Haven House

Adaptive reuse of the Old Poynton's Building as a mixed-use community centre for asylum seekers and refugees.

Gladys Bitumba
29194653

Poynton's Building

Foreign (active) community

Self

CONFLUENCE OF IDENTITY

Collective

Local (observant) community

Pour nous tous, les enfants de la belle Afrique

Conversations about Home (at the Deportation Centre)

Well, I think home spat me out, the blackouts and curfews like tongue against loose tooth. God, do you know how difficult it is to talk about the day your own city dragged you by the hair, past the old prison, past the school gates, past the burning torsos erected on poles like flags? When I meet others like me, I recognize the longing, the missing, the memory of ash on their faces. No one leaves home unless home is the mouth of a shark. I've been carrying the old anthem in my mouth for so long that there's no space for another song, another tongue, or another language. I know a shame that shrouds, totally engulfs. I tore up and ate my own passport in an airport hotel. I'm bloated with language I can't afford to forget.
*

They ask me, How did you get here? Can't you see it on my body? The Libyan Desert red with immigrant bodies, the Gulf of Aden bloated, the city of Rome with no jacket. I hope the journey meant more than miles, because all my children are in the water. I thought the sea was safer than the land. I want to make love, but my hair smells of war and running and running. I want to lie down, but these countries are like uncles who touch you when you're young and asleep. Look at all these borders foaming at the mouth with bodies broken and desperate. I'm the color of hot sun on my face; my mother's remains were never buried. I spent days and nights in the stomach of the truck; I did not come out the same. Sometimes, it feels like someone else is wearing my body.
*

I know a few things to be true. I do not know where I am going, where I have come from is disappearing, I am unwelcome and my beauty is not beauty here. My body is burning with the shame of not belonging; my body is longing. I am the sin of memory and the absence of memory. I watch the news, and my mouth becomes a sink full of blood. The lines, the forms, the people at the desks, the calling cards, the immigration officer, the looks on the street, the cold settling deep into my bones, the English classes at night, the distance I am from home. But Alhamdulilah, all of this is better than the scent of a woman completely on fire; or a truckload of men who look like my father, pulling out my teeth and nails; or fourteen men between my legs; or a gun; or a promise; or a lie; or his name; or his manhood in my mouth.
*

I hear them say, go home; I hear them say, fucking immigrants, fucking refugees. Are they really this arrogant? Do they not know that stability is like a lover with a sweet mouth on your body one second and the next you are a tremor lying on the floor covered in rubble and old currency waiting for its return. All I can say is, I was once like you, the apathy, the pity, the ungrateful placement; and now my home is the mouth of a shark, now my home is the barrel of a gun. I'll see you on the other side.

Poem by Warsan Shire

Figure 0.1: Background page graphic - Protestors marching against poverty and xenophobia (Maphakela, 2017)

Submitted in partial fulfilment of the requirements
for the degree Master of Interior
Architecture (Professional) to the faculty of
Engineering, Built Environment and
Information Technology.

By Gladys Bitumba

Department of Architecture
University of Pretoria
2019

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In accordance with Regulation 4(e) of the
General Regulations (G.57) for
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own work. Where reference
is made to the works of others, the extent to
which that work has been used is
indicated and fully acknowledged in the text
and list of references.

Project summary

Dissertation Title:
Haven House: Adaptive reuse of the Old Poynton's Building as a mixed-use community centre for asylum seekers and refugees.

Project Description:
An investigation in the role interior design can play in the design of social support services and facilities for asylum seekers and refugees which can facilitate and promote interaction between foreign nationals and locals.

Programme/Type of building:
Mixed-programme community centre

Site Description:
1950s Pretoria Regionalism modernist building located on WF Nkomo Street in the Pretoria CBD

Site Location:
 West of Church Square in the South-West quadrant of the Pretoria CBD

Address:
179 WF Nkomo Street, Pretoria Central, Pretoria, Gauteng, South Africa

GPS Coordinates:
25°44'48.40" S 28°11'11.92" E

Research Field:
Urban Citizenship and Heritage & Cultural Landscapes

Keywords:
Asylum seekers, refugees, place-making, sense of place, interaction, social cohesion, adaptive reuse, community centre, William G. McIntosh, Pretoria Regionalism

Chosen Client:
Tshwane Leadership Foundation (TLF), African Coalition for Refugees, Street Medicine Institute, Desmond Tutu Refugee Reception Centre (Department of Home Affairs South Africa)

Users:
Asylum seekers, refugees and local community

Interior Architectural Theoretical Question:
How can a sense of place and improved social cohesion between foreign nationals and the local community be achieved, within the city centre of Pretoria, through the adaptive reuse of the Poynton's Building as a centre for displaced people?

Interior Architectural Approach:
Adaptive reuse of a dilapidated modernist office building within the Pretoria CBD to house a mixed-use programme community centre, with the emphasis on place-making and the creation of place(s)

Abstract

This dissertation deals with the creation of a place of refuge for asylum seekers and refugees through the adaptive reuse of the Old Poynton's Building in Church Square, Pretoria. Migration of individuals, due to various economic, environmental and social factors, has in recent years become a global cause for concern. There has been a long standing history of migration of fellow Africans in South Africa due to its reputation as an economic hub in the region.

Current economic and societal issues relating to a lack of change in the racial inequalities of the past and the lack of proper service delivery to all South Africans has impacted the general perception that the presence of the 'Other' is putting pressure on already strained and inefficient public systems. This has led to a rise in tensions which is expressed in spurs of xenophobic violence amongst the general population. This has caused a deterioration in social interaction and inclusion, often leaving many without a sense of place.

The lack of integration of an individual within their surroundings and a lack of unity amongst a society has implications for the notions of place making, identity and social cohesion. Through the concept of 'confluence of identity', a design is proposed to act as a facilitator for the enhancement of social cohesion between foreign nationals and the local community through identity articulation on the self and community levels. The main aim of the project is to derive a design which can stand as an example and model for future projects which seek to foster better inclusion and cohesion between the local and foreign communities within South Africa.

The design and its technical investigation is centered on the facilitation and support of social cohesion and sense of place. This has been approached on three levels, user-space, space-object, and user-user. The act and concept of interaction is used as the overarching thread linking the technical issue to the main research question and the theories investigated.

The technical investigation will be carried out through layout explorations, northern elevation exploration, section, model/maquette explorations, detail exploration in 2D and 3D and renders and 3D modelling. The resolution will focus on three sub-issues, adaptive reuse, accessibility and circulation and lastly wayfinding.

The final design and proposal will provide an answer as to how interaction on three levels can be facilitated and supported in order to promote social cohesion between the various users and communities and create the desired sense of place.

KEYWORDS:
Refugees, place-making, social cohesion, adaptive reuse, community centre, heritage, Old Poynton's Building, William G. McIntosh

Résumé

Cette thèse porte sur la création d'un lieu de refuge pour les demandeurs d'asile et les réfugiés grâce à la réutilisation adaptative de l'ancien bâtiment Poynton à Church Square, Pretoria. La migration des individus, due à divers facteurs économiques, environnementaux et sociaux, est devenue ces dernières années une source de préoccupation mondiale. Il existe depuis longtemps une migration de compatriotes africains en Afrique du Sud en raison de sa réputation de plaque tournante économique dans la région.

Les problèmes économiques et sociétaux actuels liés à l'absence de changement dans les inégalités raciales du passé et à l'absence de prestation de services appropriée à tous les Sud-Africains ont eu une incidence sur la perception générale selon laquelle la présence de «l'Autre» exerce une pression sur des acteurs déjà tendus et inefficaces systèmes publics. Cela a conduit à une montée des tensions qui se traduisent par une violence xénophobe au sein de la population. Cela a entraîné une détérioration de l'interaction sociale et de l'inclusion, laissant souvent nombre d'entre eux sans sentiment d'appartenance.

Le manque d'intégration d'un individu dans son environnement et le manque d'unité dans une société ont des implications pour les notions de création de lieu, d'identité et de cohésion sociale. À travers le concept de «confluence d'identité», il est proposé de concevoir un concept facilitant le renforcement de la cohésion sociale entre les ressortissants étrangers et la communauté locale grâce à une articulation de l'identité au niveau de soi et de la communauté. L'objectif principal du projet est de concevoir un modèle qui puisse servir d'exemple et de modèle pour les projets futurs cherchant à promouvoir une meilleure inclusion et une meilleure cohésion entre les communautés locales et étrangères en Afrique du Sud.

La conception et son investigation technique sont centrées sur la facilitation et le soutien de la cohésion sociale et du sens du lieu. Cela a été abordé à trois niveaux, espace utilisateur, objet espace et utilisateur-utilisateur. L'acte et le concept d'interaction constituent le fil conducteur qui relie la question technique à la question de recherche principale et aux théories examinées.

L'investigation technique se déroulera de la manière suivante: exploration de la mise en page, exploration de l'élévation nord, coupe de sections, explorations de modèles / maquettes, exploration de détails en 2D et 3D, rendus et modélisation 3D. La résolution se concentrera sur trois sous-problèmes, la réutilisation adaptative, l'accessibilité et la circulation et enfin l'orientation.

La conception et la proposition finales fourniront une réponse quant à la manière dont l'interaction à trois niveaux peut être facilitée et soutenue afin de promouvoir la cohésion sociale entre les différents utilisateurs et communautés et de créer le sentiment de lieu souhaité.

MOTS CLÉS:

Réfugiés, création de lieux, cohésion sociale, réutilisation adaptée, centre communautaire, patrimoine, bâtiment Old Poynton, William G. McIntosh

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List of Abbreviations and Acronyms

CBO	Community Based Organisation
CSIR	Council for Scientific and Industrial Research
DHA	Department of Home Affairs
DRC	Democratic Republic of Congo
ICOMOS	International Council on Monuments and Sites
ISCOR	South African Iron and Steel Industrial Corporation
NGOs	Non-Governmental Organisations
StatsSA	Statistics South Africa
TLF	Tshwane Leadership Foundation
UK	United Kingdom

Ch1

Setting the premise
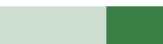
Introduction

1.1 Introduction

South African policy currently allows for the accommodation of foreign nationals seeking asylum via the refugee application process. The refugee process begins once an individual crosses a South African border point and lays claim to a section 23 permit or asylum transit permit which legalises their presence within the country for a period of 14 days. Individuals are thereafter required to present themselves at one of the available refugee reception centres within the country to apply for asylum and are issued with a section 22 permit which further legalises their stay in the country for a period of six months while their application is processed. The outcome of the application is either approved and refugee status is granted or the application can be denied. The above summary of the process details the ideal scenario, however the reality is that the current system is experiencing many issues and delays in the reviewal and determination of applications laid by individuals.

The city of Tshwane (Pretoria) is home to the Desmond Tutu Refugee Reception Centre, and continues to be a place of refuge for a number of foreign nationals post-1994. The "opening" of South Africa's borders to fellow Africans and migrants has brought people ranging from legal and illegal foreign nationals, refugees and asylum seekers to the city. As the administrative capital of the country, Pretoria is also home to numerous embassies and government departments. There is currently a shortage of services, support systems and infrastructure available to the existing and forthcoming asylum seekers and refugees residing within the city and those travelling to Pretoria to make use of the refugee reception centre. Published documentation and literature have noted that the experiences of migrants in the country have included occurrences of violence and expressions of xenophobic sentiments.

This chapter lays out the foundation of the study by constructing the background and real world problem for the study which relates to both continental migration and xenophobic sentiments. The problem statement is thereafter drawn and research questions for investigation are determined. The aims and the significance of the study are also detailed. The research methodology for the study is highlighted and is followed by the contributions that the project will be making to the discipline of interior design. The delineation and limitations are listed in order to define the parameters and scope of the work. The assumptions required in order to facilitate the proposal are listed; and finally an overview of the study is illustrated with a summary concluding the chapter.

1.2   Background

South Africa is a leading state and economic powerhouse within the continent of Africa. The country continues to thrive as one of the most desirable countries to which fellow Africans would like to immigrate to with the hopes of ensuring a better life for their immediate families and in many cases, their extended families as well. John Lonsdale has stated that South Africa has been full of foreign Africans since the 1890s, when more Mozambicans than South Africans worked in the gold mines (Hino, 2012:43). This thus acknowledges South Africa's history as a desirable home for immigrants seeking to work, better their lives and live the African replica of the American Dream.

