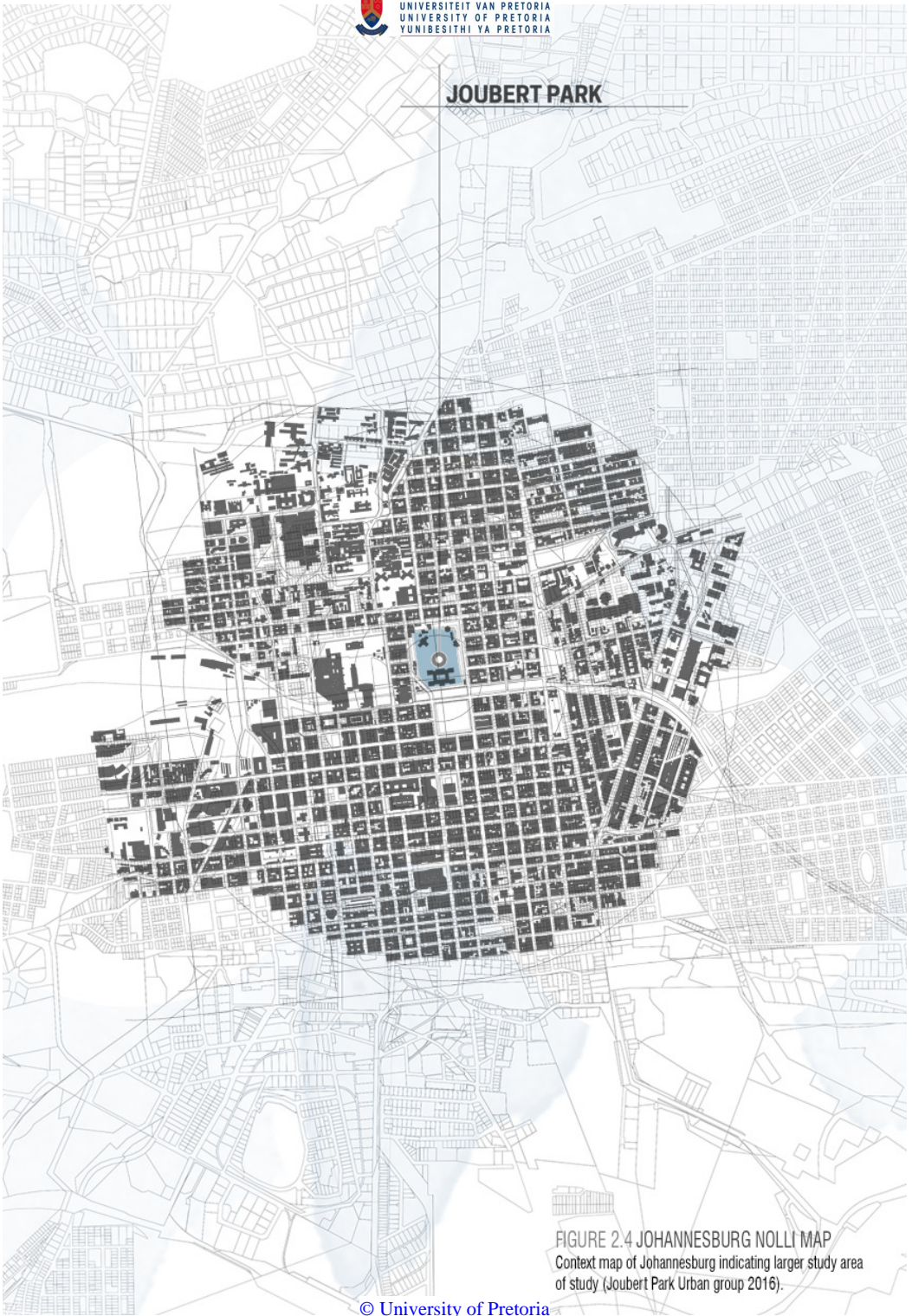


FIGURE 2.4 JOHANNESBURG NOLLI MAP
Context map of Johannesburg indicating larger study area
of study (Joubert Park Urban group 2016).



FIGURE 2.5 THE EXISTING CONTEXT
A birds eye view situating the site in context



DOORNFONTEIN

HILLBROW

ELLIS PARK STADIUM

BEREA

2.2 THE ORIGIN

Joubert Park is located in the center of what was once known as “Die Uitvalgrond” i.e. the leftover land. With Hillbrow to its north and the Johannesburg CBD to its south, Joubert Park sits centrally in the larger Johannesburg context. The Park itself was established in the late 1800s as a Victorian garden for the European ex-pats who moved to the Witwatersrand in search of gold.

Today, the park and its surrounding residential area is known for its large foreign migrant population. The increasing crime rate, growing poverty and decay, as well as the rising social tensions of the area, are all factors that are often heard about in the news (Bestall 2012). However, if we really immerse ourselves into the culture and energy of the site, we find Joubert Park to be a space rich in traditions, languages, religions and rituals. An incredibly vibrant living environment with its own unique social system.

Through an understanding of the origins of the park, and its relationship to the people of its community, we are able to trace back the shifts in the city fabric. We can observe how the area has evolved over the years and how these changes have culminated in the current social, economic and political landscape of the Park.

In this investigation we will explore the growth of Joubert Park, looking at the various shifts in its identity along side its historical development. The first period begins with the discovery of gold in the late 1800s, a period characterized by imported colonial ideals. The second shift in identity was a period of cultural enlightenment with the establishment of art and cultural institutions and structures within the area. The third historical period of the park revolved around the building boom post -WWII, the youth of the 60s and 70s began to turn Joubert Park into a social hub. This brought about the forth major change in the parks identity, the desegregation of an apartheid system. Finally we move into the transitional phase of today.

This investigation helps us position the park in a historical continuum. By exploring the role of the park in its existing post-apartheid context, we can understand how it can be further developed in order to better contribute to its physical, social, cultural, and economic context.



PARADISE

The Late 1800s: The Discovery of Gold

On the 24th of July 1886 George Harrison announced the discovery of gold on the Witwatersrand (SAHO 2015). Diggers and prospectors from all over the globe descended onto the ridges of Johannesburg in search of new found riches. A miner's camp was established on the left over land sitting between the Boer farms of Doornfontein, Turffontein, and Braamfontein, *Die Uitvalgrond*. In the beginning this temporary mining camp was mainly made up of tents, ox wagons, and steel shacks (Nielson 2012:9).

On the 4th of October of that same year, because of the incredible growth of the mining camp, the site was surveyed and a grid drawn out, making it an official village (SAHO 2015). Johannesburg was officially given its name. A grid allowed for easy expansion with minimal costs of maintenance (Nielson 2012:10).

With a newly implemented grid came the proposal for some land to be left over for a park space. The proposal was accepted in 1887 and 6 1/2 hectares of land was put aside for recreational use. However, it was not until 1891 that work began on the development of the park (Marais 2013:162). GS Andrew's design reflected the design principles of 18th century Victorian gardens, with its archetypal symmetrical forms that symbolized an exotic paradise from a faraway British land.



CULTURAL ENLIGHTENMENT

1900s-1930s: An Imported Culture

With the beginning on the new century and the English victory in the Anglo-Boer War, Johannesburg experienced a cultural enlightenment. There was a need to establish Johannesburg's permanence for the residents of the town. Temporary timber and steel structures were replaced with brick and mortar Victorian houses (Nielson 2012:15). The population increased dramatically from 10 000 people in 1888 to over 100 000 in 1900 (Nielson 2012:11).

Along with the inflow of young British ex-pats, came the accompanying introduction of British art and culture. Their music, art, and architecture introduced itself into the daily lives of the Johannesburg community.

In 1910 construction began on Edward Lutyens' design for the Johannesburg Art Gallery in the confines of Jobert Park (Nielson 2012:15). The construction of the gallery really set the foundation for the future character of the park. It now spoke to the upper class society that it catered to, with weekly exhibits with wine and cheese. The art gallery opened the door to a whole host of cultural phenomena in the inner city. A bandstand was erected in the park from which weekly performances of music and dance took place to crowds of enticed fans. Night performances became a recurring occurrence.

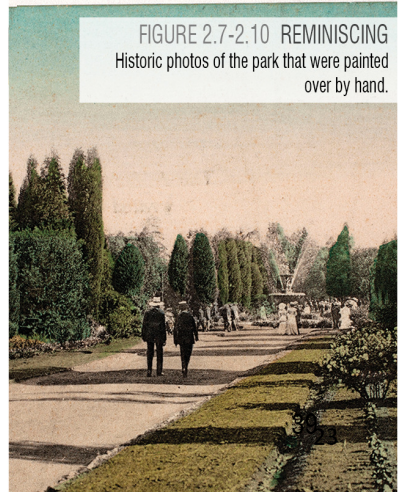
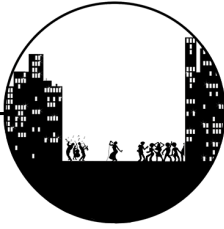


FIGURE 2.7-2.10 REMINISCING
Historic photos of the park that were painted over by hand.



SOCIAL BOOM
1940s-1970s: The Building Boom

The end of World War II brought about big changes in the new city of Johannesburg. New technologies were introduced to South Africa that allowed the construction of buildings up to and over 20 stories in height. To accommodate these technologies and the soaring population the city council removed height restrictions (Morris 1999:6). This set the scene for the Joubert Park high rise residential towers we see today. The modernist styles of post-war architects Le Corbusier and Oscar Niemeyer are seen in the language of these structures. The human scale of previous pioneer buildings was lost to modernist ideals of status and power.

This brought about the building boom of the 50s and 60s. These residential towers housed predominantly white middle to upper class residents (Morris 1999:6). They were young, upward mobile couples, living the incredible dream of life in the city. Night clubs, pubs and bars were established.

Musical concerts from world famous musicians, jazz players and artists became the norm in the precinct. People roamed the streets at all hours of the night after a night of drinking and dancing. The streets were safe and belonged to them.

However, the lines of racial segregation became more and more defined and below the surface tension began to fester. Black employees were allowed to stay on rooftop flats, but between 1956- 1962 up to 10 000 "non-whites" were removed from their residents in the Joubert Park and Hillbrow area (Morris 1999:6).



DE - SEGREGATION
1970s – 1990s: Uprising

In the 1970s the building boom had gone too far, and the supply of housing began to exceed the demand. The underlying tensions of apartheid began to reach new heights and many of the more privileged upper-class white citizens fled to the suburbs (Morris 1999:9). This opened the gateway for mixed racial living in the city. Landlords who did not want to run at a loss resorted to renting out to non-white tenants. These tenants were able to by-pass the apartheid system at first by getting a white person to sign the agreement on their behalf, the state soon found out about this unlawful practice and began to evict.

However, because of the 1982 ruling that states that tenants cannot be evicted without the provision of a suitable alternative housing option (Morris 1999:6), the state was left in a predicament. They did not have the resources or space in the townships to provide alternate living arrangements, and so they were forced to allow mixed-race living arrangements in Hillbrow, Joubert Park and surrounding areas. This then set a precedent for the rest of the country and spurred on further uprising and change in the country's political landscape, eventually contributing to the fall of apartheid.

This resulted in a dramatic shift in the demographics of Joubert park. What was once a high-class luxury living environment for the upper class whites, became a city of opportunity for Africans all across the country and continent.



FIGURE 2.11 THE OLD FOUNTAIN



FIGURE 2.12 THE PARK AT NIGHT

With Consent by 'Loos Johannesburg'



FIGURE 2.14 HIGH - RISE



FIGURE 2.13 ARTISTS UNDER THE SUN



FIGURE 2.15 BROKEN BARRIERS

FIGURE 2.11 THE OLD FOUNTAIN

The original fountain located in the centre of the park that is no longer there today

FIGURE 2.12 THE PARK AT NIGHT

On special occasions the park would be open at night with special light displays

FIGURE 2.13 ARTISTS UNDER THE SUN

A special event held where the art was displayed outside of the gallery

FIGURE 2.14 HIGH - RISE

The building boom of the 50s saw towers being constructed in the sky, motor cars were also introduced at this point

FIGURE 2.15 BROKEN BARRIERS

People of colour started walking in the streets of Joubert Park



TRANSITION
1994- 2016: An unclaimed Identity

This dramatic shift of the Joubert Park community from one that was a upper class whites-only neighbourhood, to one that is now a pre-dominantly african neighbourhood, has lead to the current condition we experience there today.

There is an emotional detachment between the people of the park and the cultural artefacts on site. Which in turn has resulted in the slow decline of the urban fabric. Some members of the community have said that they see these structures as private and unaccessible (Marais 2013), when in fact they could in fact be used as helpful resources for the community.

Over-crowding, alarming numbers of violent crimes, a shortage of recreational spaces and a decline in productive trade that has resulted in survivalist trade has left this area in a state of threat (Bestall 2012). Its gradual progression into a transport hub leaves th park at risk of becoming merely a transient space, with the park itself being suggested as a taxi-rank.

However, the park still plays a vital role in the everyday lives of the people in the community. The park is still aplace of recreation, a place of refuge, and an important landmark in its context. In between all the chaos and decay, we find stories hope and unity.

FIGURE 2.16 TAXI CULTURE
Image of taxis leaving MTN taxi rank south of the park

FIGURE 2.17 INFORMAL TRADE
Man sets up his stall on the side of the railway

FIGURE 2.18 DANCE BATTLE
Crowd gathers outside the park on a saturday to watch the youth dance

FIGURE 2.19 PEAK TIME
The chaos of everyday home time

FIGURE 2.20 LUNCH TIME
The community working in the area relax in the park during lunch.

