



Fig 4.1 Existing ruins of the old Era Brick Factory (Author, 2018)

## CHAPTER

# 04

*reactions*



Fig 4.2 Existing ruins of the old Era Brick Factory (Author, 2018)

## 04.1 INTRODUCTION

The various forms of site analysis and theoretical explorations led this researcher to believe that- a suitable intervention on the site would have more value for the community than a housing development, would serve the school pupils in the community, promotes economic re-generation and provide the site with a new significance.

The initiative taken by the Rosema brick group (until they sold the site to Labucon) had been to rehabilitate the site to a usable state. The new owners are however daily bringing alien soil and other natural material to the site to “fill” the excavated clay quarry. Based on Chapter 3, this chapter explores the following 3 objectives:

- **Engagement with the community:**  
**Urban vision scale**
- **Economic regeneration:**  
**Site vision & programmatic scale**
- **Give site new significance:**  
**Architectural scale**

## 04.2 URBAN VISION

The first objective is to create an urban vision that engages with the community.

## HOUSING

One of the most important challenges facing the ever expanding eastern sector of Pretoria is the need for affordable housing. It comes as no surprise that developers are suggesting converting the site into housing units, this falls in-line with the *Tshwane Regional Spatial Development Framework (RSDF)*. As seen in the mapping exercise in Figure 2.45, there is more than enough vacant land to develop housing in the settlements around the site. This dissertation instead suggests that the vacant land surrounding the site be developed for housing- as depicted in dark grey in Figure 4.3.

## THE ROAD

The diagram represented by Figure 2.45 clearly illustrates how the site forms quite a prominent barrier, with the two rivers forming a natural border between the suburbs of Eersterust and Jan Niemand Park. With many people, especially school children walking through rough and unsafe terrain to save time.

The rivers also present themselves as having the capacity to be connection. The south-east corner of Figure 2.46, the area around the Rietspruit River has been cleared, is maintained and has many safe roads and pedestrian-bridges.

Thus, the first infrastructural proposal this dissertation makes, is to apply the same road and bridge system along the Rietspruit river, connecting the schools in the area with one another, thus formalising the existing footpath running through the north end of the site (see yellow line representing the new roads in figure 4.4).

By introducing the new road, the two neighbouring communities could finally be connected in a safer manner. In addition, the urban vision also proposes adequate cycle and foot paths to be built along this new route.

Eersterust faces a number of challenges with schools in the area, not necessarily having all the necessary sport and recreation facilities available on their own premises; - thus it is vital that the said new road connects to the existing stadium complex. The dual benefit will be to help the schools with their lack of infrastructure and also to give more users to access the underutilised stadium.

## THE STADIUM

The stadium holds great potential to bring users on site. One user base would be school children coming for practice- while another way to expand the user base, would be to extend the number of types sports that are practiced on site- by investing in more fields and other related infrastructure. The stadium field itself is large enough to incorporate rugby and athletics. The “B” and “C” fields are suitable for rugby and cricket. The unused spaces could cater for new tennis courts and hockey fields and so forth (See Figure 4.4).



Fig 4.3 Master Plan, designed by Bridgette Botha (Botha, 2015)

## THE QUARRY

The old excavated quarry is currently used as a soil dump and- as such it is grossly underutilised and in need of rehabilitation. This dissertation suggests referring to the research undertaken by a landscape architecture student, Bridgette Botha, in her 2015 dissertation, titled “Small Scale Rivers, Large Scale Impact”. In it, Botha sought to manipulate the contours of the site using the influx of new soil (see Chapter 2) to divert the two rivers into the interior of the site to flow through and into the existing ponds (see Figures 4.4 & 4.5).



Fig 4.4 Urban Strategies (Author, 2018)

Her design incorporated water purification through the creation of a wetland and board-walks and paths in and around the site. This forms part of the delimitations set out for this dissertation- Botha's focus of a recreational park, was expanded to include the ruins of the old factory and the existing stadium east of the site.

Botha's work demonstrates a drive to rehabilitate the scarred landscape left by the brick factory and its clay quarry.

**THE URBAN FARM & RECREATION PARK**

There is an opportunity for this dissertation to address the- current land ownership and land use question being debated in the South African media and political circles. By leasing land parcels to community members to grow crops to support themselves- (see Figure 4.5)

The crops will be irrigated by the rivers and retention ponds on site- while the excess crops could be sold on the new market place proposed in this dissertation.

The combination of Botha's dissertation and the new, proposed programmes allows for the creation of an urban farm and recreational park. The park would have multiple access points from both the Eersterust and Jan Niemand Park sides.

Ablution blocks and food stalls would be provided so that recreational activities like mountain-biking, trail running and the like would be feasible.

**04.3 SITE VISION + PROGRAMS**

The second objective explores the provision of a programme to promote economic regeneration.

**THE AGRICULTURAL SCHOOL**

Eersterust is a low to medium income community, and therefore it is imperative that the programme must contribute to the industrial heritage, mitigate the environmental degradation and contribute to the greater community so that it may bear the fruits of such an initiative.