The end of Apartheid and the post-1994 aspiration of a democratic and thriving South Africa was a dream and ideal enshrined in the South African public's vision of 'our shared and united future' mantra. In haste of ensuring a secure future for the minority the newly appointed government made promises to the marginalised, assuring them that there would be more jobs, free homes (for all), improved and equal education and a world class public health system. These promises have sadly not all been met and in the last 25 years of democracy, there has been a rise in public anger and frustration over the conditions and livelihoods of the poor. What was thought to result in the reversal of the class and race systems, has only ended with a larger divide between the rich and the poor. Lonsdale states that 'Southern Africa's labour market has therefore had varied effects on ethnic sentiment' (Hino, 2012:45). The poor have become poorer and the rich even richer. There has also been an increase in the number of black middle income households.

The rise in public frustration and anger has seen an increase in xenophobia and xenophobic attacks on foreign nationals living within the country. These attacks are said to be a means by which the public is expressing its disapproval of their current conditions and what can be said as a rejection of a perceived difference in circumstances and opportunities for foreign nationals within the labour market. In her research project titled A Foreign Experience: Violence, Crime and Xenophobia during South Africa's transition, Bronwyn Harris (2001:57) notes that there are varied explanations for the occurrence of xenophobia within existing literature. Harries denotes a synthesis of the explanations into three groups of hypotheses, namely; 'the scapegoating hypothesis', 'the isolation hypothesis' and the 'bio-cultural hypothesis'' (Harris, 2001:57). The scapegoating hypothesis as detailed by Harris (2001:57-59) positions xenophobia within the climate of social transition and change. The isolation hypothesis, however, reasons xenophobia as a result of South Africa's history of isolation from the international community as well as the internal isolation between South Africans. Finally, the bio-cultural hypothesis proposes an explanation routed in the asymmetrical targeting of fellow Africans for their visible difference or otherness.

The rise in xenophobic attacks and its implications on public relations, the labour market and economy of South Africa is an issue that has not yet been properly tackled by the government. In many regards, the justifications for the violence perpetrated against foreign nationals have been based on generalisations and stereotypes as those committing the violence may not have actually personally interacted with the groups of foreign nationals that they are attacking and often justify their actions on a group mentality base.

Approaches to dealing with xenophobia on an architectural basis have not yet been cemented as there have not been enough investigations into the use of interior design and architecture's social potential as a means of offering a solution to the decrease of xenophobic perceptions and the creation of social cohesion between immigrants and local South Africans.

Figure 1.1 - The asylum seekers and refugees' journey (Composite image)

1.3   Problem statement

Pretoria, the administrative capital city of South Africa, is home to approximately 3 275 152 million (Statistics South Africa, 2016) inhabitants of diverse ethnic cultural groups from both local and continental borders, including those coming from the Far East (Figure 1.1). The Desmond Tutu Refugee Reception Centre, located west of the city centre, is one of only three operational refugee reception centres throughout South Africa. Pretoria thus accommodates a significant number of foreign nationals who arrive as either refugees or asylum seekers with the hope of benefitting from South Africa's policy of acceptance.

In spite of a legal framework that allows asylum seekers and refugees access to a number of rights and services, many of these displaced individuals are often denied access to them and are abused, exploited and, for some, left with no place to go but the streets of Pretoria. While there are Non-Governmental Organisations (NGOs) offering assistance, no single organization is exclusively for the benefit of asylum seekers and refugees. Therefore this group of people find themselves with neither a home nor an identity.

The Old Poynton's Building, located adjacent to Church Square within the Pretoria Central Business District (CBD), has been selected as the site for the study exploration into the creation of a community centre for asylum seekers and refugees. This site not only speaks to their accommodation and integration within the city but also presents a safe site for the interaction and cultural exchange between the local community and the expected diverse group of foreign nationals. The building which is currently being illegally occupied is an example of an underutilised modernist building designed by a prominent Pretoria architect. The Old Poynton's Building is located within a 1.5km walking distance to various transport nodes, such as the Belle Ombre train station, the Gautrain station, the Pretoria train station and taxi ranks. The building is also 1.5km away from the refugee reception centre; therefore the site is ideally situated in a central position with regards to its accessibility to the various intended users. The size of the building and the available square meterage footprint lends itself to the proposed programme of a large scale mixed-programme community centre.

1.4   Research questions

The following research questions have been identified for the purpose of this study and will be used to propose and resolve the chosen appropriate design investigation:

Main question:
How can a sense of place and improved social cohesion between foreign nationals and the local community be achieved within the city centre of Pretoria, through the adaptive reuse of the Poynton's Building as a centre for displaced people?

Sub-questions:
1. How can place making within the discipline of interior architecture be employed to design and create spaces for positive social cohesion between people of different cultural groups?

2. How can changes and interventions to the Poynton's Building facilitate social cohesion and the creation of a sense of place?

3. How can the Poynton's Building express itself as a place of hope and a place for the expression of one's identity while ensuring a sense of security and safety?

1.5   Aims and objectives

The aim of the study will be the implementation of a sense of place within an existing underutilised structure which would foster improved social cohesion between foreign nationals and the local community. This will be realised by means of the application of place making techniques and theory. The techniques and theory selected should enable the creation of a place of hope and a place of self-expression of identity whilst ensuring the safety and security of all users.

The main study objective is to propose a design for a place of shelter, safety and belonging acting as a means to extend, facilitate and promote the notions of identity formulation, place making and social cohesion for asylum seekers and refugees. An additional objective is the production of a study that can highlight the possibilities for positive impact and interactions between local communities and foreign nationals.

1.6   Significance of study

There are three points in which the study will define its significance (Figure 1.2). The main point is the investigation of interior design as a tool for social cohesion. Secondly, the investigation of approaches to heritage interior architectural methods and technologies in the adaptive reuse of a modernist building.

The final point is the strengthening of the interior design discipline theory through theories investigated and applied; most significantly the strengthening of the discipline's ability to be used in conjunction with policy in formulating solutions. The study proposes interior design as an integral tool to be made use of by policy makers.
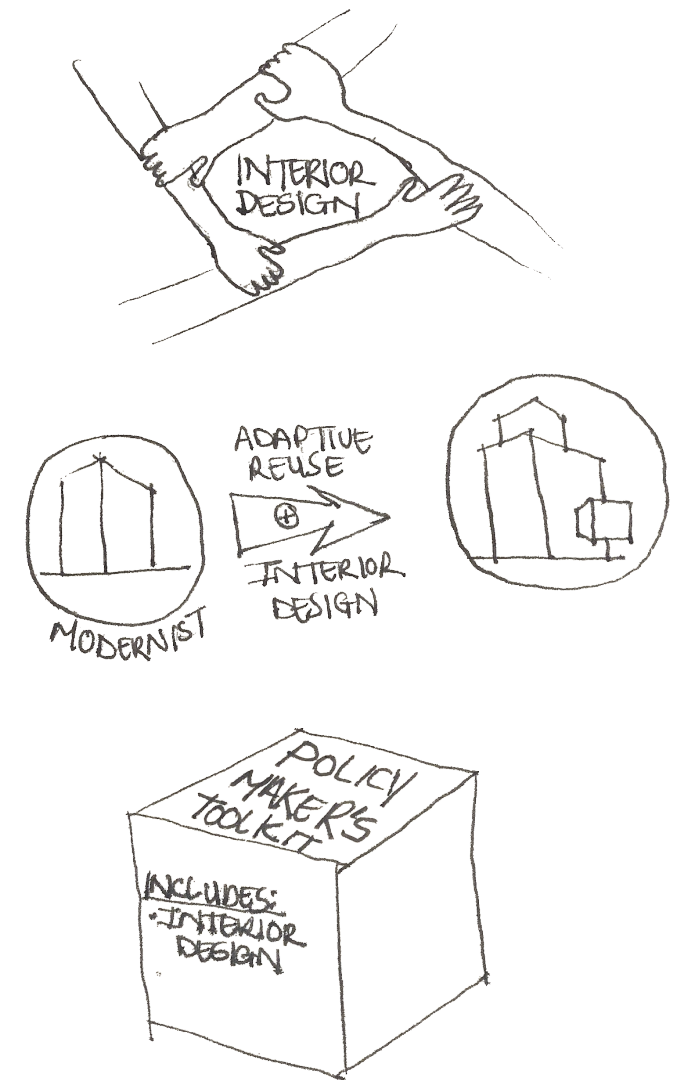
Figure 1.2 - Significance of Study

1.7   Research method

Diagram 1.1 graphically illustrates the research methodology for the study. The study will make use of a mixed methods approach due to the nature of the topic and user group identified. Groat and Lang (2013:443) state that the combining of both qualitative and quantitative data collection techniques is known as the mixed methods approach. The balance with regards to the method to be employed in the study will lean more towards the qualitative method.

The tactics and strategies that the study undertakes will include the following:

• Mapping
Mapping exercises have been carried out and conclusions will be drawn from these in order to have an architectural understanding of the site and its context.

• Observations
Physical analysis of the site and context via means of first person observations have been carried out as support to the mapping.

• Documentation
A documentation study of existing information was carried out with the emphasis on the collation of existing information in order to contribute to existing archival information.

• Heritage and historical analysis
A brief and limited historical timeline of the works of William G. McIntosh and various contexts is detailed in order to facilitate an understanding of the history and significance of the site and its surroundings.

• Principles and guidelines as per applicable Heritage Charter

RESEARCH METHOD

quantitative

research methodology

qualitative

THEORY
  • Literature review
  • Case studies and/or precedents
  • Review of principles and guidelines for heritage interior architecture
      • Formulation of statement of significance and guidelines to be applied to project
  • Observations

DESIGN + TECHNICAL INVESTIGATIONS
  • Mapping
  • Documentation
  • Heritage and historical analysis
  • Literature review
  • Case studies and/or precedents
  • Observations

Diagram 1.1 - Research methodology
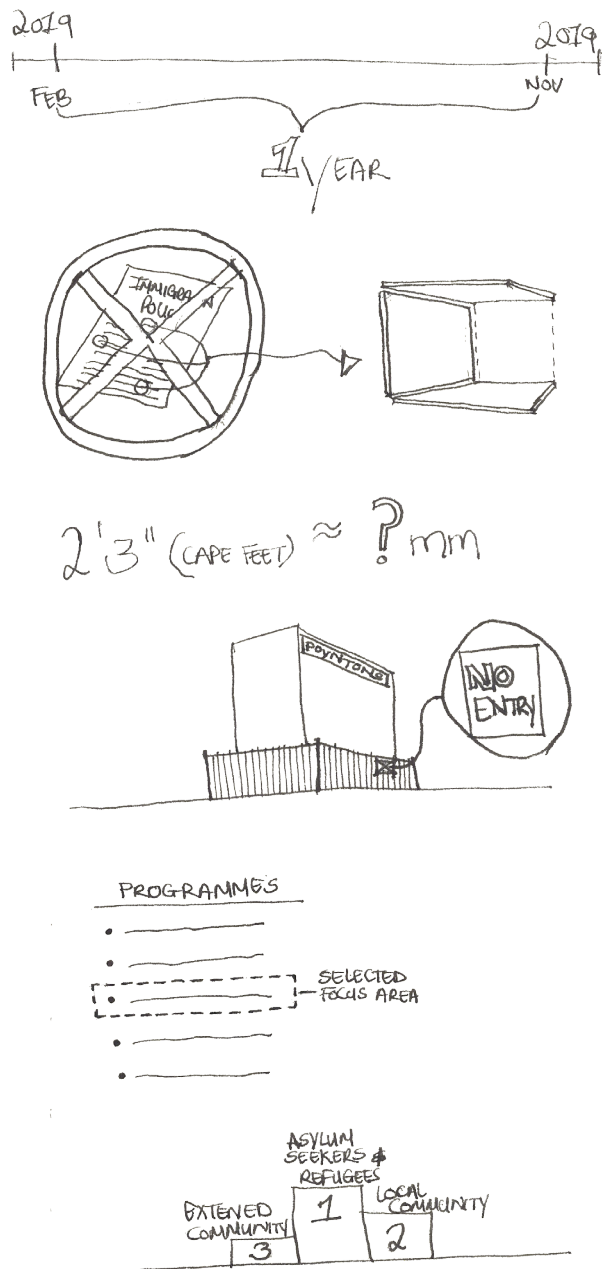
The ICOMOS Burra Charter is applied in determining the Statement of Significance for the Old Poynton's Building which will be further derived into a set of principles and points which act as design informants for the design proposal.

- Literature review

A review of existing theoretical literature dealing with the theories of place-making, social cohesion and adaptive reuse is undertaken in order to derive conclusions which are taken further to determine a set of appropriate strategies and approaches that will be applied in drawing out the design proposal.