FIGURE 2.21 STREET EDGE
The business on building edges tend to be less successful because of unfavourable edge conditions

FIGURE 2.22 NOORD ST TAXI RANK
The transport hub of the inner city



FIGURE 2.16 A TAXI CULTURE

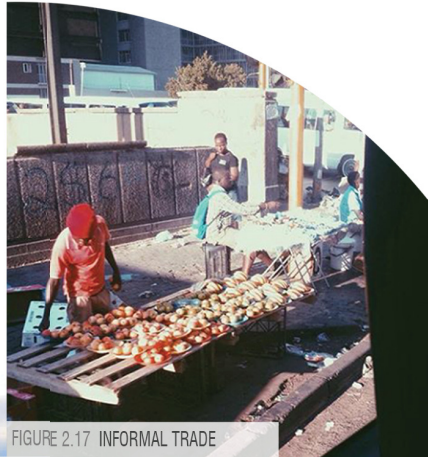


FIGURE 2.17 INFORMAL TRADE



FIGURE 2.18 DANCE BATTLE



FIGURE 2.20 LUNCH TIME



FIGURE 2.19 PEAK TIME



FIGURE 2.21 STREET EDGE



FIGURE 2.22 NOORD ST TAXI RANK

2.3 THE MACRO ANALYSIS

URBAN BOUNDARIES

This section looks at the exploration of the larger urban fabric of the *uitvalgrond* triangle in the city of Johannesburg, in order to understand the threat that the inner-city is facing today. Over time, spatial, programmatic and infrastructural devices have been put in place to consciously disconnect the larger Hillbrow triangle from the rest of Johannesburg (Morris 1999). Initially these devices were put in place to stress the exclusivity of the upper class white residential area of Hillbrow and Joubert Park, now these elements are used by city planners to disassociate surrounding affluent neighborhoods from the degrading poor city slums.

The sunken railway south of Joubert Park is an incredible tear in the landscape. It separates the poorer residential areas in the north from the central business district, obstructing ease of movement from the north to the south.

The edges of the triangle, specifically the north-west quadrant, where Hillbrow meets Parktown and Houghton, have been tampered with to further disconnect the rich from the poor. Roads are widened and concrete bollards are installed to stress the differentiation between the two areas. Additionally, the civic center which houses the constitutional court, municipal councils etc. has become an island that forms a buffer area between the north and the triangle.

To the east where the grid changes, the industrial building of Doornfontein create an unwelcoming edge to the residential sector of Joubert Park. This forms another urban boundary that separates this incredibly dense residential area from the social center of Ellis Park. Even around Joubert Park itself, the buildings have turned inwards, creating dead unpleasant edges that slowly eat away at the energy and vibrancy of the park.

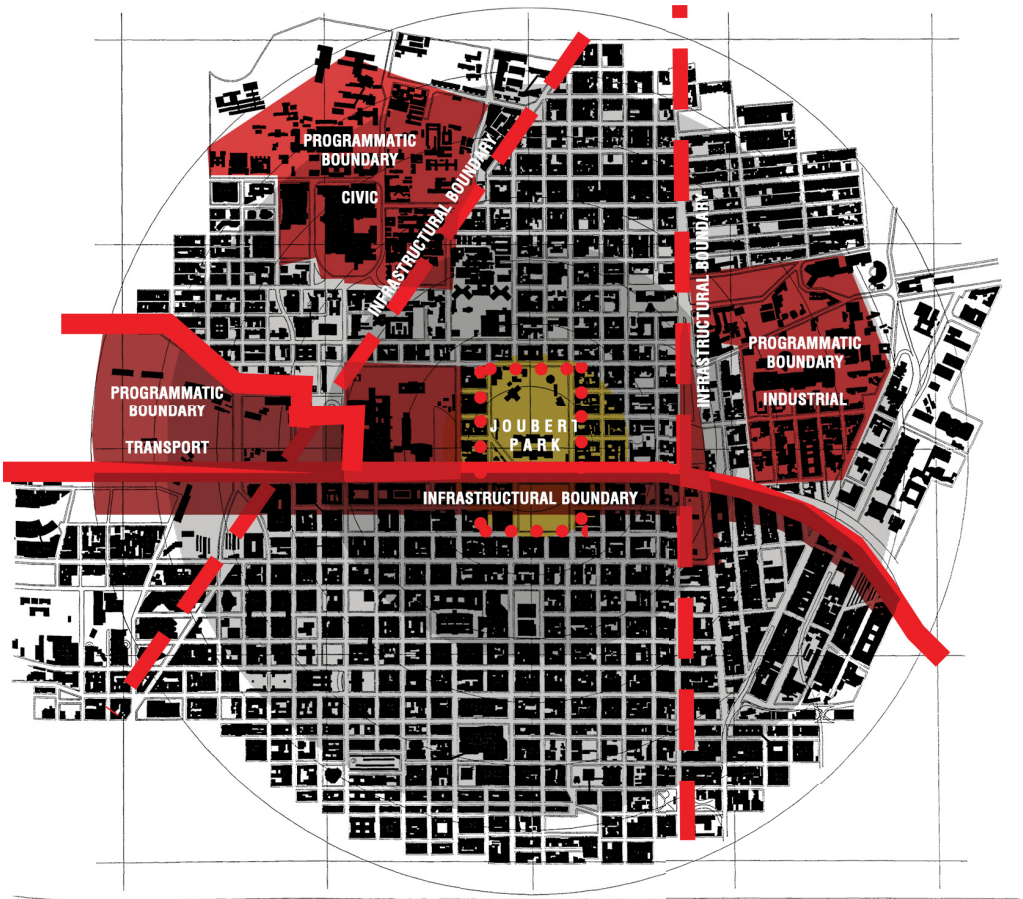






FIGURE 2.23 MAPPING URBAN BOUNDARIES

An indication of the boundaries that have developed over the years that has left Joubert Park and the triangle of Hillbrow in a state of isolation

KEY

-  MAIN STUDY AREA
-  BARRIER ISLAND
-  INFRASTRUCTURAL BOUNDARIES
-  TRAIN TRACK AS BOUNDARY

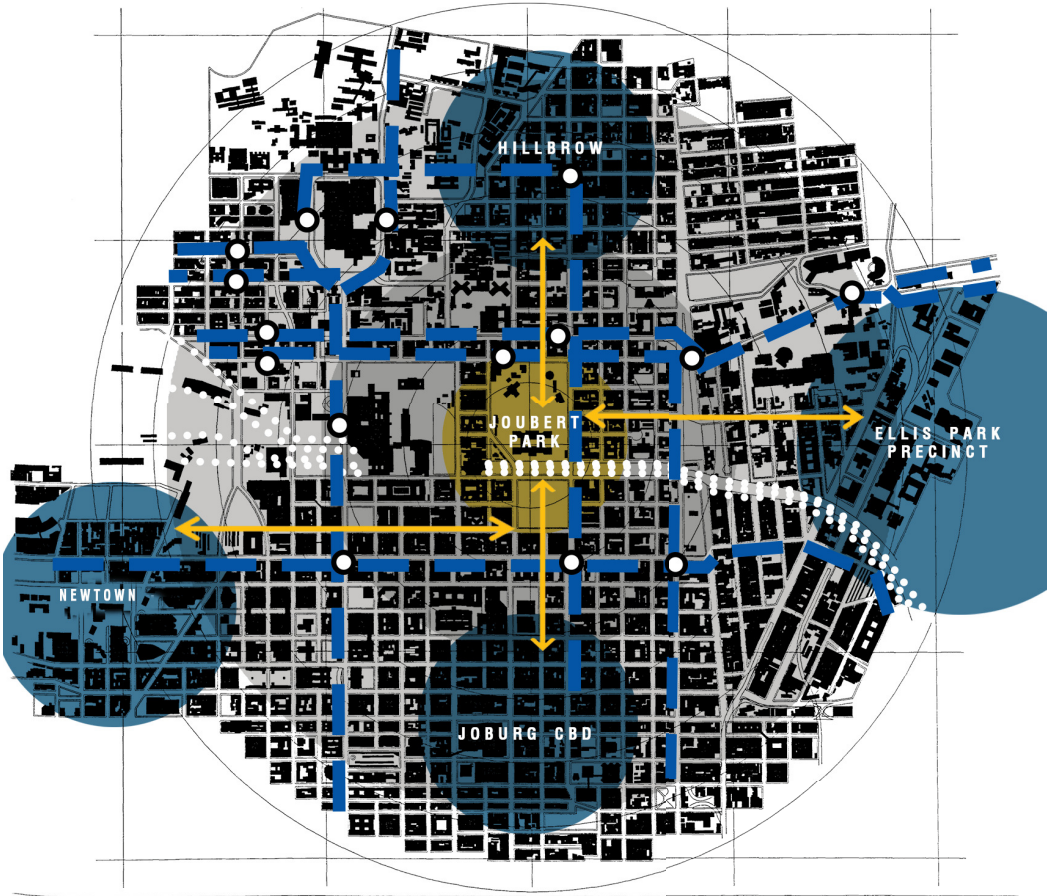
URBAN CONNECTIONS

Historically, the inner city triangle of Hillbrow and Joubert Park, was the social hub of Johannesburg and Gauteng. Many people drove to the park on weekends for outings with the family, and met friends at the pub down the road at night (Marais 2013). Today, even though the site is very well connected from a transport point of view, it is not well used. It has become a transient space for the commuters coming from the outskirts. To the upper-class Johannesburg community, it is just a skyline from the hi-way. In order to re-establish the importance of Joubert Park in the larger Johannesburg city fabric, we need to explore how this central public space in the middle of an incredibly dynamic environment can be re-stitched into its surrounding context.

The area is ideally located to begin to re-stitch to its surroundings. It is an area that connects the North to the Central Business District of Johannesburg. It similarly falls between a possible new connection between the east and west. With the newly developing Newtown cultural precinct to the west and both the Doornfontein industrial area as well as the social node of Ellis Park to its east. Joubert Park has the potential to re-integrate the fabric of the inner city. These connections to outside the triangle can begin to integrate the disadvantaged communities living in the Hillbrow and Joubert Park residential area to the greater Johannesburg city, therefore creating a myriad of more opportunities for the growth and development of these communities.

Large scale urban interventions such as the development of the indicated nodes with boulevards, green spaces and pedestrian walkways can start breaking down infrastructural fences and boundaries that make it difficult for the pedestrian to move from node to node.

Figure 2.24 indicates the new possibilities of connecting to surrounding precincts around the triangle, by making use of existing transport routes and strengthening the north-south and east-west axis.



KEY



-  MAIN STUDY AREA
-  SURROUNDING PRECINCTS
-  BRT STOPS
-  BRT ROUTE
-  NEW POSSIBLE CONNECTIONS
-  TRAIN TRACKS

FIGURE 2.24 URBAN CONNECTIONS

This diagram shows the possibilities of connections to other precincts outside the triangle in order to reconnect Joubert Park to the rest of Johannesburg

URBAN PARKS

In order to understand the park in its existing context we need to understand its relation to other public spaces or parks in the Johannesburg fabric. This park fits into a continuum of public spaces within the city and its value can only be established once compared to other spaces within the city.

1. *Joubert Park: The Backyard Park*

This park is the largest formal green space in the inner city. It is a transient space. The elderly, unemployed and school children use it during the week and during weekends it is used for picnics and church services.

2. *Berea Park: The Refuge Park*

This park is used as a place of refuge for many of the new immigrants without a place to stay. The combination of dense and open vegetation allows a good combination of public and private space. Many organizations use this park as a base to assist the homeless.

3. *Theatre Park: The Civic Park*

This park is located in the civic centre of Johannesburg. With many government councils and services available, the park is well maintained, but under-utilized as it is fenced off. It is used mostly during lunch breaks for the surrounding offices.

4. *Ellis Park: The Sports Park*

Ellis Park is a sports stadium east of Joubert Park, it is a social hub when it is being used during the weekend, but deserted and unsafe during the week.

5. *Mushroom Farm Park: The Elite Park*

Mushroom Park is located in the centre of the Sandton CBD, an island between the upper-class residential estates, and the office tower blocks. This park is used during weekends for recreational purposes, however there is strict access control which creates an elitist environment

6. *Mary-Fitzgerald Square: The Event Park*

Similarly to Ellis Park, Mary-Fitzgerald square is only used during weekend during cultural events. It is located in the Newtown precinct, surrounded by many cultural institutions.

Each park in the inner-city context fulfills a specific role in its context. Joubert Park which sits centrally in the larger urban fabric of Johannesburg, with its transport facilities and its cultural heritage structures, has the potential to be a lot more than just a backyard park.

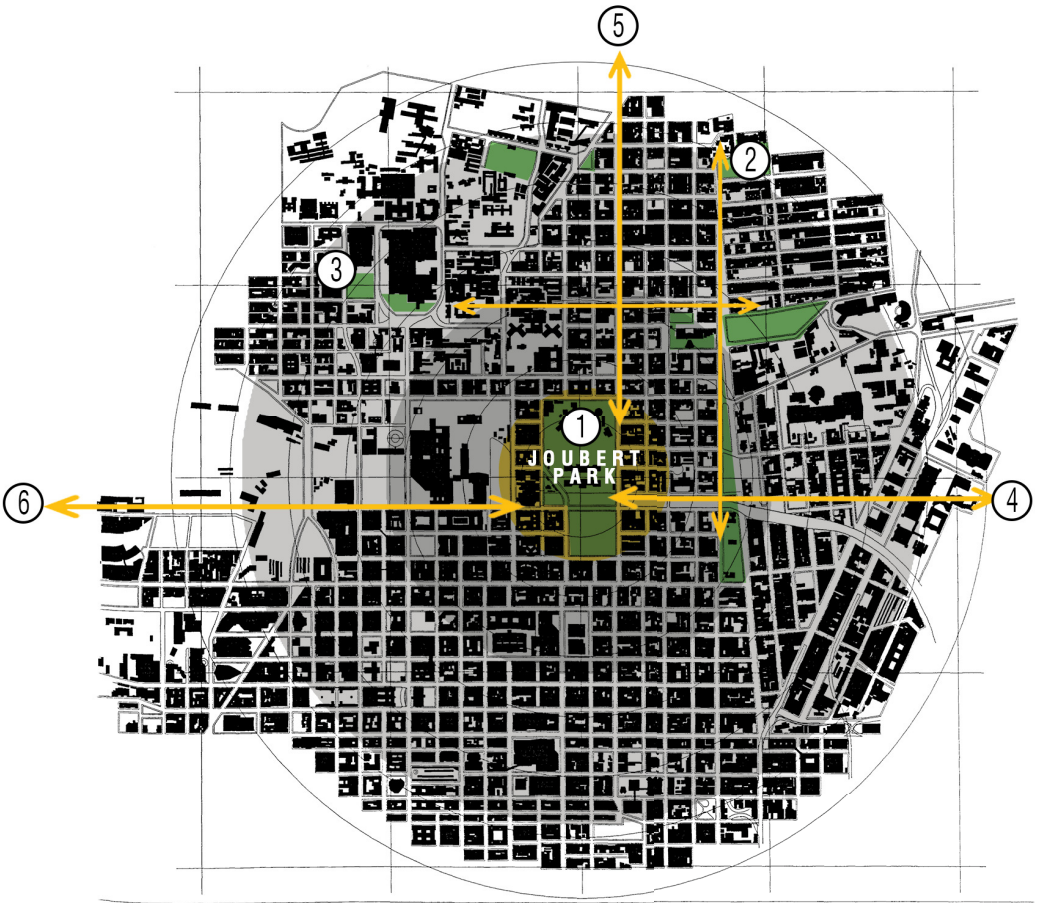


FIGURE 2.25 A CITY PARK

This diagram maps the location of all parks within the larger context, showing possible connection to create a larger network of parks