The main programme suggested by this dissertation concerns establishing an agricultural school to teach community members and school children how to subsistence farm. The school is to be built on the footprint of the eastern factory building, closest to the stadium. Functions include experimental farming, green-houses, cafeterias, a multi-use hall, work areas and locker rooms. The classrooms are to be used by agriculture school pupils, after school pupils and adults attending night school to finish their high school certificates.

**SPORTS MANAGEMENT FACILITY**

The sub-program of this dissertation is the creation of a facility to support and manage the newly revamped and expanded sports stadium. The building will be located east of the main school building.

Functions include a gym, food stalls, locker rooms, offices, team meeting rooms and medical professionals' consultation rooms (physiotherapist, biokineticist etc.).

**VOCATIONAL SCHOOL**

To tie in with the educational aspect of the main programme, a vocational school is proposed for the old factory footprint which lies to the west of the main school building. This building design is not included in this dissertation, it is just suggested and shown as a mass on the drawings to follow.

A vocational school fits perfectly into the site programmes and proposal, as it keeps to the productive nature of both the old functions of the site and the new proposed programmes. Next to the vocational school a building to house some over-night rooms for teams visiting the stadium from a distant location is proposed.

A market place is proposed to be established under this building, where goods manufactured in the school and the farm land on site can be sold to the public.



Fig 4.5 Urban Design (Author, 2018)

### LEFTOVER BUILDINGS

The miscellaneous buildings that are relatively intact in comparison to the rest of the factory- would be restored and reused as formalised shops and storage spaces for recreational users of the site.

### 04.4 THE CLIENTS

The last objective of this dissertation is to give the site a new significance. As the buildings themselves will be made from reclaimed brick found on site and, built on the old footprints in an attempt to breathe new life into the existing infrastructure and give the site a new more sustainable program, hopefully this will give the site new significance.

The sum of all the parts of this proposal is what will give the site a much greater significance than it has now, or than what is currently being proposed by developers.

The clients in this proposal would be firstly, be the primary user base, school children, athletes, supporters (spectators) and able-bodied workers. To fund such a scheme the previous owners (Rosema Bricks), the current owners (Labucon), the schools and local government would all have to contribute to ultimately rehabilitate and re-develop the site.