- Precedents and case study
○   An analysis and review of various existing architectural projects will be carried out in order to determine a suitable range of architectural principles and strategies which will serve as examples of possible techniques and detailing to be applied to the proposed design.

1.8   Contribution

There are two main contributions that the study brings. The primary contribution lies with the investigation of interior design as a tool for the promotion of social cohesion amongst a community.

The second contribution lies in the documentation and drawing up of the 3D model of the building which will contribute to the archival documents available for the Old Poynton's Building. As an example of one of William Gordon McIntosh's works within the Pretoria CBD, the research and information that will be collated will assist to enrich existing information available on the architect and the building.

1.9   Delineation and limitations

The following delineation and limitations have been recognized in the study (Figure 1.3):

The study proposes that the building is to be used as a community centre with facilities and functions dedicated primarily for use by asylum seekers and refugees.

All the various sub-programmes will be housed within the building. However, due to the nature and duration of the masters studio, the design and technical investigation will be limited to a selected sub-programme(s) as it will be required to meet the necessary complexities and investigation avenues required for the degree.

Complete access to the site in its current state was not be granted. This may compromise exact documentation and therefore the study has make use of a copy of the 1950s construction drawings as the basis for the building construction and analysis.

The 1950s drawings detailed the measurements in Cape Feet and therefore the accuracy of all measurements cannot be confirmed. Where no measurement was available, inference was used to determine measurements and sizes from knowledge on best practices.

The study may refer to and highlight some policies pertaining to asylum seekers and refugees; however the problem has been identified and will be resolved from an interior design point of view only.

The masters studio and study timeline will only run for one year.

Figure 1.3 - Delineation and limitations

1.10 Assumptions

The below assumptions have been made in order to facilitate the study.

- Current tenants are illegal tenants and therefore the owner of the building (Gauteng Provincial Government) will have the tenants removed/relocated to new premises as per the requirements for the legal eviction of illegal tenants.

- The Department of Home Affairs (DHA) has expressed interest in having the Desmond Tutu Refugee Reception Centre partner with NGOs and social infrastructure support services and facilities to assist the process of asylum seeker application and appeal processes.

- The Tshwane Leadership Foundation (TLF) has expressed the need to expand the services offered to asylum seekers and refugees. The services offered under the Akanani drop-in centre will be relocated to the new centre located within the Old Poynton's Building.

1.11 Overview of study

The structure of the study can be divided into three sections; namely, the proposal and introduction section, the argument section and the expression section. The various chapters of the study are aligned to each section as per the following (Diagram 1.2):

Proposal and introduction:
- Chapter 1
An introduction and elaboration of the background for the study is presented in this chapter. The chapter sets the scene in detailing the problem statement, the determined research questions and research methods to be applied.

- Chapter 2
This chapter serves as an introduction of the context of both the site and background to the reader; and includes the mapping, documentation and analysis of data acquired. A statement of significance is presented as a response to the understanding of the building and its history via the guidelines provided by the Burra Charter.

- Chapter 3
This chapter highlights the proposed programme as derived from an analysis of the context and existing support services and infrastructure for asylum seekers and refugees. The chosen clients are identified and their roles with regards to the running of the various sub-programmes are detailed. Examples of user profiles is offered with an exploration into the taxonomy of the various prevalent cultural groups.

Argument:
- Chapter 4
In this chapter the theoretical investigation is explored and principles and guidelines will be determined which will then be applied to the design and technical investigations.

- Chapter 5
In order to strengthen the overall design, a review and analysis of a set of chosen case studies and precedents is undertaken in this chapter. Further principles and guidelines will be determined as additional design informants.

Expression:
- Chapter 6
In this chapter, the concept, design development and technical resolutions are detailed and illustrated.

- Chapter 7
This chapter serves as the conclusion of the study. There is a summation of all the chapters and feedback on how the design proposal has answered the various research questions. Recommendations on further research or investigations is also provided.

1.12 Conclusion

The study focuses on the adaptive reuse of the Old Poynton's Building from its current state as a dilapidated office building into a mixed-use community centre serving asylum seekers, refugees and the community in Pretoria.

The problem being addressed is largely a social issue which can be manifested in physical actions. This study looks to address the issue through design and where necessary, programmes and activities that will assist in enhancing the design are suggested.

The introduction of new programmes will seek to positively contribute to the history of the site whilst working towards the place-making needs of creating a sense of place and belonging for a group of individuals who are often neglected or offered little assistance or significance. The future building will be used as a tool for the integration, support and empowerment of all users.

Proposal and Introduction

 Chapter 1
- Introduction and background for the study

 Chapter 2
- Stripping back
- Introduction of the context, of both site and background.
- Statement of significance

 Chapter 3
- Introduction of the proposed programme
- Clients identified
- Possible user profile

Argument

 Chapter 4
- Theoretical investigation
- Principles and guidelines for study determined

 Chapter 5
- Case studies and precedents
- Principles and guidelines (design informants)

Expression

 Chapter 6
- Concept, design development and technical resolutions

 Chapter 7
- Conclusion of the study, with a summation on all chapters

Diagram 1.2 - Overview of Study

Ch2

Reading the existing

Context

2.1   Introduction

This chapter introduces the concept of stripping back as an integral part of a designer's process in establishing the appropriate design for an adaptive reuse project. The concept is explained through the definitions provided by theorists Fred Scott (On Altering Architecture, 2008), Graeme Brooker and Sally Stone (Re-readings 2: interior architecture and the design principles of remodelling existing buildings, 2018). The physical, historical, political and social context for the study with reference to the chosen site of the Old Poynton's Building is then established. The site, in relation to its positioning within the Gauteng province and City of Tshwane region, is detailed in order to provide links with regards to the selection of both the site and programme. An analysis of sixteen city blocks which include the block that the site is situated on is offered as a means of understanding the site surroundings with regards to its proximity to pedestrian movement and access, economic activities, transportation networks, as well as available and accessible public space.

Furthermore, in this chapter a building analysis is carried out in order to determine the architect's design approach to the structural systems employed, as well as access and circulation, services, climate and materiality. A short biography of the architect, William G. McIntosh is offered alongside an analysis of the historical, political and social contexts which led and influenced the design of the building. A statement of significance, as per the guidelines and principles of the ICOMOS Burra Charter will be used to determine the appropriate approach(es) to be applied to the adaptive reuse of the building from a purely commercial structure to that of a mixed-use building.

Finally, the chapter will identify various points of significance which will need to be addressed by the design in order to achieve the intended result of a place of hope and a place for the expression of one's identity. Conclusions from the various analyses undertaken will then be inferred and detailed at the end of the chapter.

2.2 Context and mapping

2.2.1 Macro context

2.2.1.1 Analysis

The proposed Old Poynton's Building site is located within the province of Gauteng, in the Tshwane municipality and is specifically located in the city of Pretoria. The site is located at 179 WF Nkomo Street, which was formerly the western half of Church Street, in the Pretoria Central Business District (CBD). It is adjacent to Church Square and is situated on the same block as Cafe Riche, the Transvaal Provincial Administration Building, Capitol Theatre and the Old Nederlandsche Bank Building (Figure 2.3). The site is located within the original city centre and is thus in close proximity with many other historically and socially significant buildings.

Due to its history as an economic hub, Gauteng has the largest percentage of migrants from outside the borders of South Africa (at approximately 6%) as determined by the 2016 Statistics South Africa (Stats SA) Community Survey. A breakdown of the make-up of the 6% further notes that the largest contributing group to this number is from the Southern African Development Community (SADC) region, followed by the rest of Africa, United Kingdom (UK) and Europe, Asia and finally the rest of the world. The Tshwane municipality also has its migratory community constructed largely of individuals from the SADC region and so forth. There is a contrast in Ward 58 where the site is located as its migratory community is largely made up of individuals from outside the continent, individuals from the SADC region and lastly individuals from the rest of Africa (Figure 2.2).

A mapping of the existing support services and

Figure 2.1 - Location of site (Google Maps, 2019. Adapted by Author)
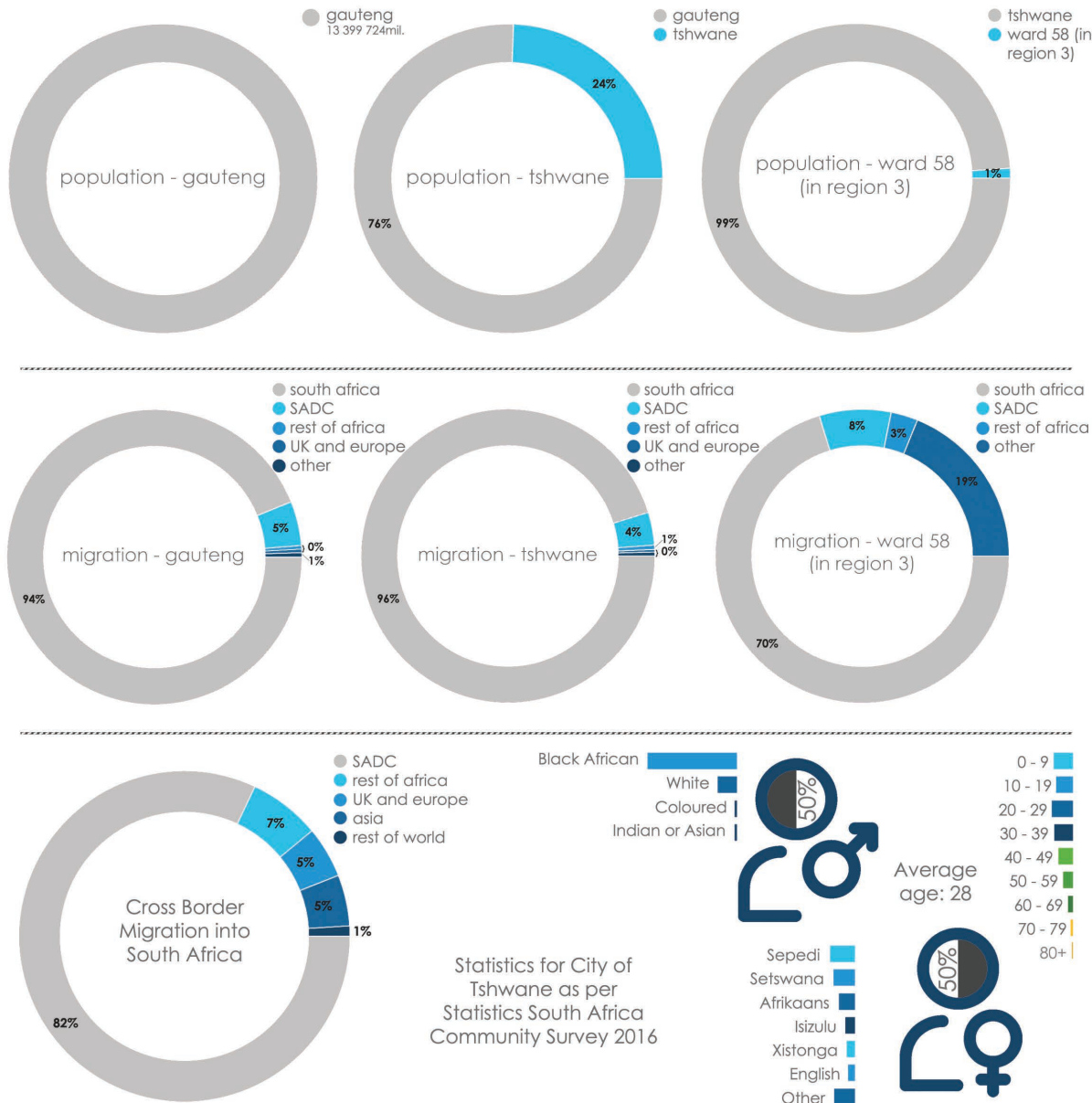
Figure 2.2 - Statistics for Tshwane (Wazimap, 2019. Adapted by author)

dedicated infrastructure support facilities present in the Pretoria area was undertaken by the collaborative research project. (Pathways out of homelessness) which is available to the homeless population of Pretoria. It has been noted that the homeless population in the city includes individuals who may be classified as asylum seekers and refugees. Figure 2.4 illustrates the locality of the various services and facilities that are dedicated to asylum seekers and refugees, as well as the homeless population as per the mapping carried out by the research project.