MACRO STUDY OBSERVATIONS

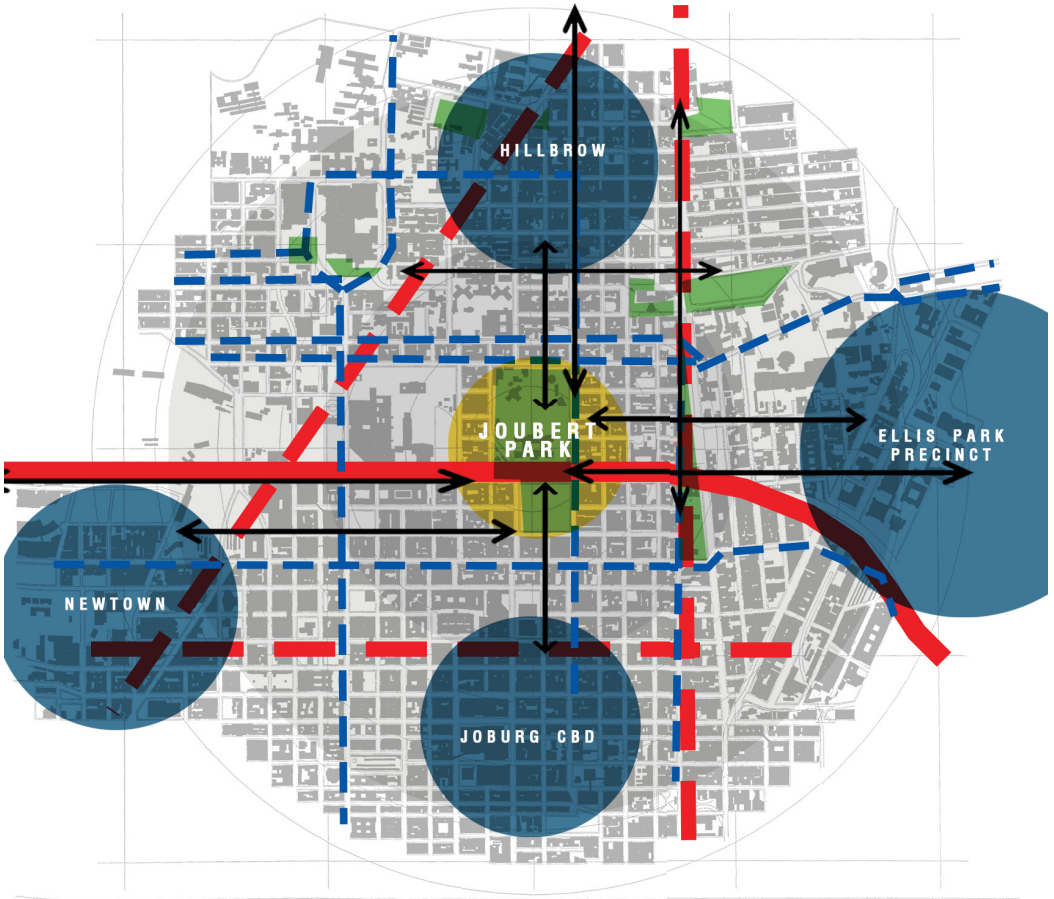
The mapping exercises looked at in this section firstly examine the isolation of the *uitvalgrond* triangle and the elements that contribute to its isolation. Elements such as transport infrastructure and blunt edges between differently zoned areas, look to separate inner-city from the rest of Johannesburg.

The maps in figure 2.24 and 2.25 then look at possible larger urban connections that could be established in order to reconnect this area in the inner-city with the rest of Johannesburg. We firstly looked at where the important precincts surrounding the park were located in relation to the park, and as a secondary layer mapped the urban public spaces accessible in and around these precincts.

There is an opportunity to integrate Joubert Park into this network of important nodes in the city, and to make use of transport routes and publicly accessible urban space as a means to start integrating the fabric.

From the diagram along side which overlays all three of the maps, we see possibilities of an east-west axis that connects Ellis Park to Newtown through Joubert Park, and a second possibility of an axis that runs North from the Hillbrow/ Parktown / Houghton areas, down through Joubert Park into the Johannesburg CBD.

Road infrastructure that was once used as barriers in the landscape, can now be re-appropriated and design to open up and define these movement routes that inter-connect the inner city of Johannesburg.



KEY








-  MAIN STUDY AREA
-  SURROUNDING PRECINCTS
-  PUBLIC URBAN SPACE
-  INFRASTRUCTURAL BOUNDARIES
-  TRAIN TRACK AS BOUNDARY
-  BRT ROUTE
-  NEW POSSIBLE CONNECTIONS

FIGURE 2.26 INTEGRATED INNER CITY FABRIC
This diagram map layers the important points connections and boundaries illustrated in figures 2.23 - 2.25 to envision a holistic system

2.4 THE MICRO ANALYSIS

THE SITE

The area of study for the purpose of this dissertation is the area directly surrounding Joubert Park. The site also spans across to include the parks connection with Park Station, and the row of residential towers that separate them.

This precinct can be considered to be the green lung of the inner city. This large back-garden in the heart of high-rise residential buildings its home to many important heritage structures that date back to the 1900s. The original band stand was converted into a crèche; the greenhouse stands abandoned on the north-west quadrant of the site. To the south stands the Johannesburg Art Gallery, home to an incredibly body of local and international artworks. Unfortunately, it has lost its presence and importance over the years with outsiders scared to visit the dangerous area, and locals of the area disinterested in the colonial structure.

To the west is Park Station. What was once the old wanderers ground, is now the most important transport interchange in tauten, bringing nearly 20 000 feet to the site everyday (City Press 2014). Bordering Park Station to the east is the Noord Street taxi rank, with its chaotic ebb and flow of taxis and pedestrians, it is because of these service that we find most of the energy on site moving along this east-west connection of the pedestrianized Noord street. The north-south relationship unfortunately has not been established as yet. Uncomfortable building edges and fast moving traffic make it difficult for the pedestrian to walk along these sidewalks.

Despite this, the area has a unique sense of place and an energy that is unmatched. Walking through the street one experiences moments of warmth and acceptance that is not common in volatile communities such as this one. With the right amount of support and opportunity this community can become a model of what a new South African city could look like.



FIGURE 2.27 SITE
The radius of our dissertation precinct, indicating in yellow my specific dissertation site



URBAN FORM

The Skyline of Joubert Park hints at the diversity of space in the precinct. It is not just high-rise towers that make up the fabric but their relationship to the spaces around them. The park space that contains JAG sits centrally in the fabric, framed on the north, east and west by 12-20 storey residential buildings. To the west of the King George Street towers the scale falls again towards park station and the Noord Street Taxi Rank. This results in the row of residential buildings in acting like a wall between the two public open spaces in the area. Because of its unique position these residential blocks have an opportunity to act as a mediator between park station and the park, and on a larger scale, between the transport sector and the residential sector.

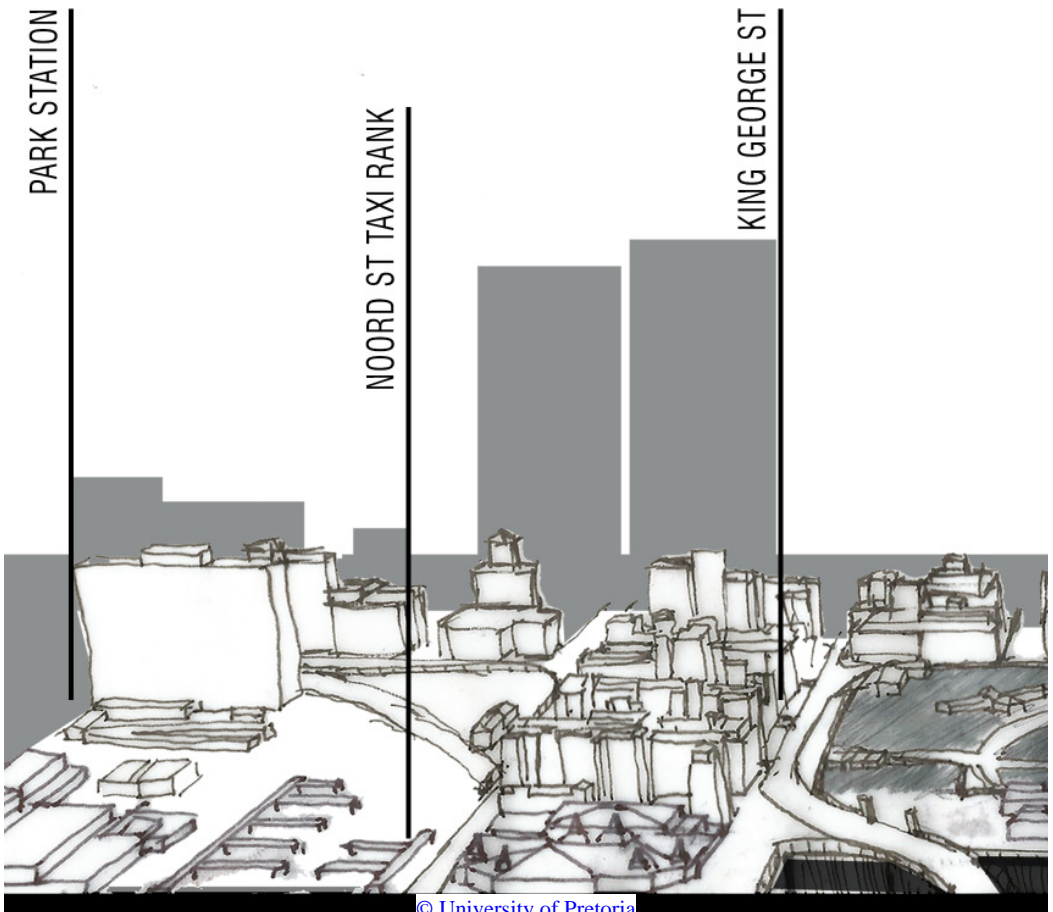
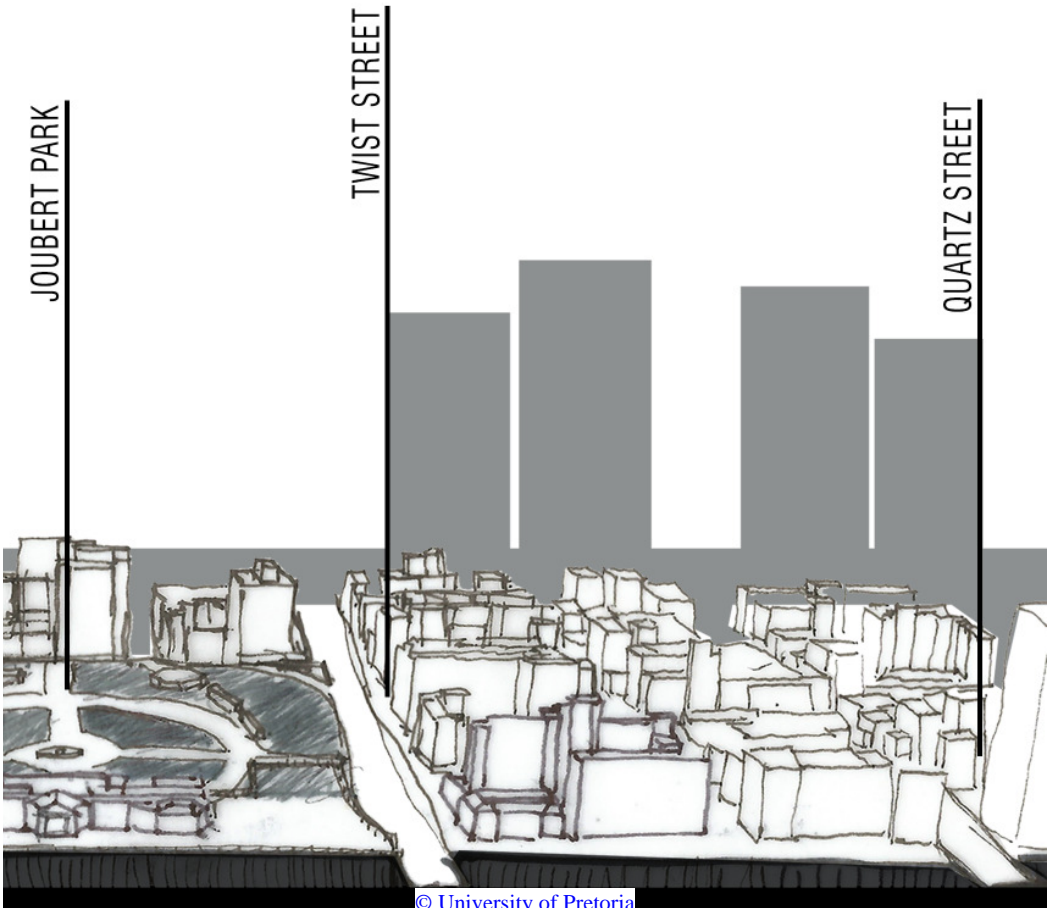


FIGURE 2.28 URBAN FORM

A section through the study area indicating densities and relationship between typologies












TRANSPORT AND RETAIL

In the previous typology study, we saw how prominent trade and transport is in the urban fabric. In this map (figure 2.29) we explore the relationship between the two and how they influence pedestrian movement on the street.

From an immediate glance we notice the strong movement between the east and west. With a secondary movement filtering off this main line of activity. What is also immediately prevalent is the culmination of energy at the point where Park Station, Noord Street taxi rank, and the mall meet.

The entrances of the park also all have prominent trade activity, with the edge of King George street quite active in informal trade. From this map we also are able to see the isolation of JAG and the other heritage structures in the park.