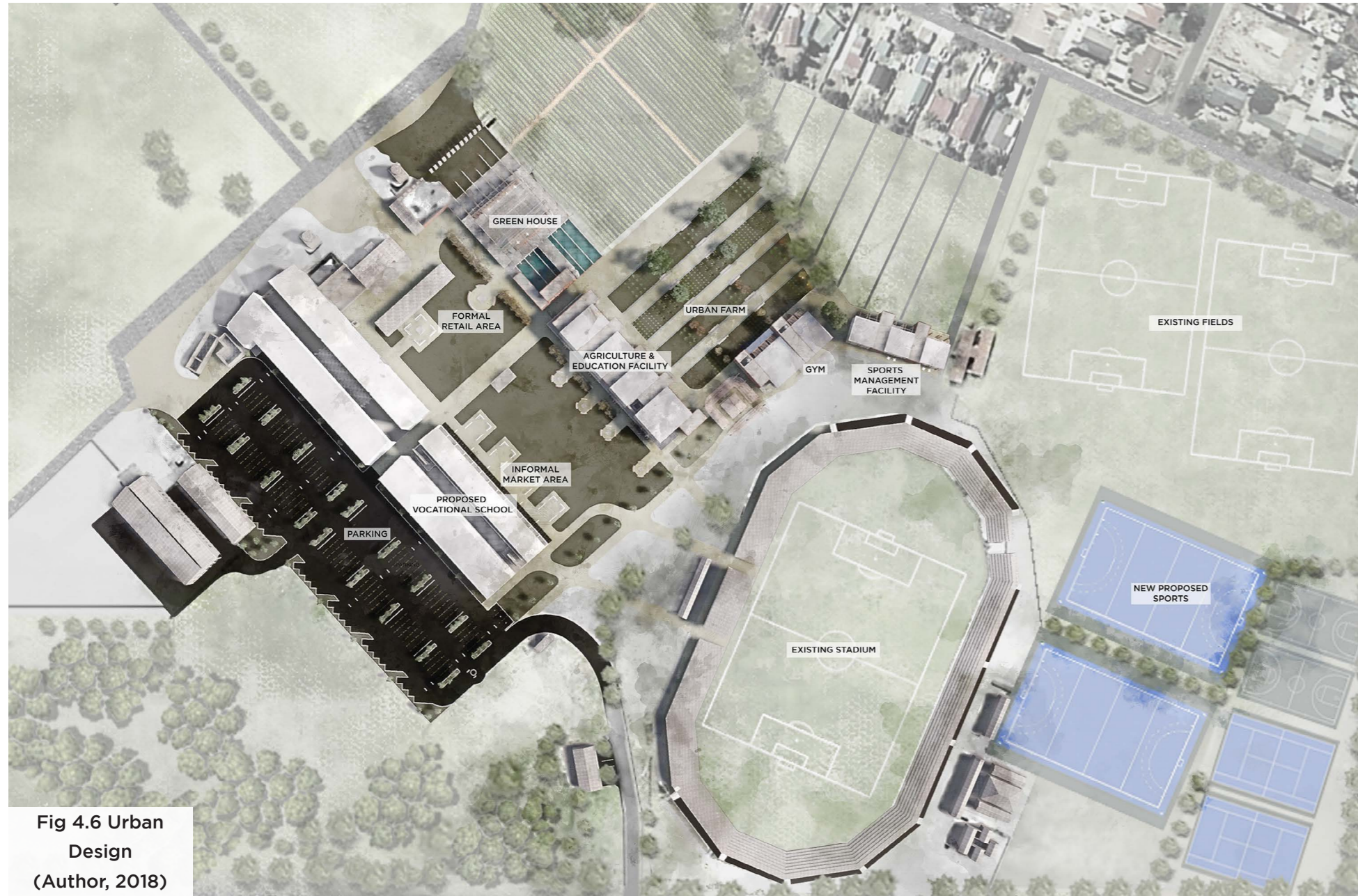


Fig 4.6 Urban Design (Author, 2018)

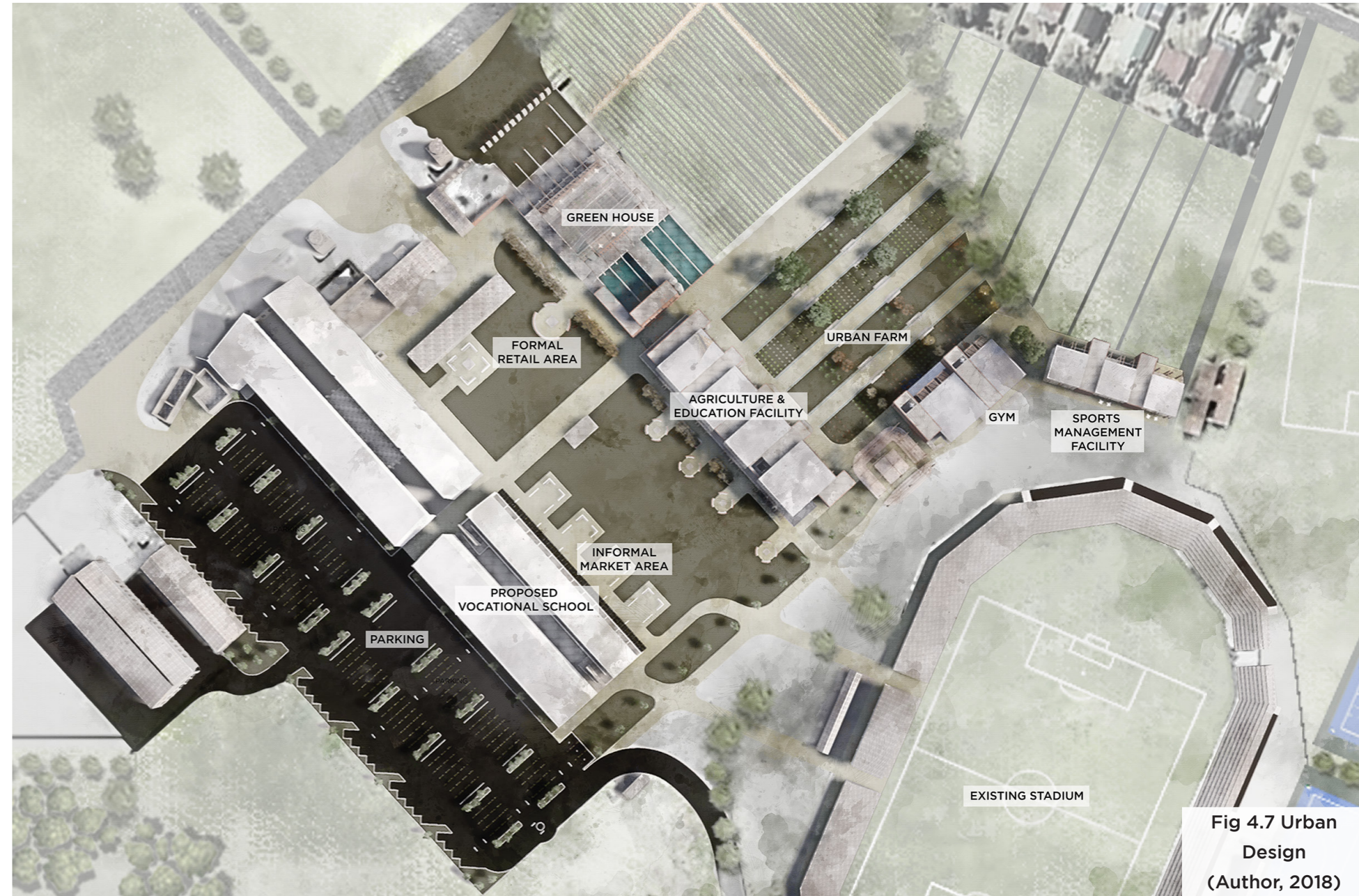


Fig 4.7 Urban Design (Author, 2018)