2.2.1.2 Sub-conclusion

The macro context analysis has revealed that the municipal region of Tshwane with a rate of 4% has a lower average of migrants, who are originally from outside the borders of south Africa, when compared to the average of 6% overall for the province of Gauteng. However a review of the ward in which the site is located reveals that approximately 30% of the population is considered to be migrants originally from outside the borders of South Africa. It can therefore be supposed that the ward would likely become to be home to a great majority of future migrants to the area.

Although the migratory community for Ward 58 is largely constructed of individuals from countries outside of the continent of Africa, this can be concluded as a result of the fact that the ward plays home to many embassies and consulates. The large migratory community has resulted in a large prevalence of new languages to South Africa which are not indigenous. Due to the inclusion of individuals from the SADC region some of these languages are Bantu in nature and therefore share similarities with the South Africa indigenous languages.

Figure 2.3 - Site location detailing walking distance, significant structures and refugee reception centre (Google Earth, 2019. Adapted by author)

LEGEND

1 Church Square
2 State Theatre
3 Women's Living Heritage Museum
4 Sammy Marks Square
5 Absa (Volkskas Building)
6 Queen Street Mosque
7 Jumma Mosque
8 Compensation House
9 Director of Public Prosecutions
10 Tudor Chmabers

11 Ou Raadsaal
12 Capitol Theatre (Currently car park)
13 Old Reserve Bank Building
14 Palace of Justice
15 South African Reserve Bank
16 Old Nederlandsche Bank
17 Pretoria Post Office Building
18 Pretoria Magistrate's Court
19 Pretoria Central Police Station
20 National Department of Public Works

21 High Court of South Africa (Gauteng Division)
22 The Provincial Administration Building
23 Cafe Riche (now closed)
24 Desmond Tutu Refugee Reception Centre
25 Pretoria Station
26 Gautrain Station (Pretoria)
27 Burgers Park
28 Prince's Park
29 Marabastad
30 Belle Ombre Train Station

Figure 2.4 - Map of existing support services and facilities for asylum seekers and refugees (Masters Mapping Group, 2019. & Tshwane Homelessness Forum, 2015:19-22. Adapted by author)

Legend:
- Public green space
- Vacant land
- Non usable/private green space
- Existing structures
- Trees
- River system
- Refugee support centres
- Social housing and shelters
- Social infrastructure support facilities

Refugee support centres
1. Home Affairs: Marabastad Refugee reception office
2. Xaveri Movement
3. South African Catholic Bishops Conference
4. Jesuit Refugee Services
5. Refugee Aid Organisation
6. Office of the United Nations High Commissioner for Refugees (UNHCR)
7. African Coalition for Refugees

Social housing and shelters
8. Struben Street Shelter
9. Thembelihle Village
10. The Potter's House
11. Litakoemi
12. Hofmeyer House
13. Kopanong
14. Living Stones
15. Tshwelelang
16. Eloff Building, Housing Company Tshwane
17. Lerato House
18. Tau social housing

Social infrastructure support facilities
19. Sediba Hope
20. Pen drop-in centre
21. Inkukuleko Community Centre
22. Crossroads Boys shelter
23. POPUP
24. Tshwane Leadership Foundation
25. Yeast Housing
26. Akanani drop-in centre
27. Gilead community
28. Rivoningo Care centre
29. Crossroads Coffee Bar
30. Christian Social Council
31. Kitso Lesedi
32. Homeless Solutions
33. Compassion Centre
34. Tshwane Home of Hope

2.2.2 Meso context

2.2.2.1 Analysis

The analysis of sixteen city blocks including the block that the site is located on is carried out in order to draw observations as to the characteristics, strengths, weaknesses, opportunities and threats of the site and its surroundings.

The site is located on a significant city block due to the presence of the Cafe Riche building, the Transvaal Provincial Administration Building, the Capitol Theatre and the Old Nederlandsche Bank Building as neighbours. All four structures have their significance derived from their value to the historical, cultural, political, architectural and social development of Pretoria.

The site (Figure 2.5) is also centrally located to many other cultural, social and historical significant architecture within the city CBD, such as Church Square, Ou Raadsaal, the State Theatre, the Reserve Bank and the Palace of Justice to name just a few.

The site is within 1.5km walking distance from a few transport nodes such as the Belle Ombre, the Gautrain station and the Pretoria train station. Within the same walking distance, the site is also accessible to the Desmond Tutu Refugee Reception Centre and existing support and infrastructure facilities and services offered to asylum seekers and refugees in the city.

A study of approximately sixteen city blocks including the block that the site is situated on has offered the following observations (2.5 & 2.6):

Activities and trade

An exploration into the various economic activities observed in order to have an understanding of the various interactions of users within the city with the street edges and activities located on the street level.

Observations:
- Predominantly positioned along Helen Joseph Street (former east portion of Church Street)
- Mix of formal and informal trade
- Large portion of informal traders located towards the east portion of CBD
- Traders include individuals who may be immigrants
- There are limited traders along the west portion of CBD
- Traders sold a variation of goods

CBD Church Square
Pedestrians | Traders
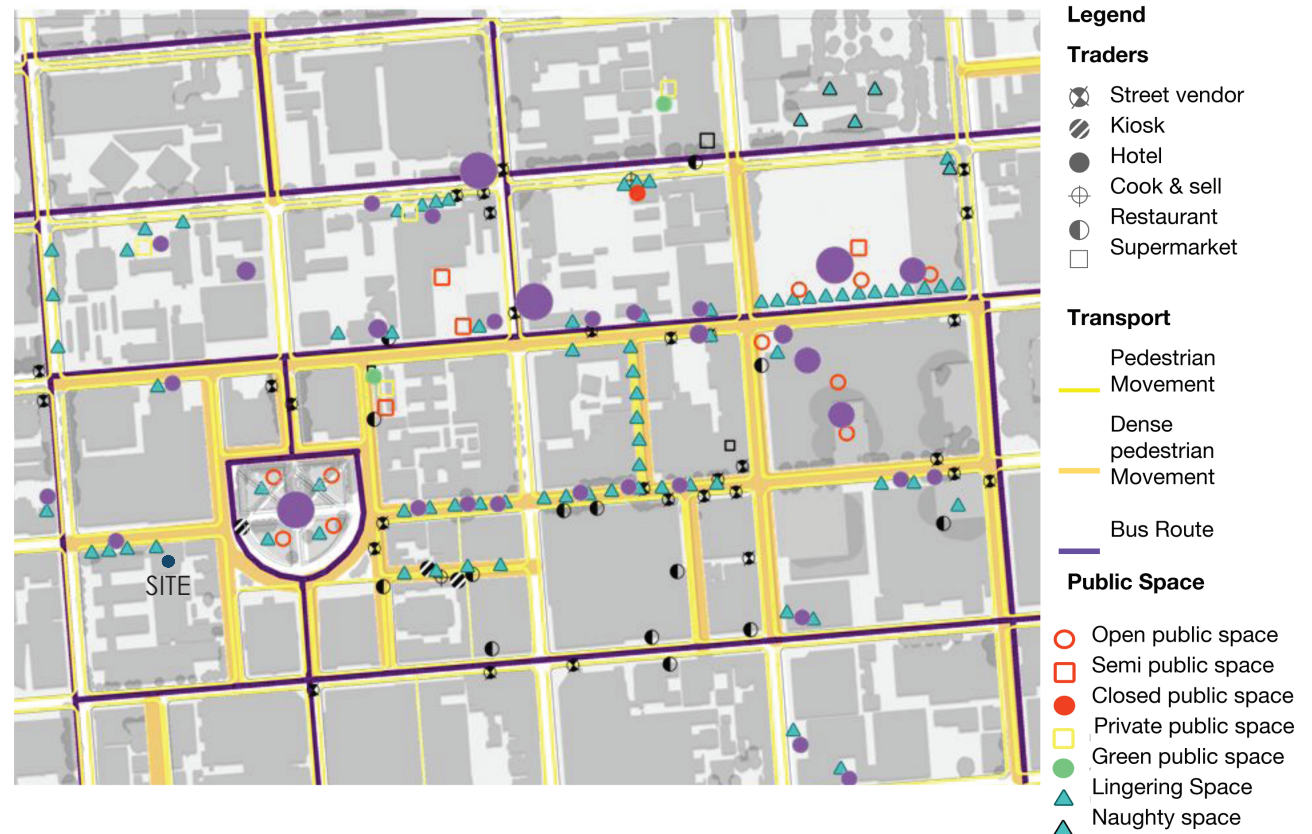
Figure 2.5 - Mapping detailing activities, traders and transport (Masters Mapping Group, 2019)

Transport

The relationship between the site and various transport networks and nodes within the analysis area is undertaken in order to assess the ease of access and movement to the site.

Observations:
- The site is in close proximity of public transport systems such as A Re Yeng (rapid bus transport mode)
- Helen Joseph Street from Church Square towards the east is predominately pedestrianised
- Pedestrian activity is largely centred along the north to south routes on various streets from Pretoria Station
- The largest pedestrian activity experienced is along Helen Joseph Street from Church Square moving eastward

Public Space

Existing public spaces, whether formal or informal, have been noted with the aim to understand their locality and accessibility to users. The public spaces have been categorised as per the below classifications:

- Open public space: Public space accessible by all without barriers/fencing
- Semi-public space: Public space with minimum barriers but easily accessible
- Closed public space: Public space closed off with barriers but accessible through granted access
- Private public space: Public space closed off with barriers and only accessible to users of the architecture
- Green public space: Parks, atria, rooftop gardens

- Lingering space: Public spaces that lend itself to users spending extended time within/around space
- Naughty space: Public spaces often used for nefarious activities

Observations:
- Limited available public space
- Church Square is the largest (green) public space available

- There are open public squares available such as Sammy Marks, Tshwane House and the State Theatre
- There are various areas where people linger and congregate which are not exactly designed public spaces
- The more frequented spaces are generally more open and large in size, users are afforded ample space
- The spaces noted as lingering spaces are

CBD Church Square

Pedestrians | Edge conditions | Naughty Spaces | People density
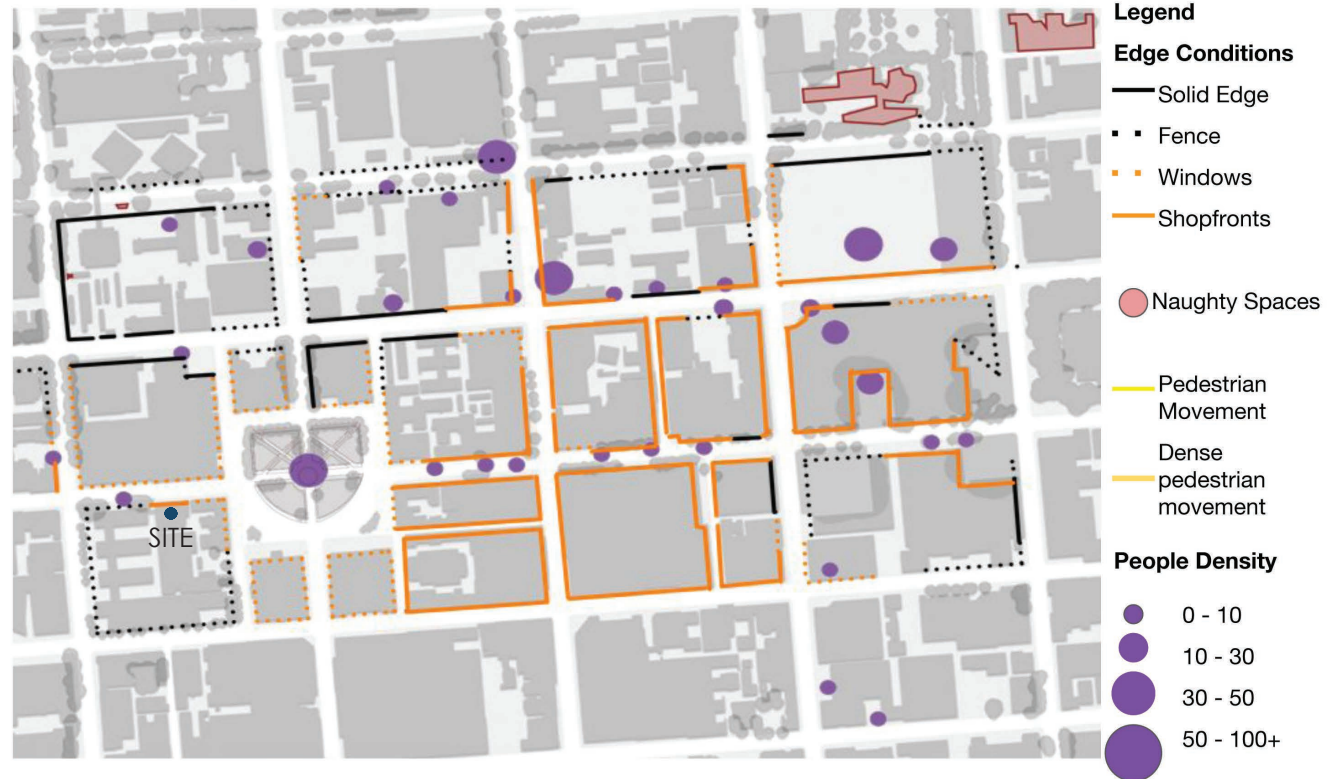
Figure 2.6 - Mapping detailing edge conditions and density (Masters Mapping Group, 2019)

predominantly situated close to high activity zones and could result in users having to slow down their pace while navigating these densely populated streets/alleys/passages/sidewalks

Edge conditions

Existing boundaries and barriers within the area analysed are noted in order to determine the existing edge conditions and potential weakness and opportunities with regards to how they affect user perceptions, activities, trades and the creation of public space.