KEY

	PARK STATION
	BRT STATION
	TAXI RANK/HOLDING AREAS
	CAR PARK
	TRANSPORT INFRASTRUCTURE
	PRIMARY FORMAL RETAIL
	WEAK RETAIL
	INFORMAL TRADING NODES
	PEDESTRIAN MOVEMENT

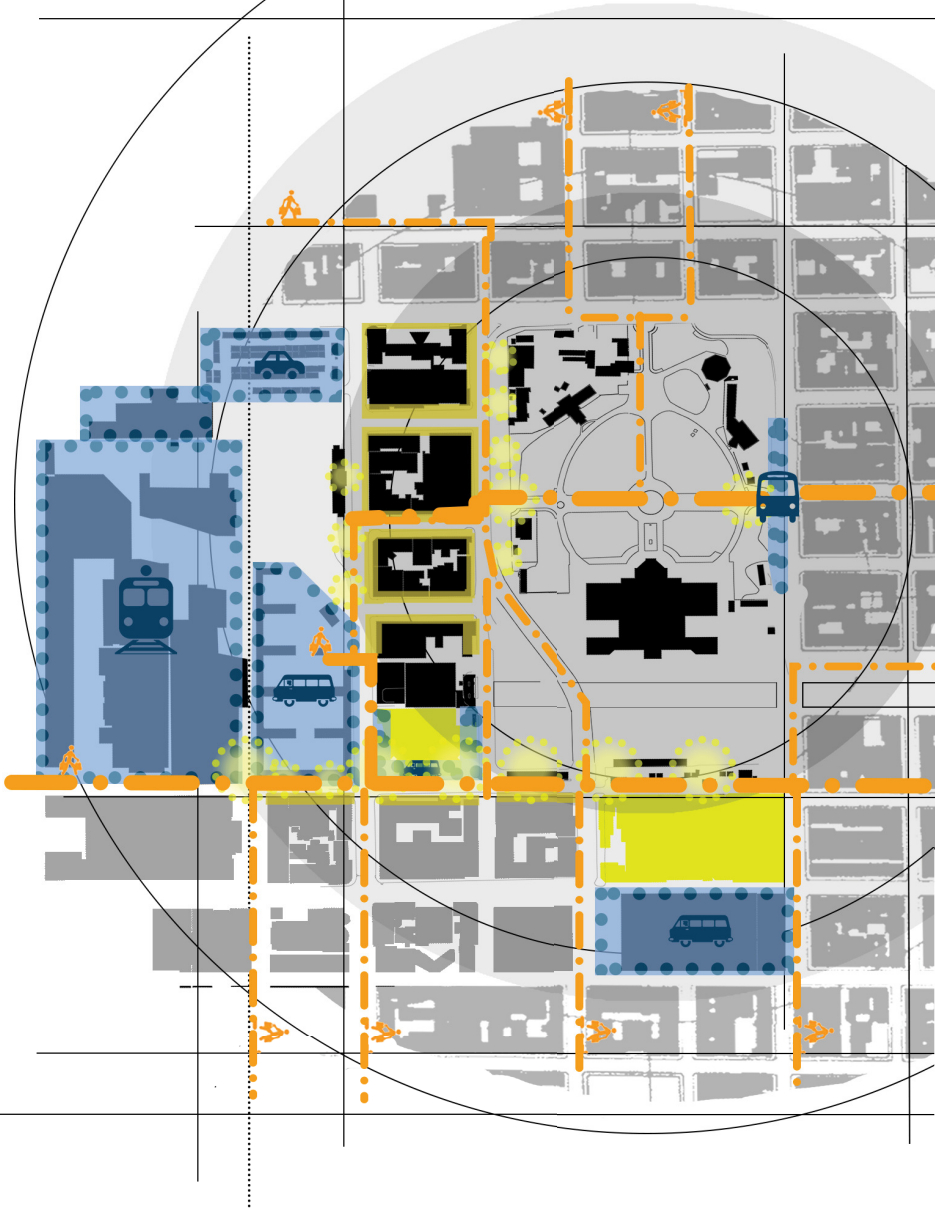


FIGURE 2.29 TRADE AND TRANSPORT

This is a consolidated map indicating trade nodes, transport nodes, and how they affect the energy of movement across the site

2.5 THE SWOT ANALYSIS

STRENGTHS

WELL CONNECTED

Various forms of transport available on site

PUBLIC SPACE

Rare green space in the inner city

HISTORICAL SIGNIFICANCE

JAG, the band stand and the greenhouse structure recollect past memories

HIGH DENSITY LIVING

The site is already well populated

FORMAL AND INFORMAL RETAIL

Informal and formal retail available on site, these networks can be strengthened

CENTRALLY LOCATED

The park sits centrally in the fabric of Johannesburg



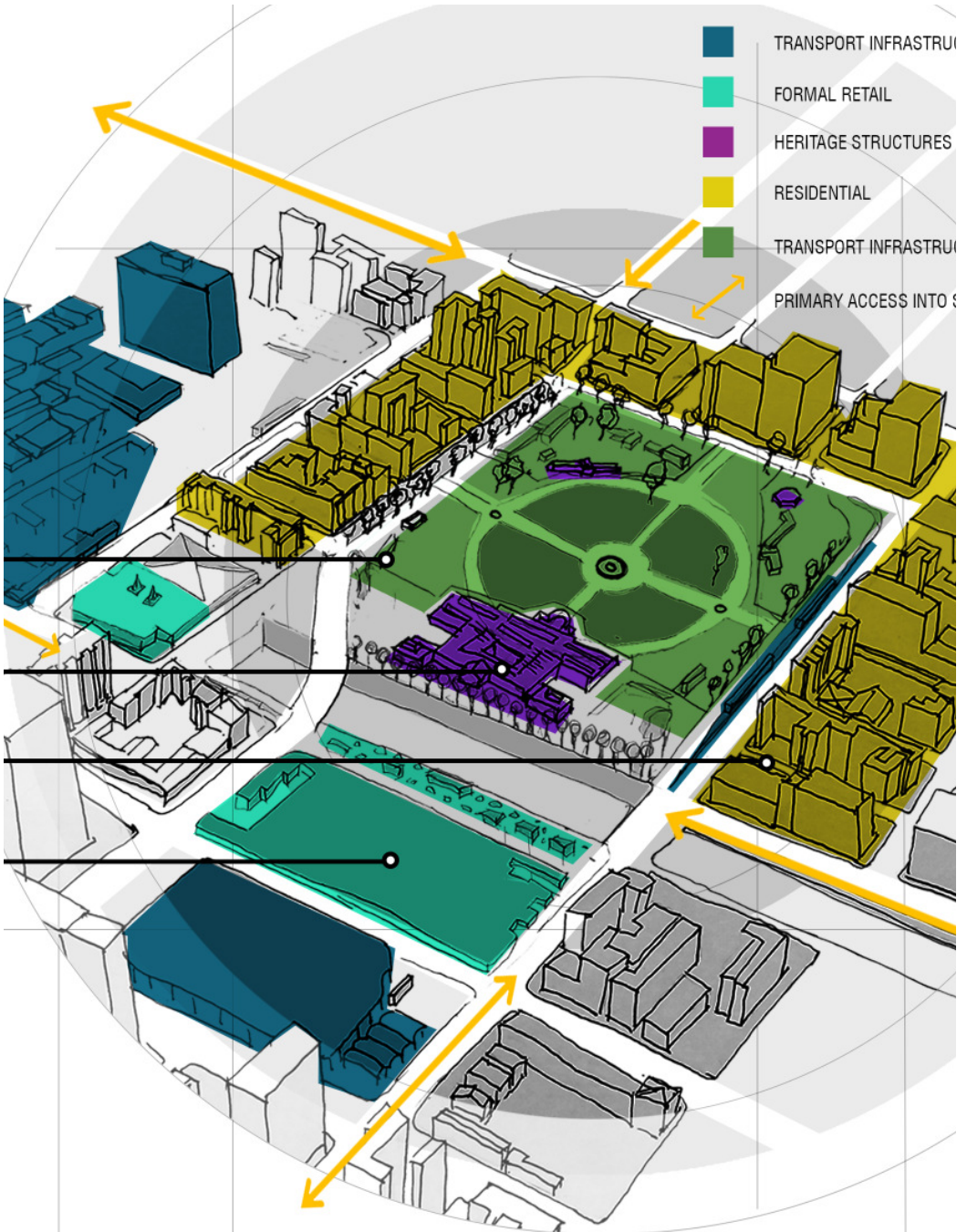


FIGURE 2.30 STRENGTHS

A diagram illustrating the strengths of the site that could be strengthened or enriched further with our projects

WEAKNESSES

NO OWNERSHIP

Heritage structures deteriorating as no one takes ownership of it

DEAD EDGES

Lack of connection between building and public realm

FENCE BOUNDARY

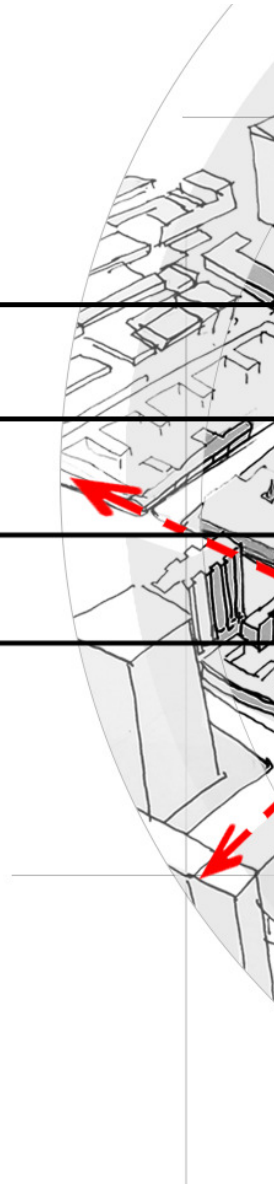
Fences used as a tool for safety, however they become tools of exclusion

INFRASTRUCTURE BARRIER

The train tracks prohibit pedestrian movement from the park to the CBD

TRANSIENT

Many people move through the site, but do not stay or linger





- INFRASTRUCTURE BARRIERS
- DEAD EDGES
- PRIMARY THOROUGHFARE
- FENCES

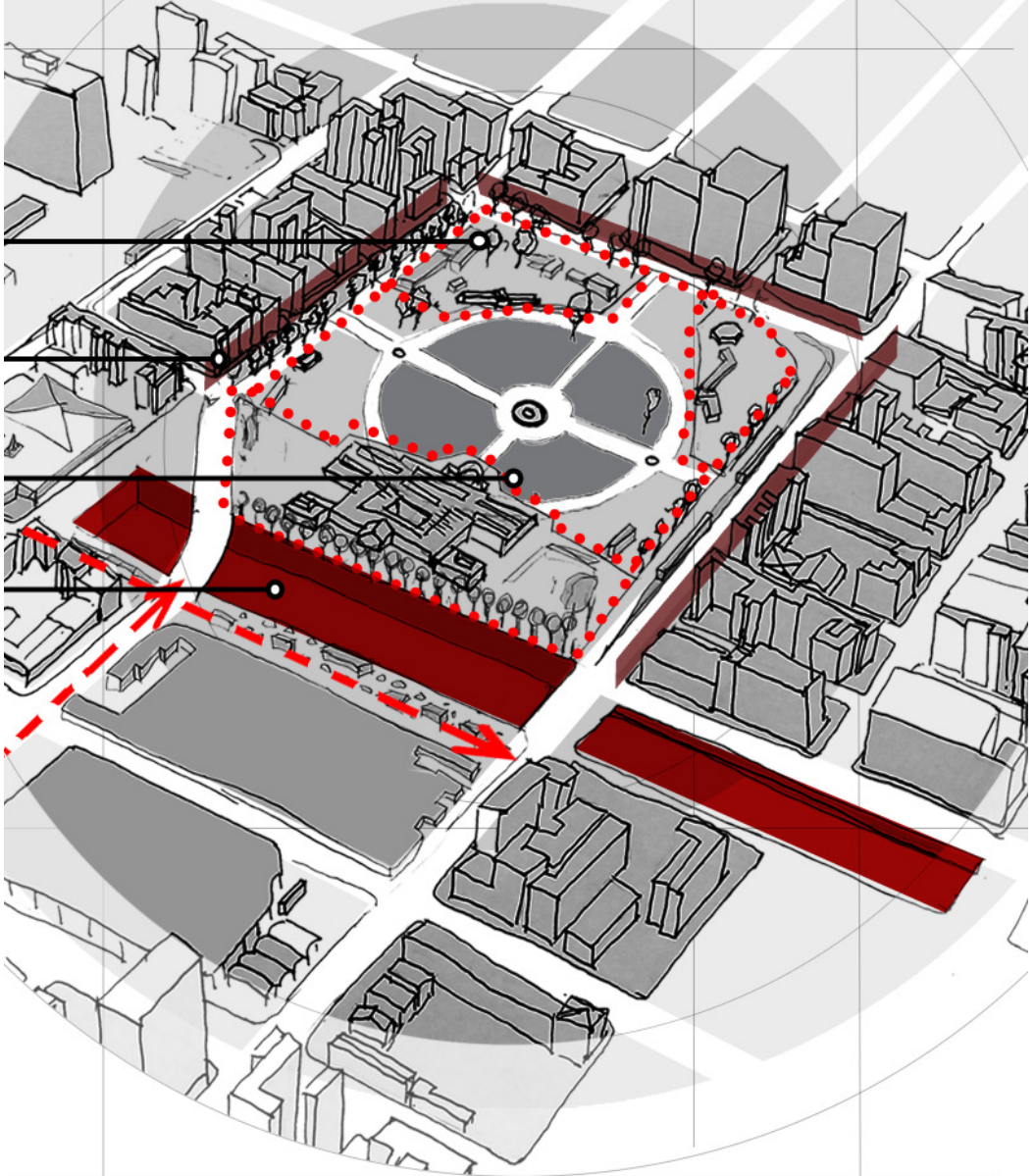


FIGURE 2.31 WEAKNESSES

A diagram illustrating the weaknesses of the site that need to be investigated and solved in our projects



RE-CONNECT TO HILLBROW

Defining a North-South connection to re-connect the park to the north

MEDIATE BETWEEN TRANSPORT AND REC

Socio-economic opportunities to connect transport residential and recreational sectors

EAST-WEST CORRIDOR

Connecting JAG and the park to park station

STRENGTHEN HERITAGE

Give new value to existing heritage structures on site

RE-CONNECT JAG WITH CBD

Bridging over the railway tracks to allow N-S pedestrian movement

STRENGTHEN TRADE NETWORKS

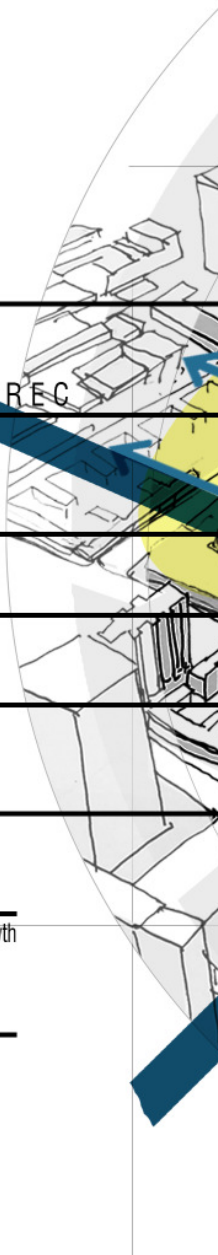
Provide opportunities for existing trade to grow

SOCIAL CAPITAL

Make use of skills and talents of the community and provide platform for further growth

THE ARTS

The arts and creativity can be used as a tool for community development





- PRIMARY AXIS OF CONNECTION
- AREAS OF OPPORTUNITY
- POINTS OF INTEGRATION

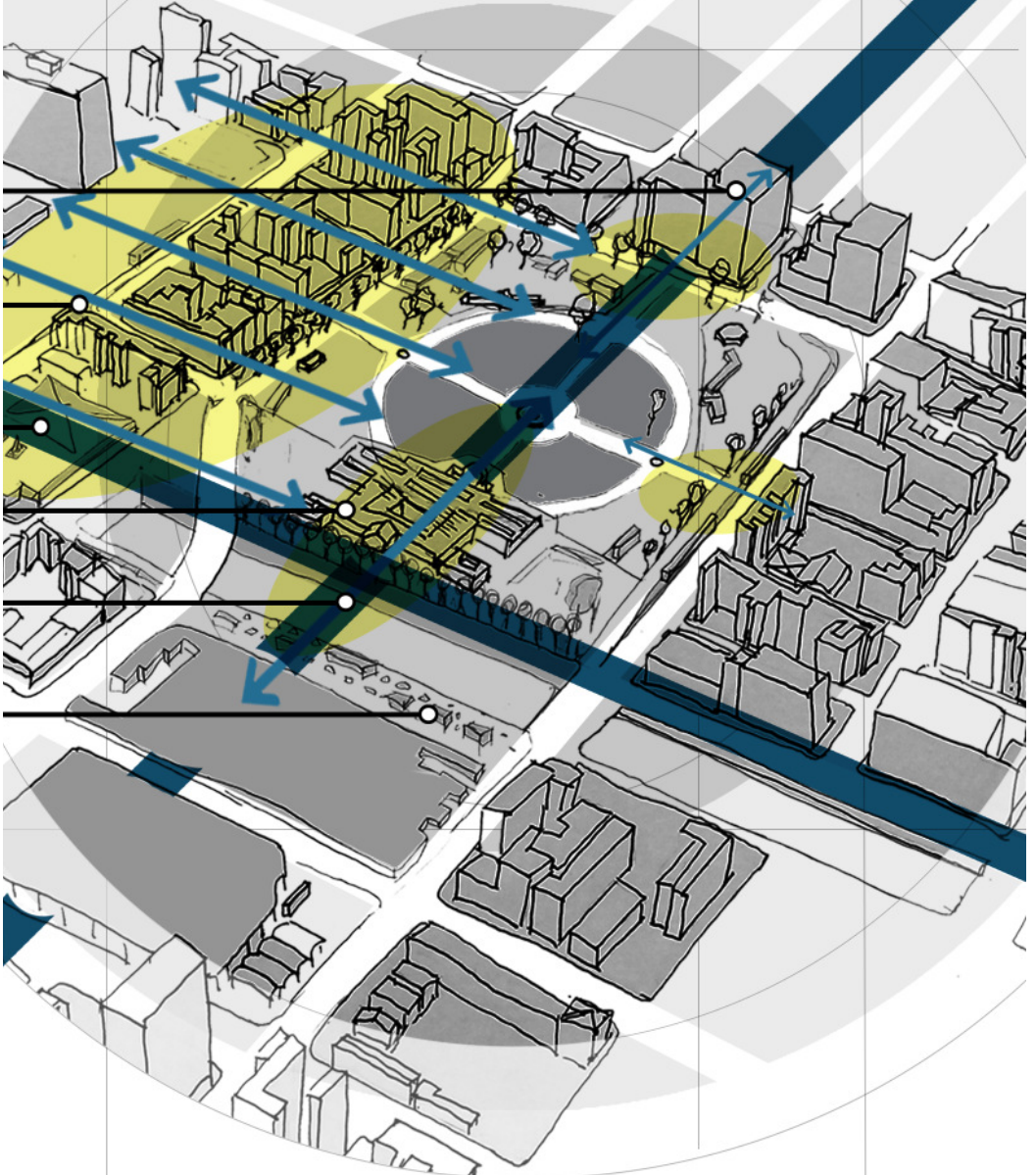


FIGURE 2.32 OPPORTUNITIES

A diagram illustrating the the possible areas of opportunities based on the strengths and weaknesses of the site

THREATS

TRANSPORT INFRINGING ON PARK

The threat of the park being converted into a taxi rank

ILLEGAL ACTIVITY

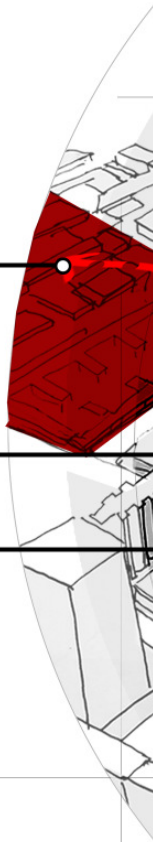
Illegal activity may hinder any architectural intervention

DISINTEGRATION OF PARK FABRIC





Parts of the park have been cut off due to transport infrastructure and other parts have limited access to the public

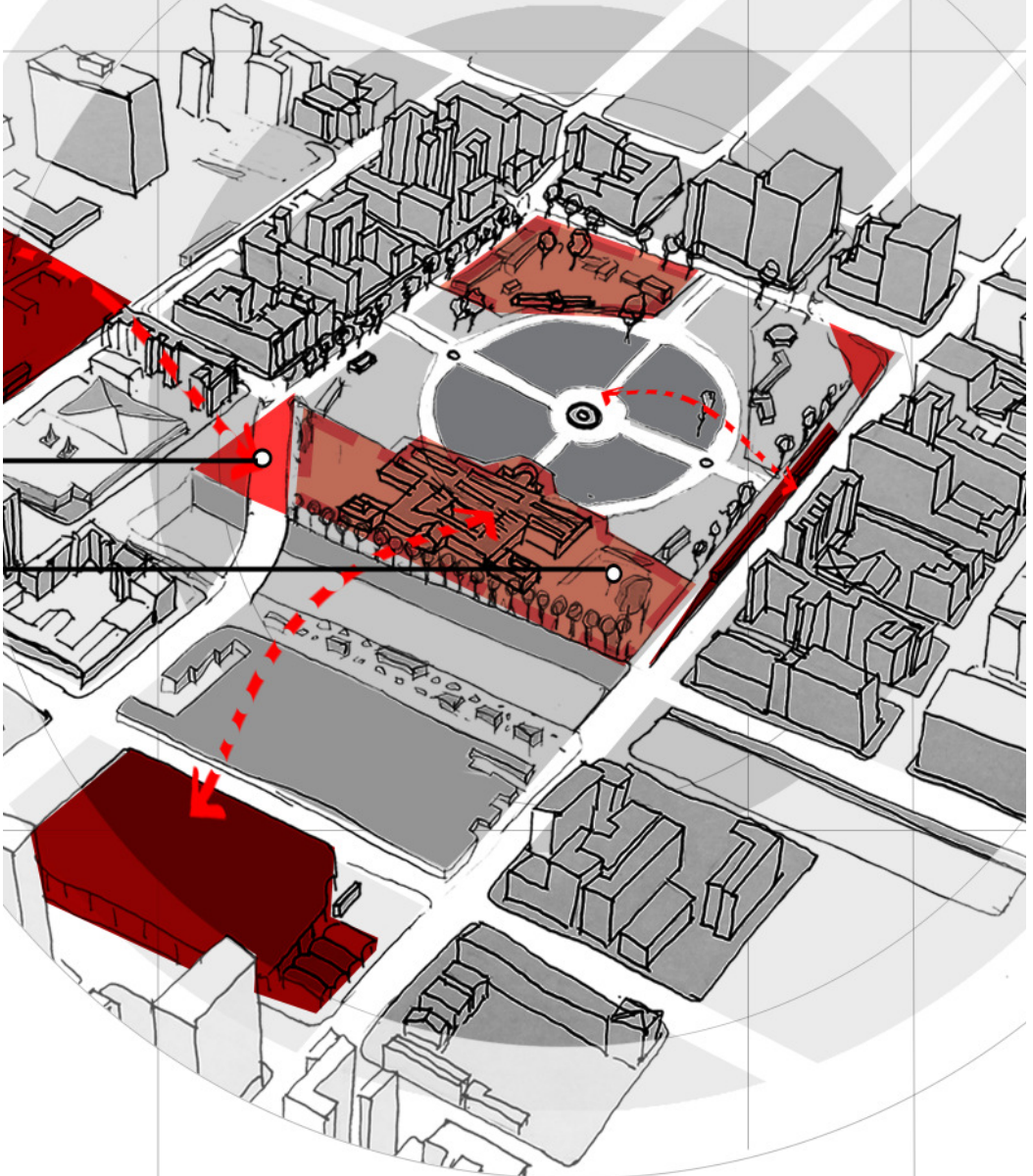
LACK OF OWNERSHIP

A bottom up understanding of the community is necessary to ensure ownership of any intervention





-  GROWING TRANSPORT SECTOR
-  CUT OFF CORNERS
-  ACCESS CONTROLLED AREAS
-  INFRINGEMENT ON PARK



OVERVIEW

Joubert Park is an unearthed gem nestled within the carefree chaos of the everyday. The shade of the tree during a lunch time nap and the sound of your favorite song blasting from a taxi on a Friday afternoon are all experiences that make up the *genus loci* of the place. With the whole of Africa looking to Joubert Park as a place of new opportunities, it really is the heart of the city of gold.

Joubert Park is heavy with untapped potential. It is a precinct that is connected to the whole of Africa, yet isolated from its own surroundings. It boasts retail and trade along your walk home, yet hawkers still struggle to put a meal on the table at the end of the day. A juxtaposition of hope and despair.

As the city continues to grow closer and closer around it; it is the guardians of the park that fight to keep its presence. While the stories of the old colonial paradise do not necessarily appeal to its current population, their own experiences of the park and their day to day interactions with the community that lives within it has established enough of an importance to preserve the area for the next generation of youth looking for a new beginning.

In this next section we will explore this untapped potential and envision a future of the park that is inclusive, full of opportunity, and a cultural hub in the Johannesburg fabric.

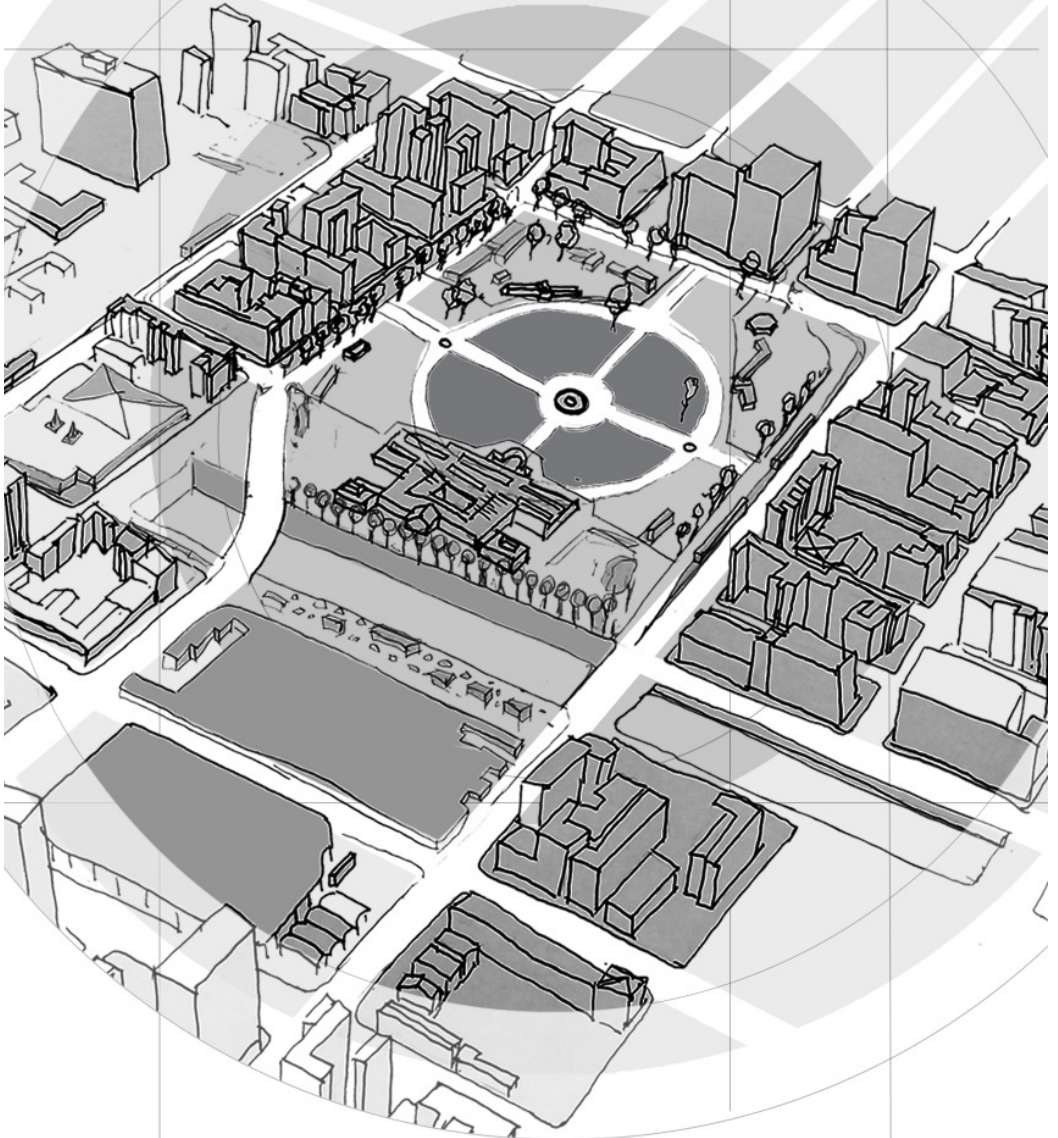


FIGURE 2.34 THE EXISTING SITE

A consolidated image of the site as it is now before
development continues

2.7 THE LARGER URBAN CONNECTION

THE SEAM AND THE SPINE

In the inner city of Johannesburg we have recognized the lack of public green space to accommodate the rapidly increasing urban population (COJ 2007). This has resulted in the over-utilization and deterioration of existing green spaces in the city, such as Joubert Park.