Observations:
- The majority of blocks located on the east have predominant shopfronts and are therefore more visually accessible
- There are variation between solid, obscured (fenced/windows) and transparent edges
- Edges towards the west are predominantly obscured and are not very visually transparent

2.2.2.2 Sub-conclusion

The meso context analysis has revealed that the site is located on a significant city block. Although not noted as a building of high significance itself it most likely will be given significance due to the buildings neighbouring it.

The site is located in close proximity to Church Square, one of few public green spaces within the Pretoria CBD. It has become apparent that recent and new construction in and around the area of the CBD have begun to allow for various forms of public areas and which are either accessible to all users or accessible exclusively to users of the specific building and given access to via means of the building interior.

2.3   Stripping Back

Fred Scott, author of On Altering Architecture, argues that the approach of stripping back as detailed in the book serves as a starting point to explore the appropriate adaptive strategy to be applied for the adaptive reuse of the Old Poynton's Building. Graeme Brooker and Sally Stone, authors of Re-readings and Re-readings 2, are both theorists and their design principles which are detailed in their book Re-readings 2 shed light on the available categories of analysis.

Stripping back as noted by Scott (2008:62) is a physical process whereby damaged or rotting elements may be removed 'from the building prior to or parallel with the work of returning it to a sound condition'. These works are necessary in order to bring the site into a state of ruination in which it can be better understood and an appropriate plan of action with regards to the necessary works can be derived. Stripping back is the primary act done by the designer which is generally followed by the processes of making good enabling and new works.

Scott (2008:79) likens the process of alteration to that of translation and notes that the process is like that of the evolution of the existing from its past to its future state. Stripping back in a theoretical sense refers to the process of exploration and analysis of the existing site in its current state and can be said to be a criticism of the existing (Scott, 2008:78). The process should result in the development of a connection between the designer and site, a positive connection which will form as the basis for developing the relationship between the new works and the existing site. The understanding should not only extend to the traditional architectural analysis of the form and systems of the site, but also to an understanding of its greater context and history.

Scott (2008:108) defines stripping back as 'the process of delineation of the qualities of the host building, an analysis of the given'. An opinion of the style should be developed in order to define the attitude that the designer will need to use in defining the design decisions. The knowledge of the style derived from a review of examples of structures built during the same time or the specific architectural style should be well defined and expressed. In the stripping back of the site, the image of the ideal can be sourced. This image is not based on a measure of the building to its peers, but to that of the state of the site in its current form versus the architect's original intentions. Scott (2008:109) notes that the ideal 'will be obscured in reality by usage, or some failure in execution on the part of the architect, and also to a lesser degree by later additions'.

Stripping back is the irrefutable process of revealing the intrinsic characteristics of the site. Scott (2008:113) states that 'these qualities are those that the work of alteration aims to carry over from the past into the present, while seeking clarification at all stages of the process'. It is these intrinsic characteristics which derive the strategy that designers must apply in their approach to the alteration work.

Figure 2.7 - Stripping back

Brooker and Stone (2018:10) note that 'artists, designers and architects who work with the material of existing context strive to reveal the hidden spirit of a place'. The process of adaptive reuse exposes and seeks to utilise the information and meanings discovered to 'construct an additional layer of consequence that will bestow new value on the place' (Brooker and Stone, 2008:10). In the adaptive reuse of an existing structure, designers not only provide linkages to the current state of the site but also to its history and past.

The two authors expand on this subject of analysis to define five categories of analysis that an architect will need to engage with in order to come to the desired understanding of the site. The categories (2018:5) that are listed and defined include:

- Form and structure
  - Plane refers to a horizontal or vertical surface and can represent the façade, wall, floor, soffit/ceiling of a space.

  - Plane is one of the most recognisable and experienced elements of the built environment by users.

  - The combination of these planes create the room.

- Historical and Functional
  - Objects may be a furniture item, clothing or shoes displayed in a shop or the elements of an exhibition in a museum.

  - Objects may be fixed or movable and play a major role in defining the possible views expressed within a space.

  - The placement of an object can also define the manner in which users make use of a particular space.

- Context and environment
  - The use of both natural and artificial light in order to render desired atmospheres within the interior space.

  - Lighting can be both functional and poetic, specific lighting level requirements may be required for the various uses.

  - Lighting may be employed to highlight the dialogue between the old and new.

- Proposed function
  - The analysis and complete understanding of the proposed function is required.

  - The collation of the requirements for the building and the boundaries imposed by the existing site need to be carried out in order to confirm that the new function will fit and also determine the opportunities or restrictions placed by the existing site.

- Sustainability
  - The analysis into the various opportunities that the existing site offers for the inclusion of a sustainability framework.

  - Sustainability could refer to physical sustainability and the introduction of sustainable systems. It could also refer to the sustainable use of the site.

In addition, the process of stripping back can also be viewed as an exploration into the identity of the site, an investigation into the site's being and the site's position within the greater whole which can be defined as the immediate context, city block(s) or the city that the site is located within.

Program — Context
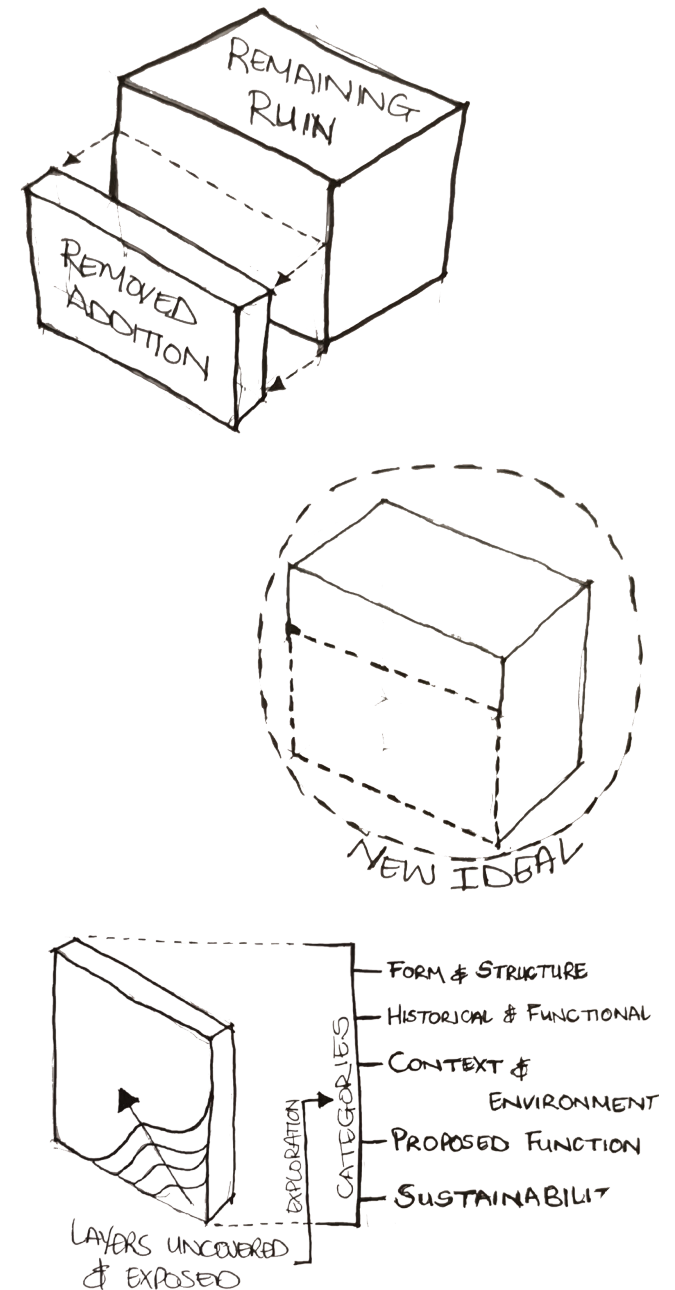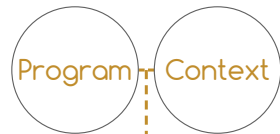
Five categories of analysis: (Brooker & Stone, 2018)

- Form and structure
- Historical and Functional
- Context and environment
- Proposed function
- Sustainability

Stripping Back

Figure 2.8 - Categories of analysis

2.3.1 Micro context

2.3.1.1 Analysis

The micro context analysis focuses on the site, The Old Poynton's Building, a dilapidated and underutilised inner city modernist commercial building. The analysis is broken down into two parts. Firstly, the analysis delves into understanding the history of the building through an exploration of the architect who designed the building, William G. McIntosh. An analysis of the historical, political and social contexts prior to the construction of the building, during its design and construction and finally post its construction is done.

Secondly the analysis thereafter details an in-depth building analysis of various items such as the relationship of the building to the street edge(s) and boundaries, structure, access and circulation, climate and existing materiality to name a few. The aim of the building analysis is to determine an understanding of the building and the potential issues and opportunities which could be addressed during the design investigation.

2.3.1.2 Historical

2.3.1.2.1 The Old Poynton's Building

The design of the Old Poynton's Building was commissioned in the late 1940s by 'J.C. Poynton in order to expand his company which was based on the selling of agricultural equipment' (Jordaan, 2010). The building has seven storeys in total; six of which are above ground and were designed to house the offices of the employees. The ground floor was designed to house retail facilities and not only housed the Poynton's store but also other businesses.

2.3.1.2.2 William Gordon McIntosh

William Gordon McIntosh, son of renowned Scottish born South African architect Frank Gordon McIntosh, was born in Glasgow, but was brought up and educated in Pretoria. An alumni of Pretoria Boys' High School, he excelled in both mathematics and science (Artefacts, n.d.). Just like his father and grandfather, upon completion of his high school career McIntosh proceeded with his degree in architecture at the University of Witwatersrand (WITS). It is through his friendship with Rex D. Martienssen which emerged as a result of their enrolment at WITS and continued friendship beyond their graduation which led both men to join the first South African Students' Tour of Europe group of 1925 (Artefacts, n.d.).

It is the above mentioned tour which sparked both McIntosh and Martienssen's interest in the modern movement and this culminated in the production and issuing of Zerohour (Barker, 2017). Alongside fellow architect Norman Hanson, a magazine was issued once in April 1933 as a manifesto and proclamation for the need for a change in the kinds of architecture produced at the time. It is also through this partnership of architects that the Transvaal Group was formed. Norman Hanson notes of his colleague and friend that his 'quiet and calm personality made an immediate and lasting impact, and whose work showed the way to clear thinking and sound building principles' (2007:72).

McIntosh began his academic career as a part-time lecturer in the Department of Engineering at The Transvaal University College in Pretoria (Artefacts, n.d.) which would later become the University of Pretoria. This association would further result in McIntosh being part of the establishment of Boukunde, the School of Architecture at the University of Pretoria. McIntosh was also an external examiner for various other architectural schools in the country.

Notable works by McIntosh include House Munro (version published in Zerohour), the Customs and Excise Building and the Pretoria Art Museum. McIntosh is also known to have collaborated with various architects and architectural firms working in Pretoria and Johannesburg. He was also a recipient of two national architectural awards, the Institute of South African Architects Gold Medal in 1968 and a medal from the Akademie vir Wetenskap en Kuns in 1970 for his architectural work (Artefacts, n.d.). Roger Fisher (1998:127) notes that McIntosh 'retained a firm belief in the logic functionalism in its broadest sense, and combined his unique ability in structural design with a dignified restraint in architectural design and a sensitive use of material'.

2.3.1.2.3 Analysis of historical, political and social contexts

The below summary analysis, as expanded in Appendix A, will offer a brief exploration into three historical periods within the context of South Africa and will include international architectural thinking and where available, an example of a McIntosh architectural response to the various periods. Figure 2.9 graphically illustrates this analysis and highlights three structures design by McIntosh within the three periods, these being the Munro House, Whitecrook and the Pretoria Art Museum Building.

Modernism, International Style & Transvaal Group

"Innovations in materials and techniques, a new aesthetic of austerity and function and the wide implications of the International Style caught the imagination of a group of young architects trained at the University of the Witwatersrand" (Greig, 1971:61) which later became known as the Transvaal Group. The original proponents of the movement were William McIntosh, Rex Martienssen and Norman Hanson. The modern movement in South Africa began before the Second World War but found new fervour and growth post the war as the impact of the war on the economy and industries and the change in the political climate became apparent.

There was general opposition to the international style as it stepped away from what was regarded as traditional and the culture of South Africa at the time. The period saw a rise in the use of traditional materials and modern industrial materials such as concrete, glass and steel. The designs that came about where mostly stark and bare in comparison to the previously decorated structures designed and built at the time.

Pretoria Regionalism, Post World War Two and the National Party

The effects of the Second World War on the construction industry import system saw the need for government to promote the industrialisation of the country and the birth of many large industrial factories. This period saw the establishment of ISCOR, the Council for Scientific and Industrial Research (CSIR) and the manufacturing of prefabricated concrete. Fisher (1998:123) notes that 'Pretoria Regionalism, the Third Vernacular, reflects a particular response to nature and landscape through the economical use of naturally available and industrially produced materials with an empirical response to climate; all of which tempered the emergent tenets of the Modern'.

The Transvaal province as home to the National Party is part of the reason why the compendium of modernist works is mostly located within the cities of Pretoria and Johannesburg. Fisher notes that 'Pretoria was the "traditional" capital of the Afrikaner. The ideals and goals of the National Party were thus manifested and propagated through the laws that were enacted which impacted on both the architectural sphere on plan and in urban planning levels. McIntosh's structures during this period were highly designed to be contextual and responsive to the environment, climate, and site conditions. Notable features include the use of columns, brise soleil sun shading elements, the use of brickwork, marble and the detailing of white as a feature colour for exterior and interior finishes.

Post-Modernism and Post Apartheid South Africa

Doreen Greig (1971:208) notes of the Pretoria Art Museum that 'occasionally one is fortunate enough to find a modern work of architecture of great distinction, the product of a beautiful setting, good materials and fine design which has drawn on the ideas and technologies of its own times'. The Pretoria Art Museum, as it is currently known, is one of McIntosh's most revered architectural works. Flexibility on plan and flexibility in the control of the various systems to be installed was a large design influencer in the detailing of the original building. There was a need to accommodate sculptures and paintings, both of various sizes and scales, and other art works. Second to the need for flexibility came the lighting design for the building.

Although the Modernist style was conceived to become a representation of a better future for all and be a representation of a design style that could speak to many, if not all society, it later became apparent that this was not the case. This therefore brought about the post-modernist movements. In discussing lessons to be learnt from the modern movement, Christopher Cornford quotes Kopp in his article who notes that it lies 'not in amazing architectural exploits, but in the idea that there cannot be a really new architecture, a revolutionary architecture, except in the context of total social upheaval, since architecture, urbanism and land use are not and never will be anything but the image of the society which creates them' (Cornford, 1975).

Figure 2.9 - McIntosh and three of his designs and structures (Composite image)

zero hour
PUBLICATION

HOUSE MUNRO

WHITECROOK

WILLIAM GORDON MCINTOSH

PRETORIA ART
MUSUEM

Scale: 16' — 1"

FLOOR PLAN LEGEND

1. Podium.
2. Temporary Exhibition.
3. Enquiries.
4. Gallery.
5. Gallery.
6. Temporary Exhibitions.
7. Sculpture Court.
8. Tea Room.
9. Typist.
10. Secretary.
11. Director.
12. Strong Room.
13. Restoration.
14. Work Room.
15. Library and Prints.
16. Fan Room.
17. Cleaners' Room.
18. Picture Store.
19. Workshop and Store.
20. Loading Platform.
21. Non-European Rest Room.
22. Transformer Room.
23. Store Room.
24. Staff Parking.
A. Main Entrance.
B. Staff Entrance.
C. Loading.

2.3.2 Building Analysis - Old Poynton's Building

2.3.2.1 Street edges and boundaries

The building's boundaries are both solid and transparent through the use of the glass shopfronts and face brick with openings for the north, south and west facades (Figure 2.10). A solid boundary can be noted at the two service streets on the east and the west through the introduction of gates to these streets which are believed to have been installed after the construction of the building.

Edges are detailed through the use of different floor finish materials of various textures as well as the use of minor level differences (Figure 2.11). The use of level differences is most likely a reaction to the site's two apparent slopes. The detailing of the building sees a user experience approximately five defined edges through the changes in the floor finishes.
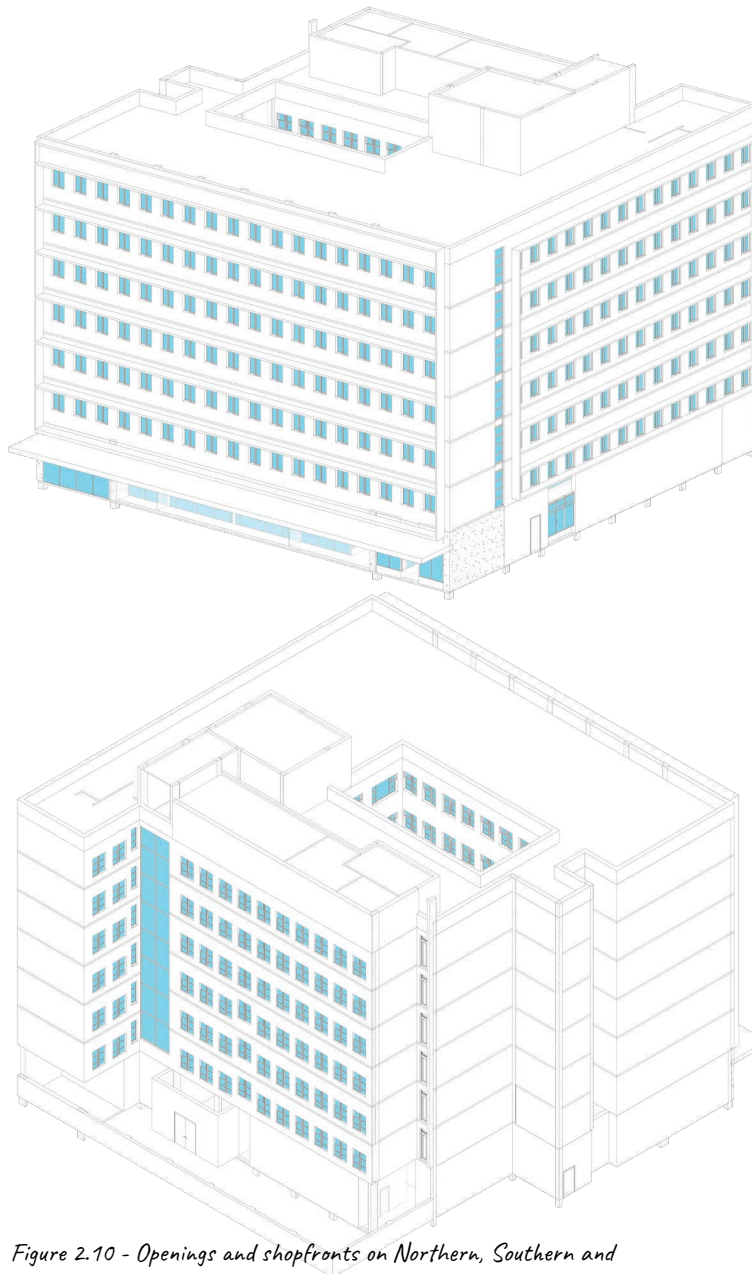

Figure 2.10 - Openings and shopfronts on Northern, Southern and Western facades

wood block flooring
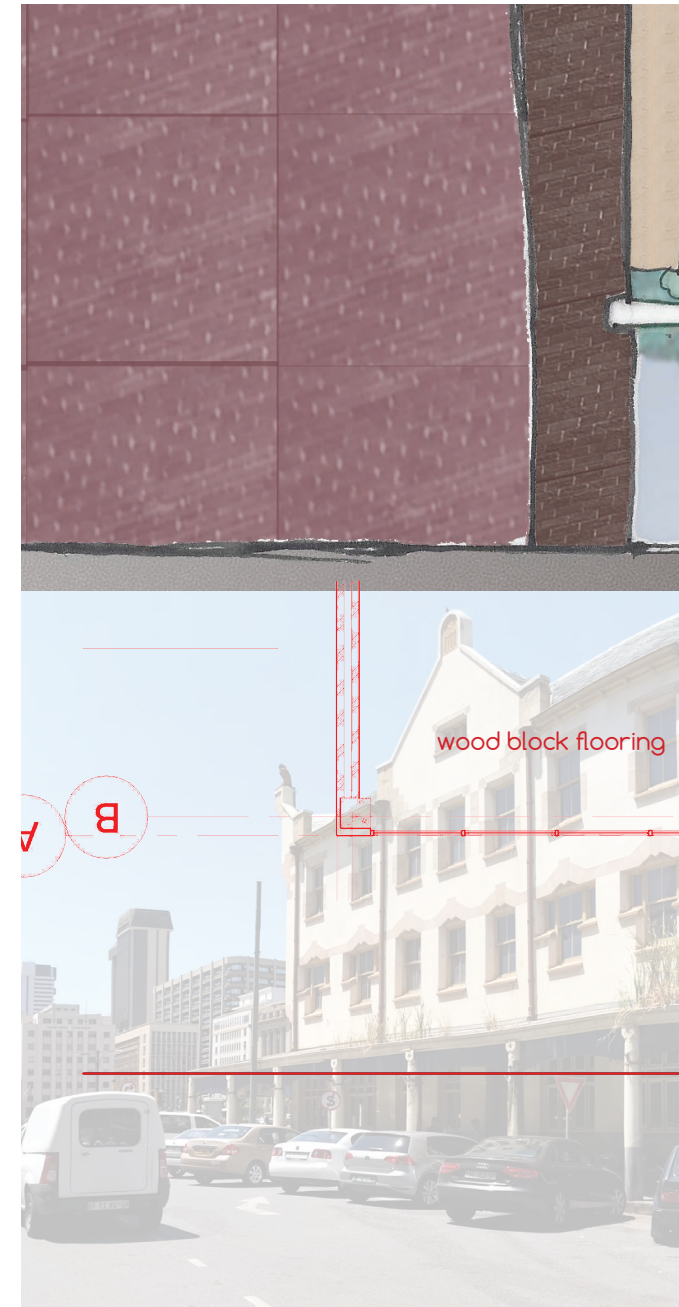
Figure 2.11 - Collage of street edge and section of sidewalk