“The Seam” was designed by urban landscaping group NLA as a proposal to the city of Johannesburg. The project looks at the stitching together of currently disconnected public nodes in central Johannesburg through a green belt urban landscaping intervention. The scheme aims to re-develop and connect public spaces along the urban landscape which begins to form a corridor for pedestrian movement. The seam creates a holistic system of parks that fit into a larger urban framework of urban public space.

On the opposite axis is “The Spine” which looks to connect public urban space along a north-south axis that would then integrate with the perpendicular seam.

IMPLEMENTATION

The scheme is implemented in a series of phases that require each node to be developed first individually and create its own sense of place and determine its own value; before it can be successfully integrated into the larger system of public space.

The Joubert Park Group (JPG) proposes that the micro urban framework of Joubert Park as developed by the group, fit into the larger urban framework of the seam. Joubert Park sits centrally in the larger scheme plans of inner-city connections, which implies that it is a vital part of the larger scheme success. The vision of the spine and the seam aligns with that of the Joubert Park precinct for the integration of the park into the larger urban environment.

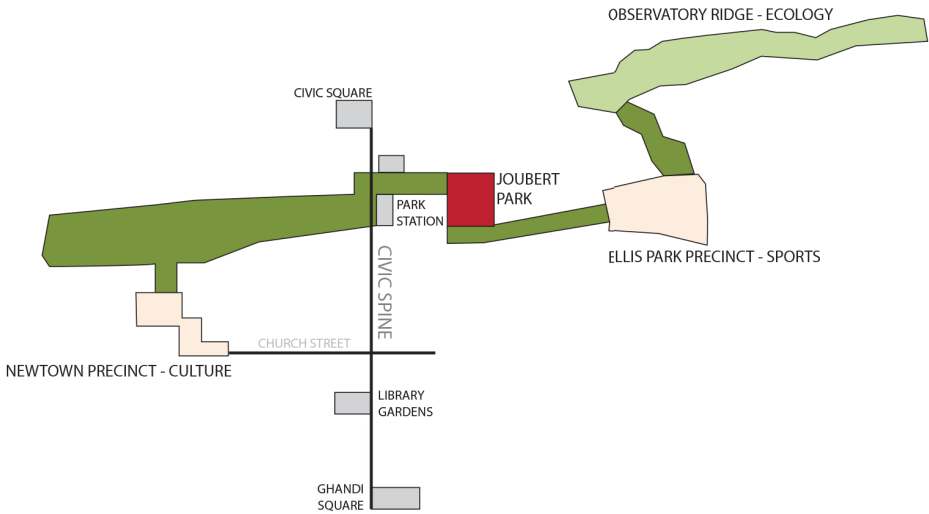


FIGURE 2.35 THE SEAM AND THE SPINE

This simple diagram illustrates the possibility of connecting the urban parks of the inner city to integrate various communities of Johannesburg. (Joubert Park Group 2016).

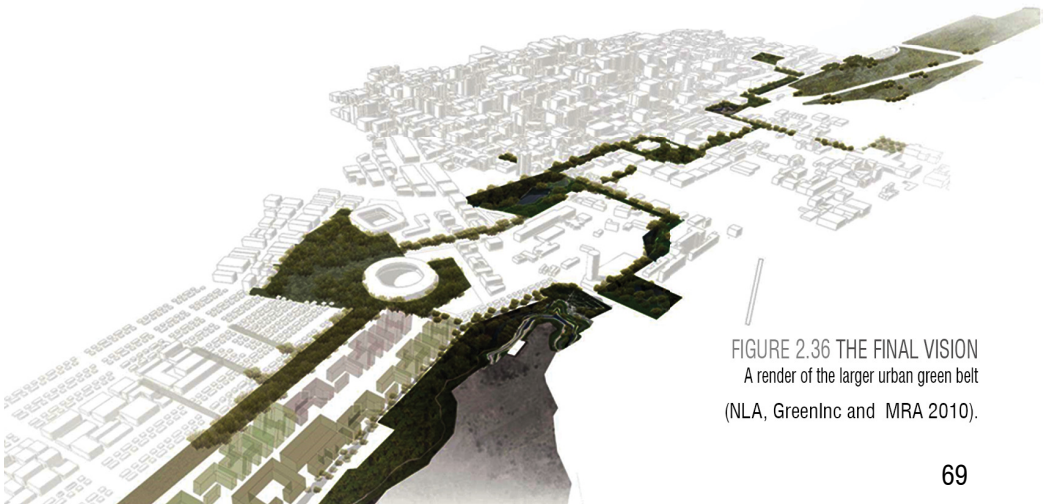


FIGURE 2.36 THE FINAL VISION

A render of the larger urban green belt (NLA, GreenInc and MRA 2010).

2.8 THE URBAN VISION

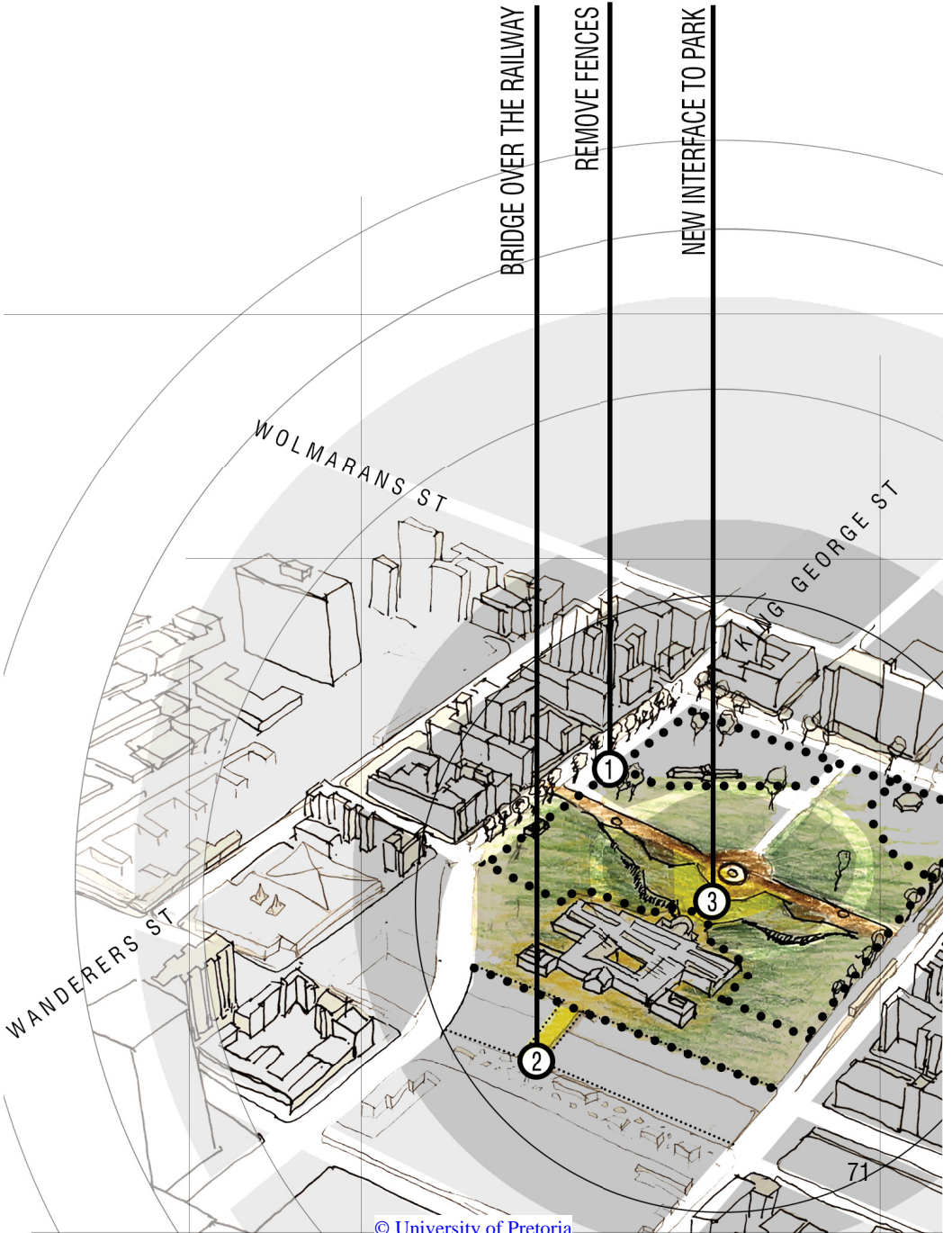
PHASE 1

THE EXHIBITION PARK

The first step to the larger integrated vision of the park begins simply with the removal of physical barriers around the park (1) that limits access and disrupts pedestrian interaction with structures such as JAG and the greenhouse.

Once the barriers are down we begin with the Johannesburg Art Gallery which is symbolic in its landscape. Looking to reconnect it to the south by bridging over the railway (2) and then reconnecting it to the park itself with a new interface towards the park (3) that will fall into the design schemes of the individual dissertations.

Through a series of events and exhibitions the hidden away contents of the gallery begin spilling out into the park with the intention of making it more accessible to the public.

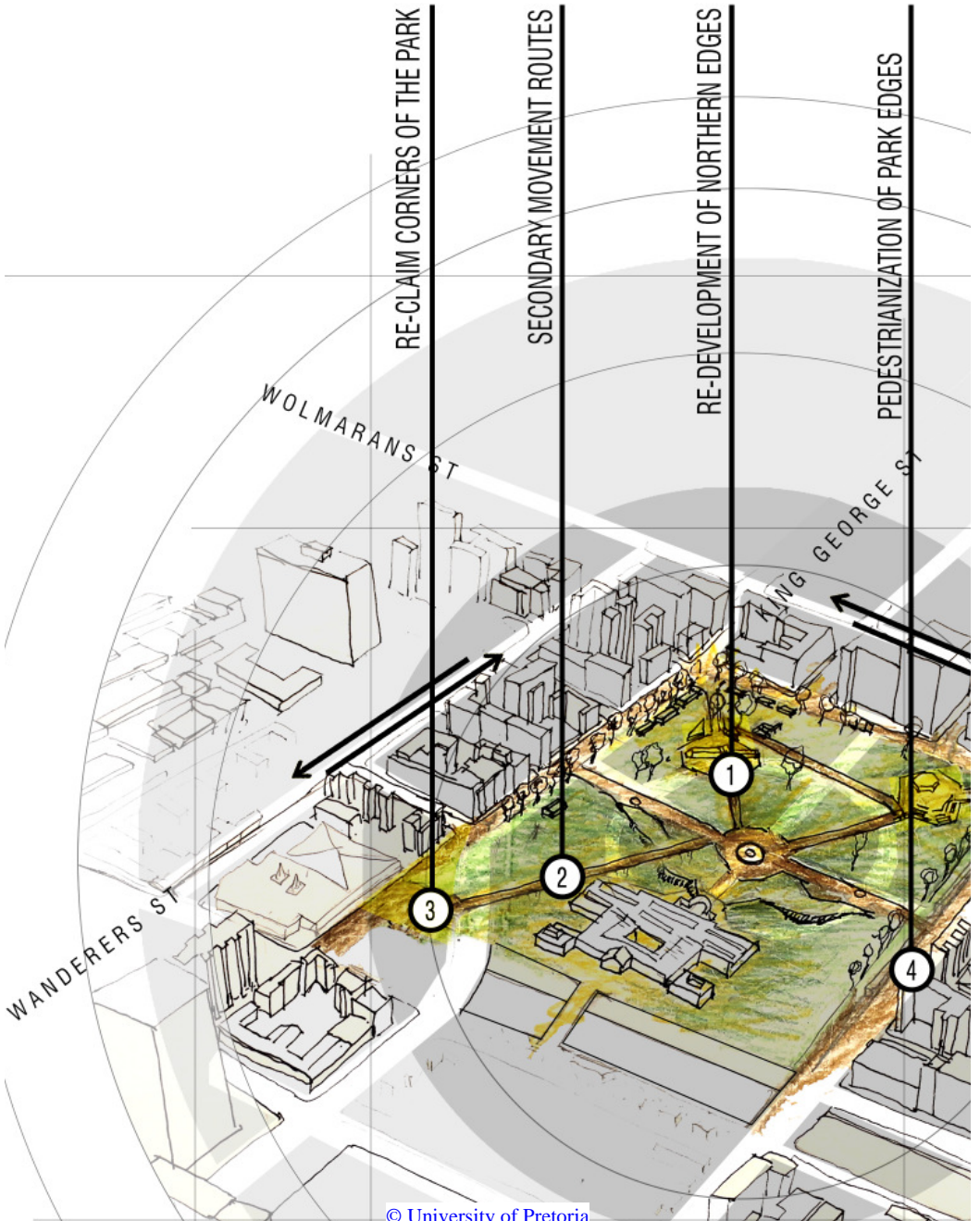


PHASE 2

THE CREATIVE PARK

The idea of the creative park is to make art and culture in this precinct available to everyone, as up until this point it has been perceived as inaccessible to the general community of the park. The inner-precincts of the green house and band stand on the northern edge of the park (1) will focus on these aspects of art and culture, looking to informalize the institution and create a platform where human creativity and learning can take place. While JAG deals with the formal aspects of art, these developed precincts will look at the more informal aspects of art and recreation, this creates a north-south connection between Jag and the greenhouse/bandstand area all covering various aspects of art and its accessibility to the general public. This theme is looked at further in the individual dissertations. By strengthening the corners of the park we look to re-establish the edge of the park and slowly gain back land that was cut away (3) from it over time.