wood block flooring

wood block flooring

wood block flooring

wood block flooring

grano' and brass flooring

wood block flooring

slate and concrete sidewalk

slate and concrete sidewalk

tar street
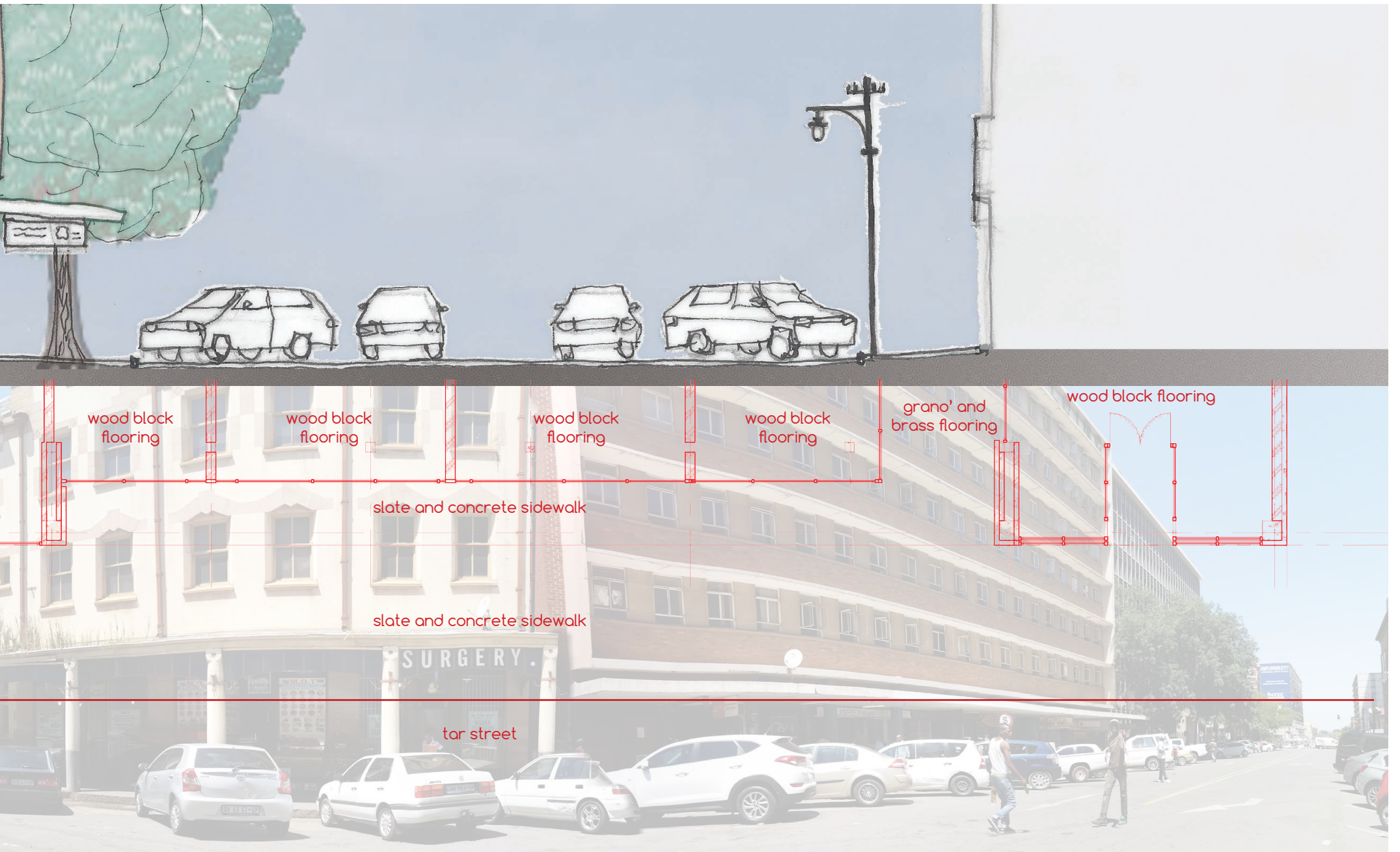
2.3.2.2 Structure

2.3.2.2.1 Overall structure

The building as per modernist building ethos is constructed with a concrete column and ribbed slab system as its structural core (Figure 2.12 and Figure 2.13). The facades include a brise soleil detailing above the windows on the north and west façades. The same brise soleil detail is expressed in the inclusion of a cantilevered concrete canopy on the ground floor which covers a great majority of the pavement and offers deep shading of the circulation zone below the canopy. Piping for rainwater and sewage drainage have been cast into a number of columns.

The building has been designed with a fairly even grid system from the east to west. The grid system used for the north to south is however not as regular as the west to east grid system. The grid system is used to determine the positioning of the columns which are placed in the same positions on all floors above ground
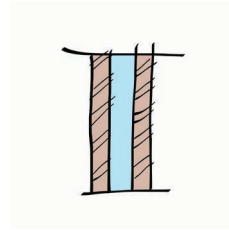
Walls

- Boundary walls made from double skin kirkness cavity walls
- Interior walls made from single skin brick
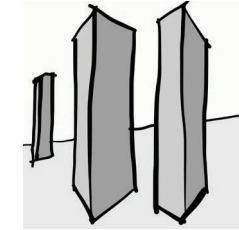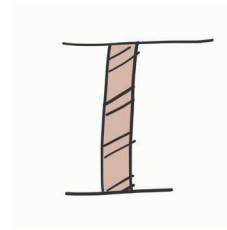
Structural columns

- Columns within boundary walls
- Various sizes
- Circular column used only as support for ground floor canopy
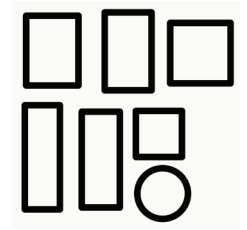
Concrete slabs

- Ribbed slab
- Cast in-situ
- Brise soleil panels integrated into concrete slabs
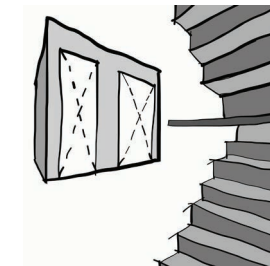
Vertical circulation

- Lift shaft with two elevators
- Staircase connecting all floors located adjacent to lift shaft
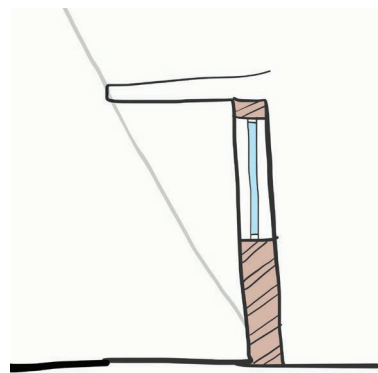
Brise soleil and windows

- Brise soleil panels on North and West elevations for sun control
- Brise soleil detail used for cantilevered canopy
- Standardised size for majority of windows

Figure 2.12 - Main structural elements of building
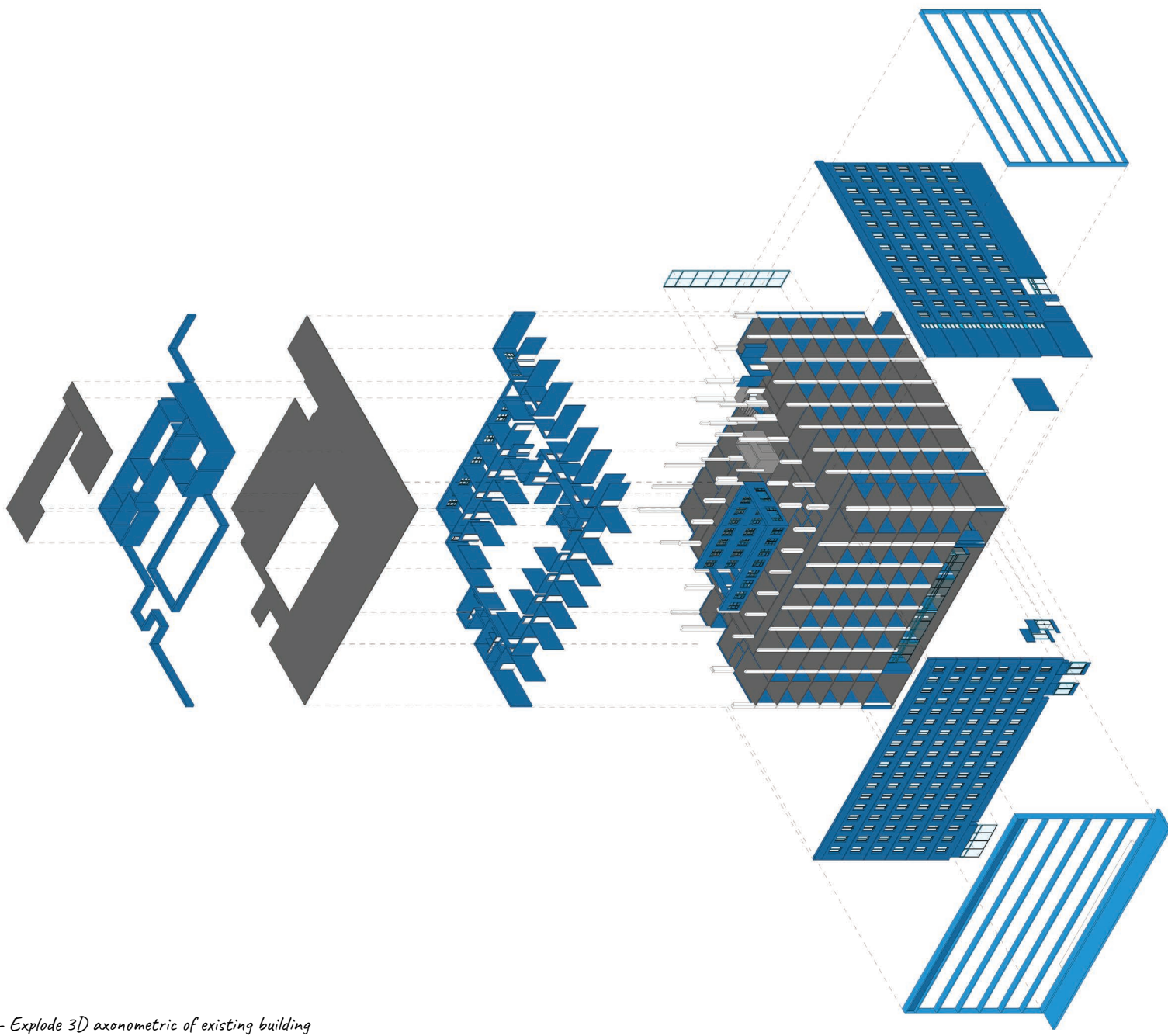
Figure 2.13 - Explode 3D axonometric of existing building

Vertical circulation

Structural columns

Concrete slabs

Brise soleil and windows

Walls

2.3.2.2.2 Floor Plan Layouts

The ground floor plan (Figure 2.14) is predominantly zoned and designed as a retail space. There are also several storerooms located on the ground floor which are accessed from a door and passage leading westward from the vestibule. The passage also provides access to the transformer room, electrical meter room, ablutions block on the south façade and a large kitchen located adjacent to shop 1. There are also columns positioned within shop 3, 4 and 5. Floors one to six are all zoned and designed as commercial office space and are predominantly identical. The ablutions block is located on the west and accessed from the open passage. There are 5 store-rooms located on each floor.

The remaining floor plate (Figure 2.14) is divided into cellular offices of various sizes. The columns and grid spacing have been used as an informant for the determination of the office space sizes. However, there is one minor difference noted with the sixth floor. Two offices located adjacent to the stairwell have been altered in order to allow for a caretaker's residence with one bedroom, bathroom and kitchen all separated by walls. Finally, the roof space also houses the elevator motor room as well as a residence for what would have been the black general staff (Figure 2.14).
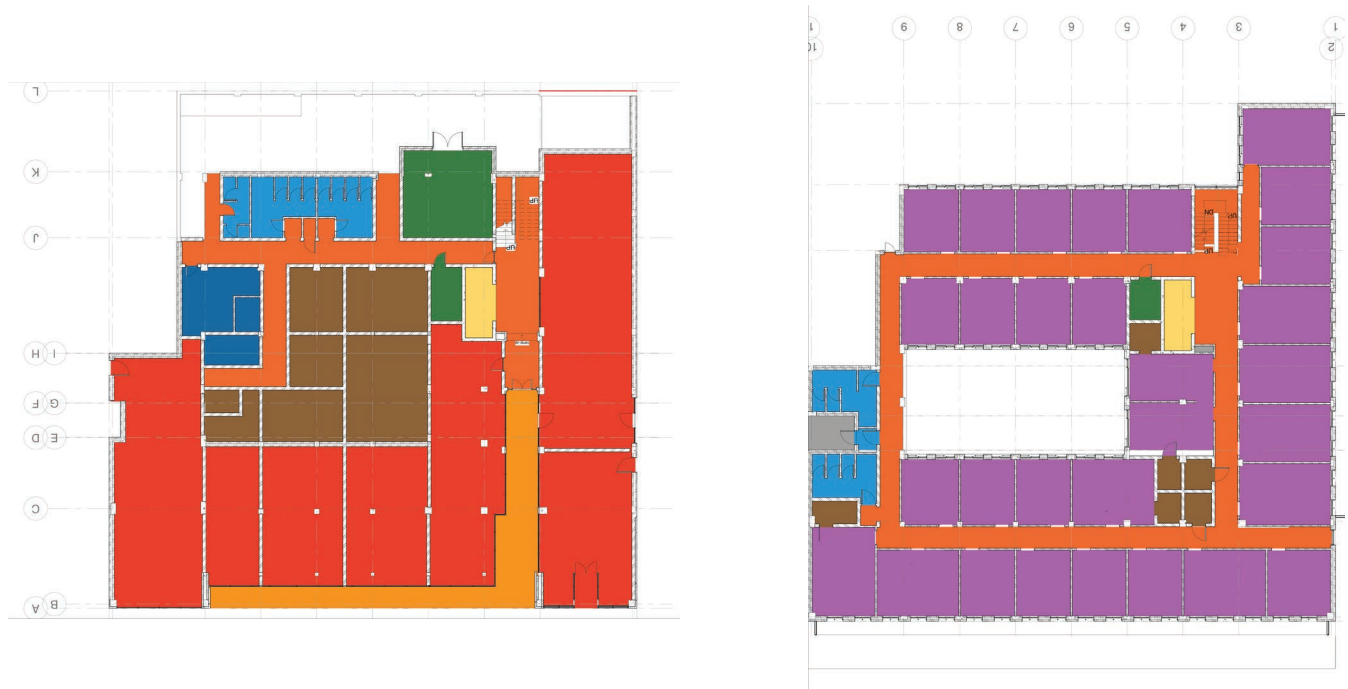
Ground Floor