Secondly we start looking at alternate secondary routes (2) through site that start to relate to human movement in the area, making the park an integral place of exchange in the precinct. Once this has been established the next next step looks at the re-routing of traffic around the park (4). Currently the park is isolated in the landscape by the high volumes of traffic which sits along its direct edges making it difficult for the pedestrian to move through the site. We propose that transport routes are relocated one street away from the park in every direction and the immediate roads around the park are semi pedestrianized (4) to cater for the large volumes of pedestrian movement.



PHASE 3

THE UNION PARK

The third phase of the redevelopment of the Joubert Park precinct looks at what the park was historically meant to be and its original footprint. South of the railway is where the old Union Grounds used to be, today it is another retail mall. As part of our vision we look to re-establish union grounds (1) and extend the edges of the park to cross over the railway (2).

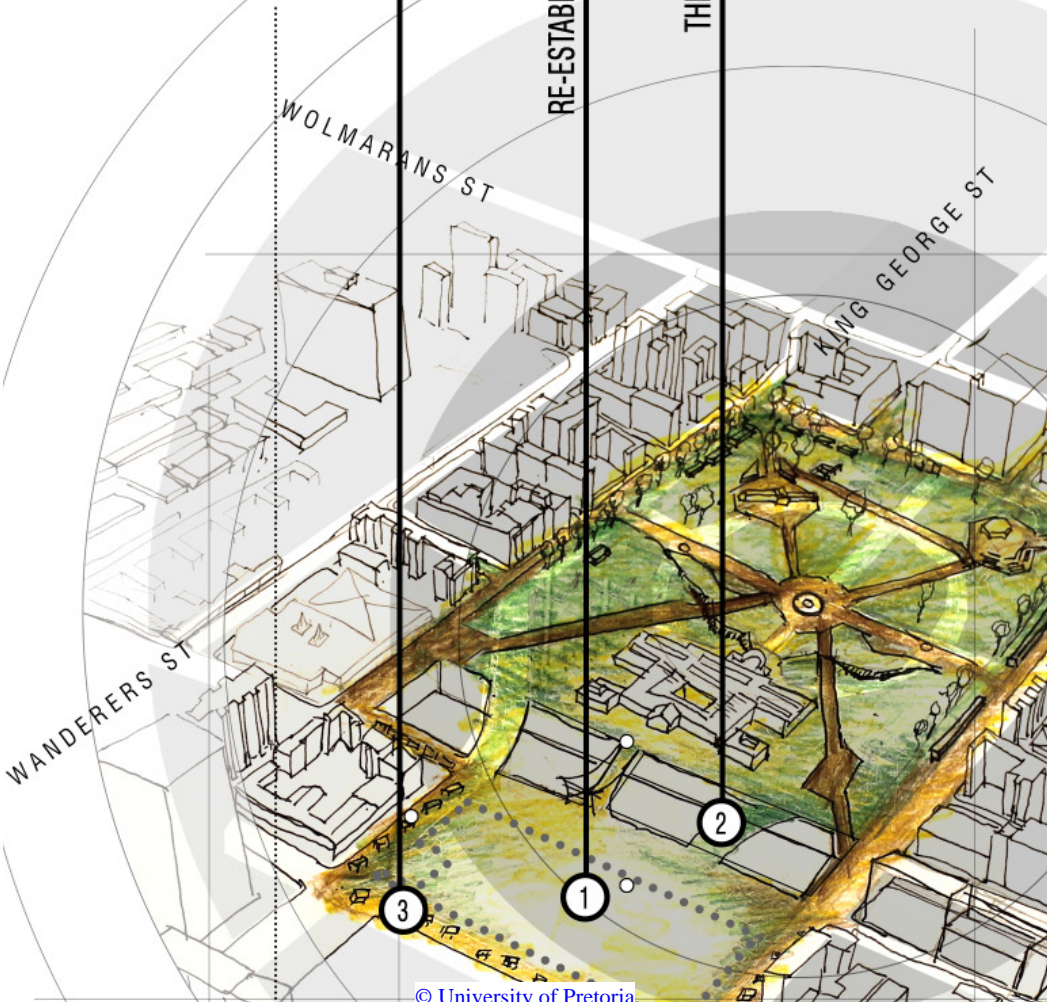
The union grounds will be a semi paved semi green space public area that is then developed into a formal market space (3) to draw energy from the CBD, as well as from the north. Thereby strengthening the north-south movement between Hillbrow and the CBD.



NEW MARKET SPACE

RE-ESTABLISH THE UNION GROUNDS

THE EXTENSION OF THE PARK



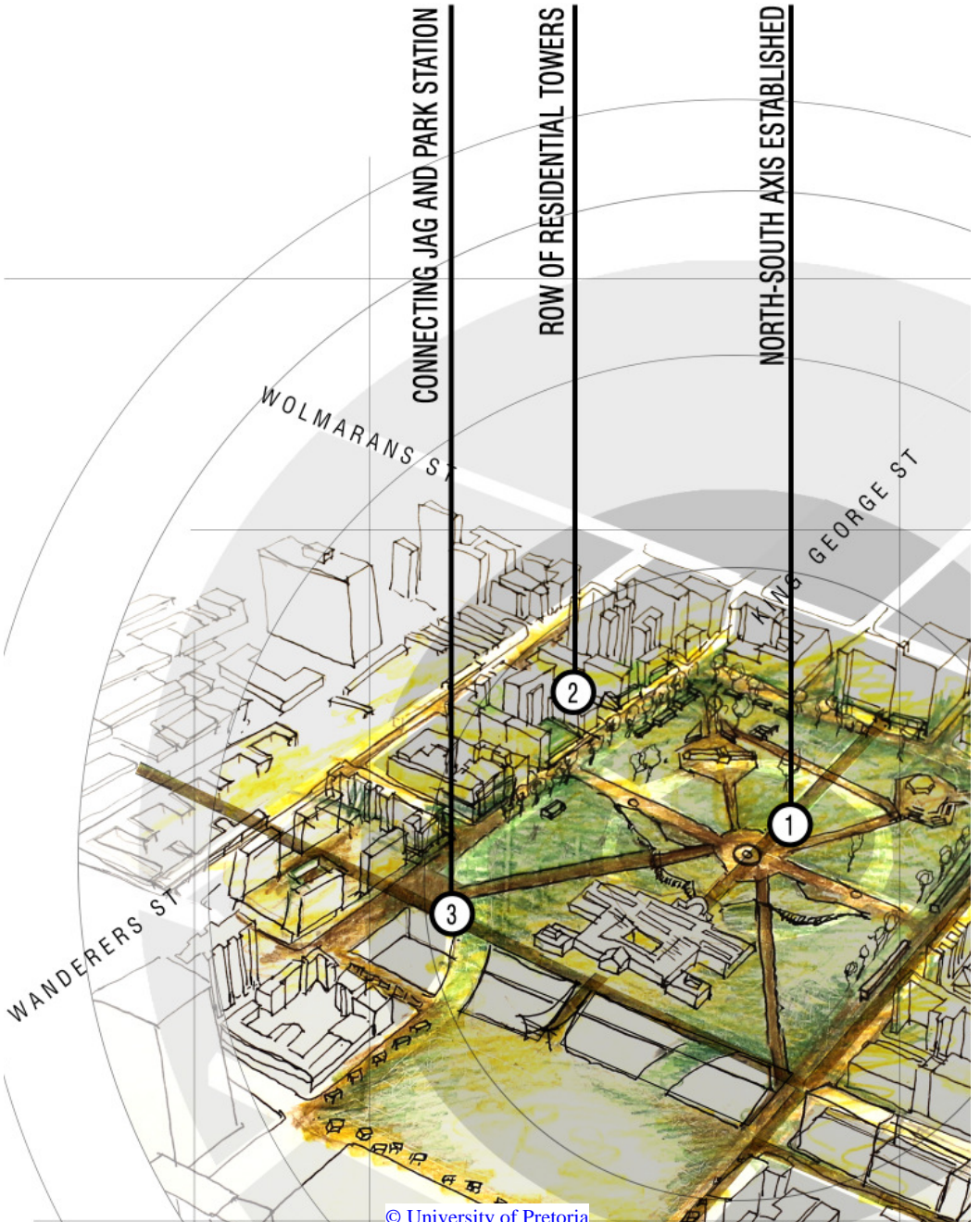
PHASE 4

THE CITY PARK

The forth phase of the re-development of the park looks at transcending the existing park boundaries and integrating the park into the city fabric. At this point the north-south connection between the CBD and Hillbrow has been established through the park (1), this phase then looks to strengthen the larger east-west corridors.

The row of residential buildings west of the park (2) separate the park from park station. In our vision we look to re-develop the edges of these structures to create a more permeable edges between the two important nodes. The edges will make use of various retail methodologies to strengthen the edge and make use of the large volumes of commuters moving through the space. This will be explore further an individual dissertation.

The main connection established here is between JAG and park station(3) that moves through this residential block, through the Noord St taxi rank and creates a new eastern entrance at park station. Slowly but surely the park will start filtering into the city fabric.



PHASE 5

THE URBAN ARTSCAPE

Through a sensitive series of integration, innovation and pedestrianization we have established a timeline in which Joubert Park can be incrementally re-stitched into the larger Johannesburg fabric. Re-establishing the value of the park in its context by helping it fight back the barriers that were eating away at its character and memories.

By expanding on existing networks within its urban environment we are able to help strengthen the existing community and provide opportunities for the re-development of the precinct without excluding or gentrifying the existing neighborhood.

Jade Swanepoel looks at how to re-integrate the Johannesburg Art Gallery into its surroundings, thereby strengthening the north-south axis connecting the residential area of Joubert Park and Hillbrow with the park and the CBD. Lisa Verseput sits on the edge of the park with the intention of establishing and solidifying the parks boundaries to prevent the disintegration of the parks fabric. Her intervention further adds to this N-S connection. Both projects provide opportunities for the arts to play an important role in the development of the community.

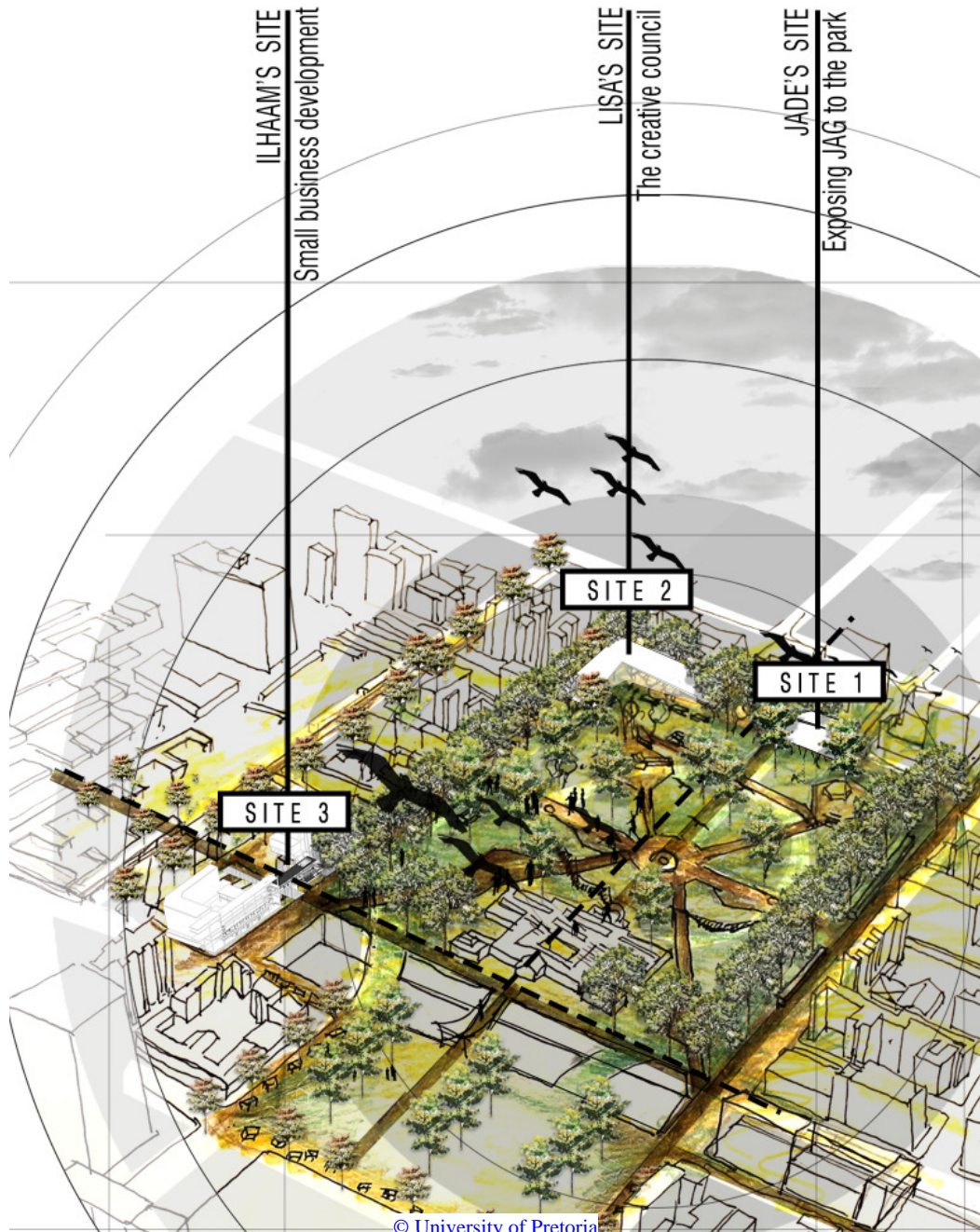
My project is located on the south-western edge of the park in the city fabric itself. The project falls into the forth phase of the parks development which explores the integration of the park into the city fabric and the relationship between the two. The architectural intervention responds directly to the east-west corridor that moves through the park, looking to integrate the transport infrastructure with JAG through a series a layers and connections between the residential and retail structures on the site.



ILHAAM'S SITE
Small business development

LISA'S SITE
The creative council

JADE'S SITE
Exposing JAG to the park



2.9 THE CONCEPTUAL STRATEGY

THE EVERYDAY AND THE EXTRAORDINARY

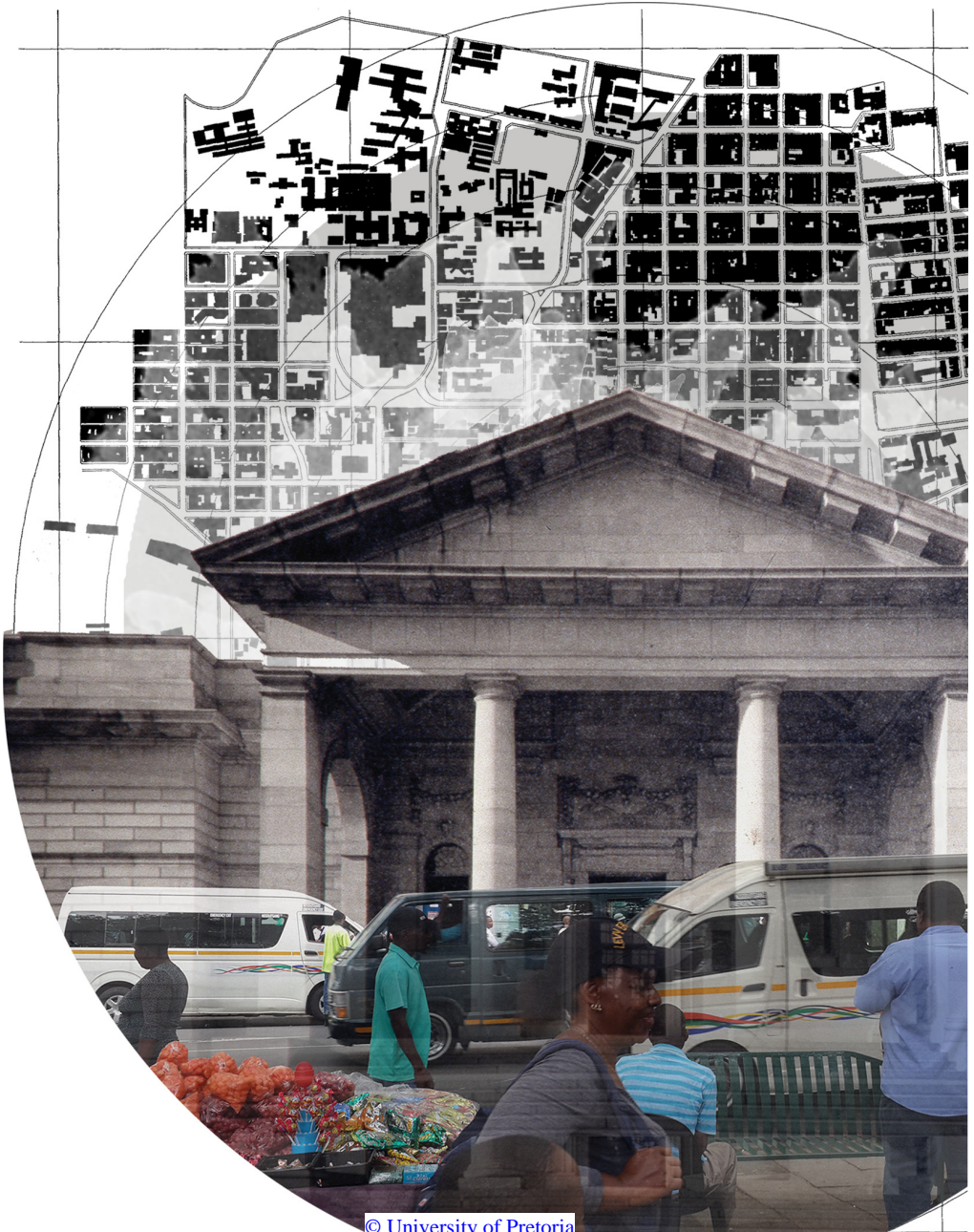
As discussed in the previous chapter we would like to explore Joubert Park from the perspective of the everyday and the extraordinary. Investigating a balanced approach in which, through architectural intervention, the extraordinary heritage structures of the park can be made accessible to the everyday public. And on the other hand, the rituals of the everyday can be celebrated and empowered to become extraordinary. Architecture can act as mediator between the elements of disconnect in the park, as well as between the past and present communities.

Jade Swanepoel will explore the site from the perspective of the extraordinary, investigating a means of making the extraordinary Johannesburg Art Gallery accessible to the everyday community. On the other hand I will look at the everyday ritual of the Joubert park community and investigate ways and infrastructure that could be put in place to assist the community in empowering itself. Lisa Verseput then looks at the interface between these two ideas, and through her creative council uses art and creativity as a means to empower the community, and thereby introducing the community to the art and cultural structure in the park.



FIGURE 2.42 THE EVERYDAY AND THE EXTRAORDINARY

A conceptual collage depicting the extraordinary structure of JAG verses the everyday routine of the community.





THE GALLERY. THE PARK. THE CITY.

Another strategy linking all three of the interventions on site is that of the relationship between the gallery, park and city (figure 43):

The gallery -----> spills into the park

And the park -----> spills into the city

It is within this relationship that all three of our projects fall, with Jade investigating the galleries relationship with the park (1), Lisa looking at the interface between the park and the gallery (2), and finally my project exploring the interface between park and city (3).

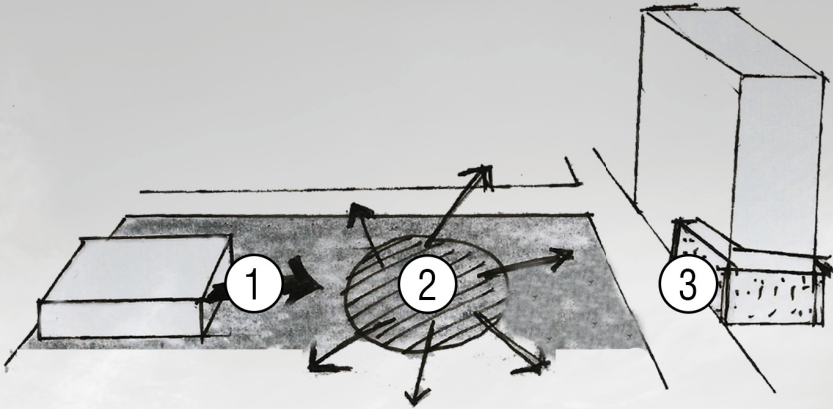


FIGURE 2.43 THE CONCEPTUAL STRATEGY

This diagram illustrates the conceptual relationship between each individual project and how it creates a holistic system

2.10 THE INDIVIDUAL INTERVENTIONS

LISA VERSEPUT THE CREATIVE CONSERVATORY

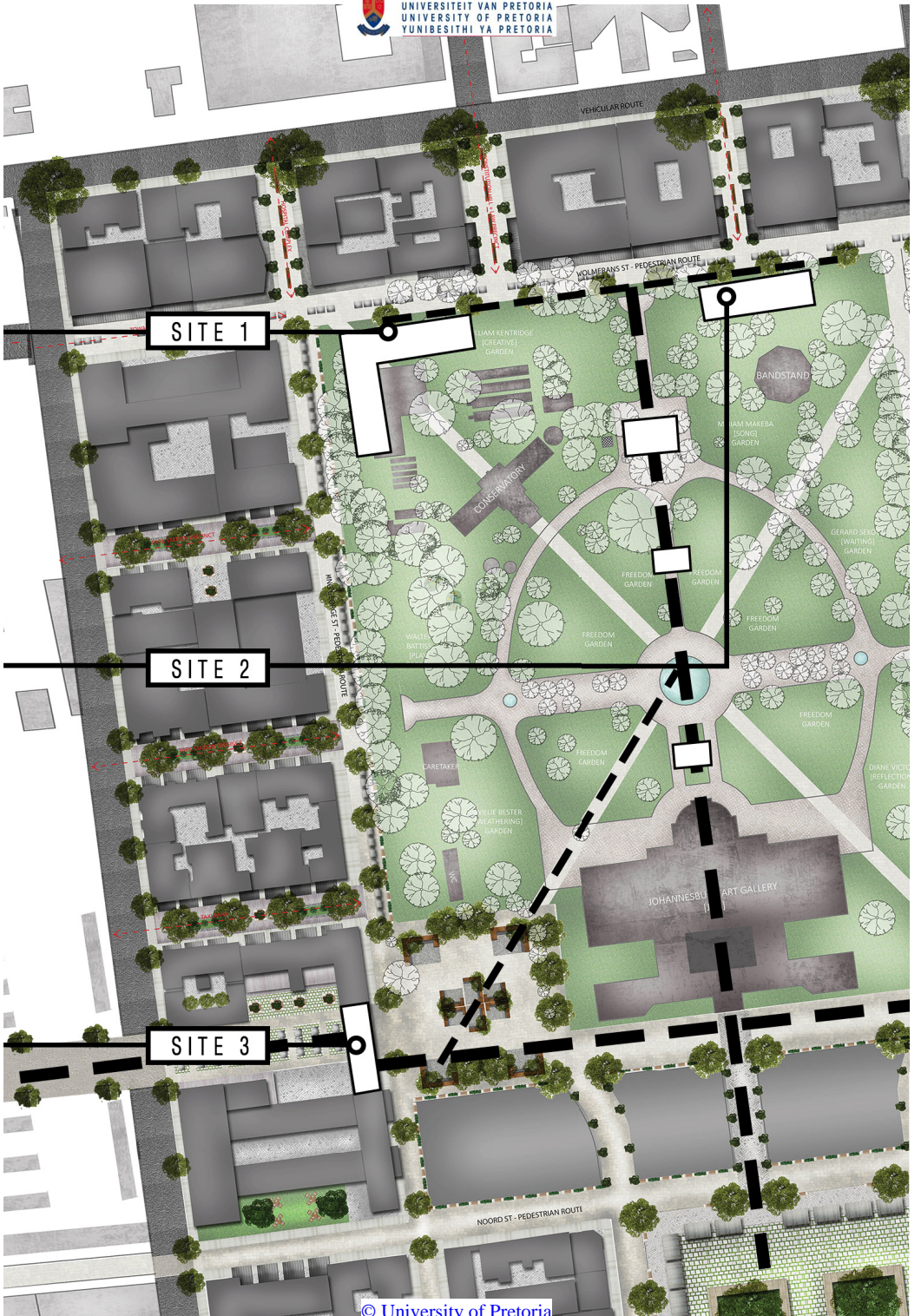
The Creative Conservatory (CC) is a community media and arts centre driving universal media accessibility and providing an enabling environment for the flourishing of artistic and cultural expression and development. The CC prioritises creative career development, community media, workshop problem-solving, and artistic expression, facilitating social inclusion and developing creative communities. The building is an extension of the Park landscape, rising from the earth, and draws on the tangible and intangible heritage of the iconic Conservatory on the site.

JADE SWANEPOEL THE MEMORY ARCHIVE

The intention is to re-establish lost connections between the park and the gallery as well as the park and the city through a series of urban archiving hubs which document the changes that occur in the space over time. This will provide an archive of images from which planners can learn from for future regeneration projects.

ILHAAM TAYOB SMALL BUSINESS DEVELOPMENT CENTRE

This project looks to establish an effective model for the development of the existing fabric in the inner city, focusing specifically on trade in the precinct. The project looks at how to develop trade from its existing survivalist model, to one that leads to a more opportunistic form of trade. It is an economic and educational centre that provides the infrastructure necessary to assist the new city dweller in developing their business ideas and future aspirations. This model links to a historical residential fabric with the intention of creating an empowering space for the development of the existing residential user



2.11 THE CONCLUSION

The Urban Artscape is a precinct that has developed through the celebration of art, culture and urban life. By strengthening the existing social and cultural networks within the precinct we are able to create a dynamic space that allows and encourages interaction between the everyday community of the park and the artefact's of historical memory. In this way the projects look to give new value to these cultural heritage sites in a way that showcases their importance in their surroundings, but additionally creates new platforms of opportunity for the people of the park. This new precinct celebrates human creativity in the city, and how to use this energy and this resource as a means of community development.

The dissertation explores various ways of adding value to the historical residential buildings surrounding the park, looking at how we could use these structures to create additional platforms of opportunity for the existing resident. Investigating the combination of human creativity and economy in the inner city. Making use of innovation and ingenuity to explore various means of developing trade from its survivalist roots in the city to a more strategic model that supports the growth of trader within the precinct.

The Urban Artscape provides a conceptual framework that each of our projects looks to aim towards. While we each fit into various phases of the development of this framework, the aim of each project aligns with the goals of this larger urban vision. In the end looking to create a holistic system of inter-connectedness between the people, the park and the city.

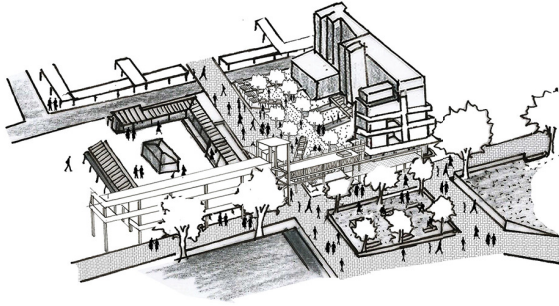


FIGURE 2.45 ECONOMIC CENTRE OF DEVELOPMENT

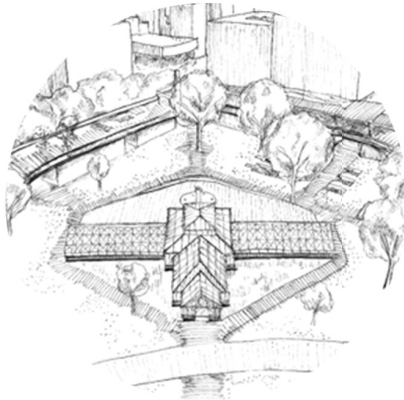


FIGURE 2.46 CREATIVE COUNCIL



FIGURE 2.47 THE MEMORY ARCHIVE