- 🟠 External Circulation
- 🟡 Lift core and lit motor room
- 🔴 Retail
- 🔵 Ablutions
- 🟠 Internal Circulation
- 🟢 Electrical room and transformer room
- 🟤 Store rooms
- 🔵 Kitchen and pantry
- ⚪ Ducts

First to Fifth Floors

- 🟠 External Circulation
- 🟡 Lift core and lit motor room
- 🔵 Ablutions
- 🟣 Offices
- 🟠 Internal Circulation
- 🟢 Electrical room and transformer room
- 🟤 Store rooms
- ⚪ Ducts

Figure 2.14 - Analysis of building floor plans

Sixth Floor

- External Circulation
- Lift core and lit motor room
- Ablutions
- Offices
- Internal Circulation
- Electrical room and transformer room
- Store rooms
- Ducts
- Caretaker's residence

Roof Floor

- External Circulation
- Lift core and lit motor room
- Dormitory

Analysis Observations
- Occupancy classification: G1
- 30 offices on first to fifth floors
- 28 offices on sixth floor
- 3 female WCs allowed for on each floor above ground
- 2 male WCs and 1 urinal allowed on each floor above ground
- 2 elevators
- 1 internal stairwell
- 1 external fire escape stairwell provided
- Dormitory area on roof floor

Existing Zoning Legend

- External Circulation
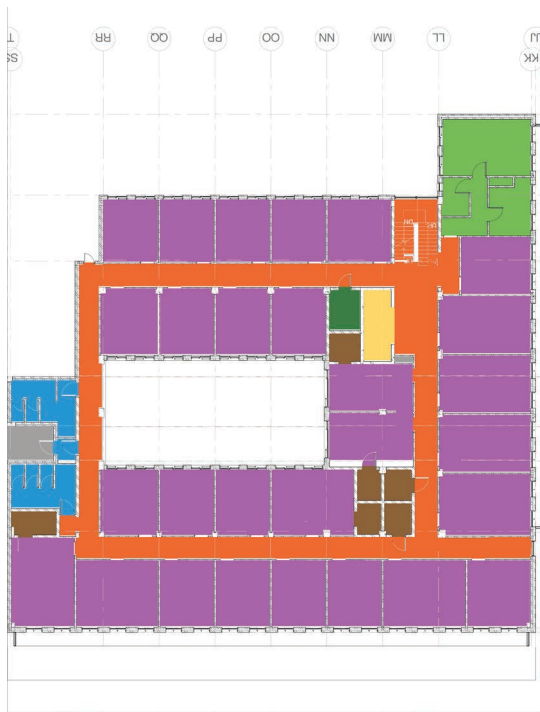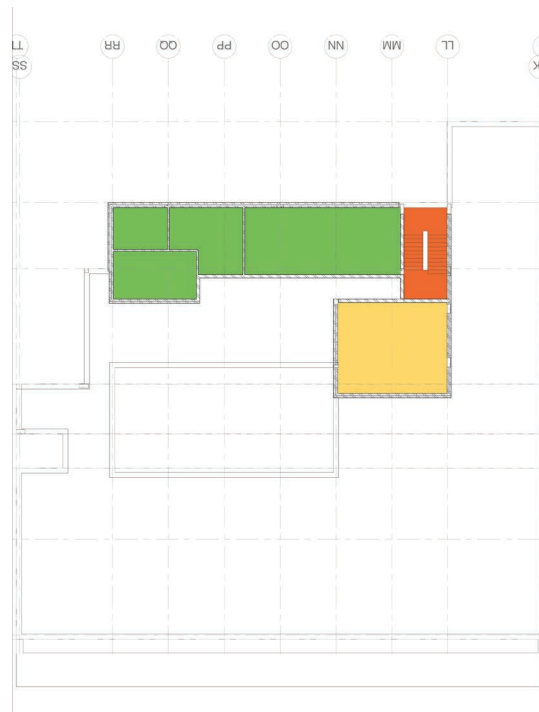- Lift core and lit motor room
- Retail
- Ablutions
- Offices
- Internal Circulation
- Electrical room and transformer room
- Store rooms
- Kitchen and pantry
- Ducts
- Caretaker's residence and dormitory on roof

2.3.2.3 Access and circulation

Primary access to the building for users is available from the main entrance passage and vestibule located on the western half of the north facade. The ground floor plan (Figure 2.16) has various level changes. However, floors one to six are designed in such a way that the one floor level is carried throughout. The level change between the entrance passage and vestibule area was detailed by the architect to be achieved by a stepped transition of three steps; however, this has subsequently been altered at some point in time as this level change is currently achieved via means of a ramp. Additional access into the building (Figure 2.16) is located on the ground floor.

Circulation (Figure 2.15) through the building is achieved via the stairwell located at the rear of the building along the south facade which connects from the ground floor to the sixth floor. Additional circulation to the various floors is provided by two lifts situated just perpendicular to the stairwell. The lifts are however currently non-operational and therefore access to floors one to six are currently only available via the stairwell. The various rooms on floors one to six are thereafter accessed via a set of connected passages, three that are closed and one that is open to the elements and adjacent to the light well. The east passage only creates what could be deemed as a service passage as it provides access to the ablution blocks and the fire escape door located on the eastern edge of the south facade on each floor.

The existing circulation is believed to be adequate for the building should it retain its current use and zoning; however, the study proposes a new use for the building and the introduction of a new multi-programme which will impact on the number of expected users.

Potential pedestrian movement via currently inoperable elevators
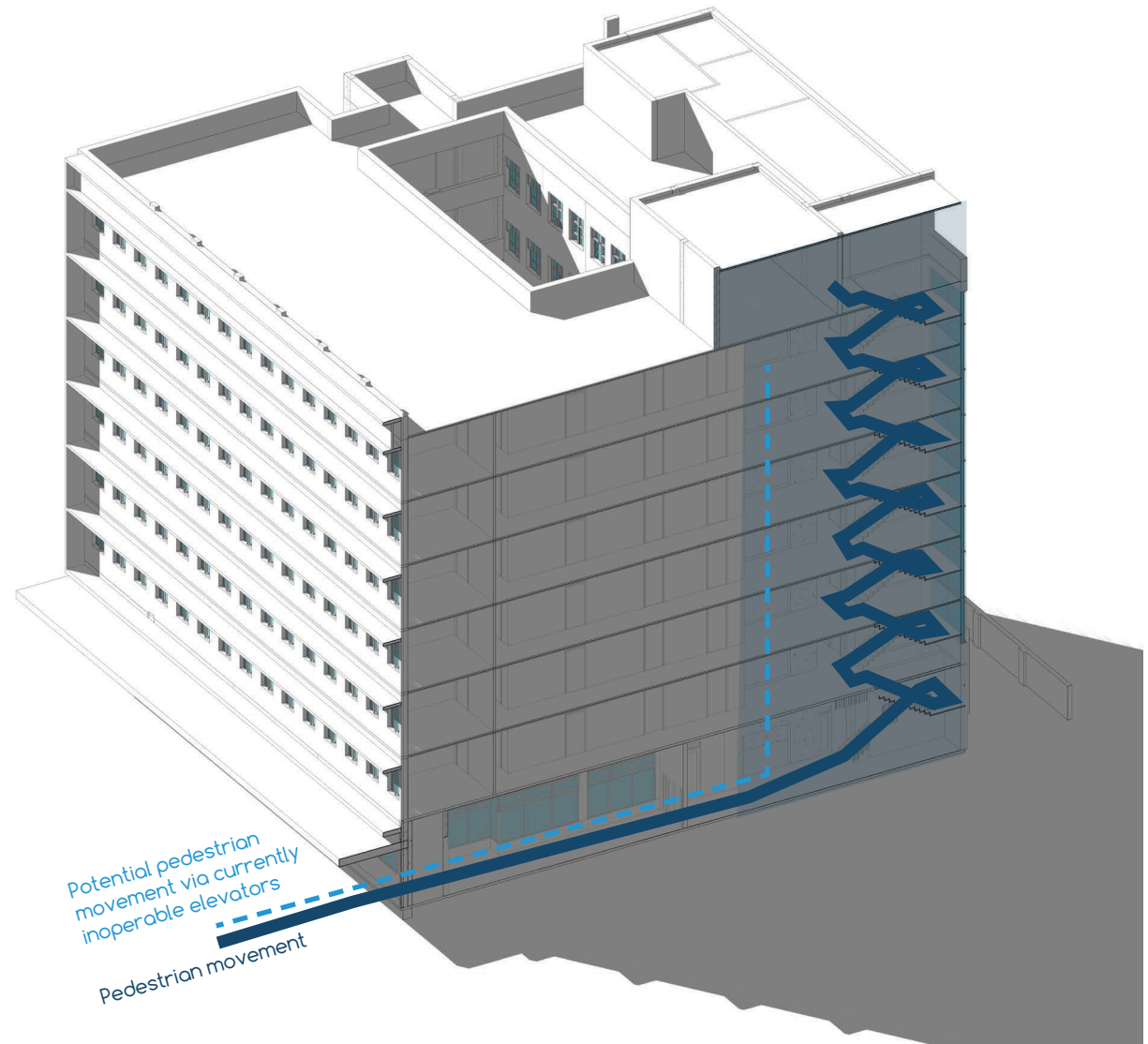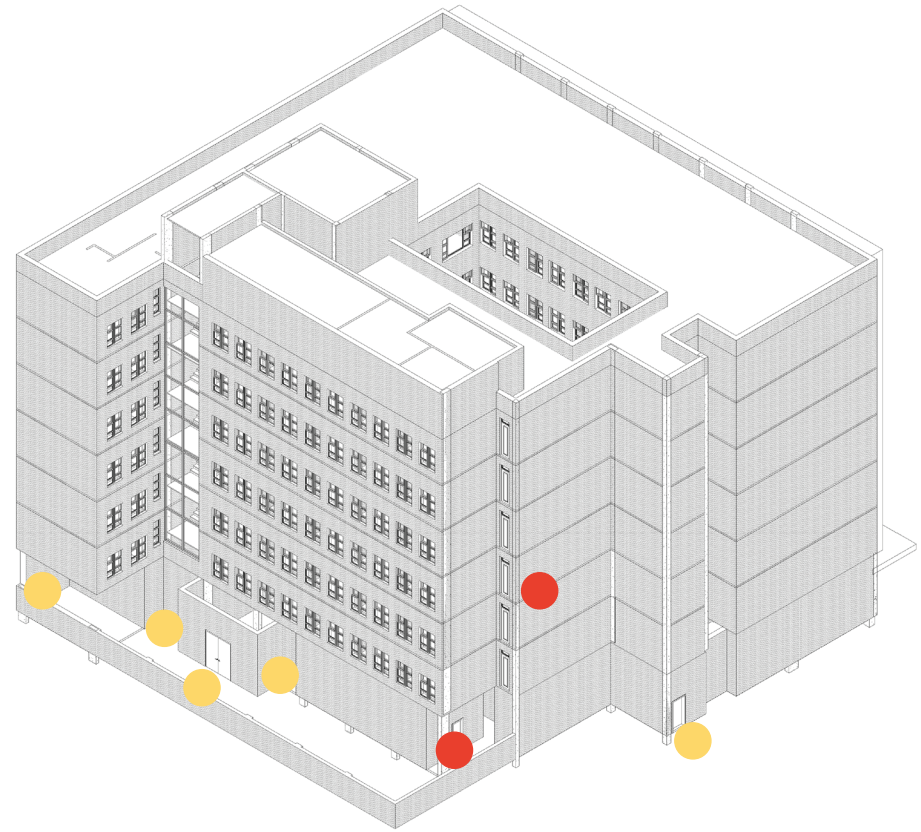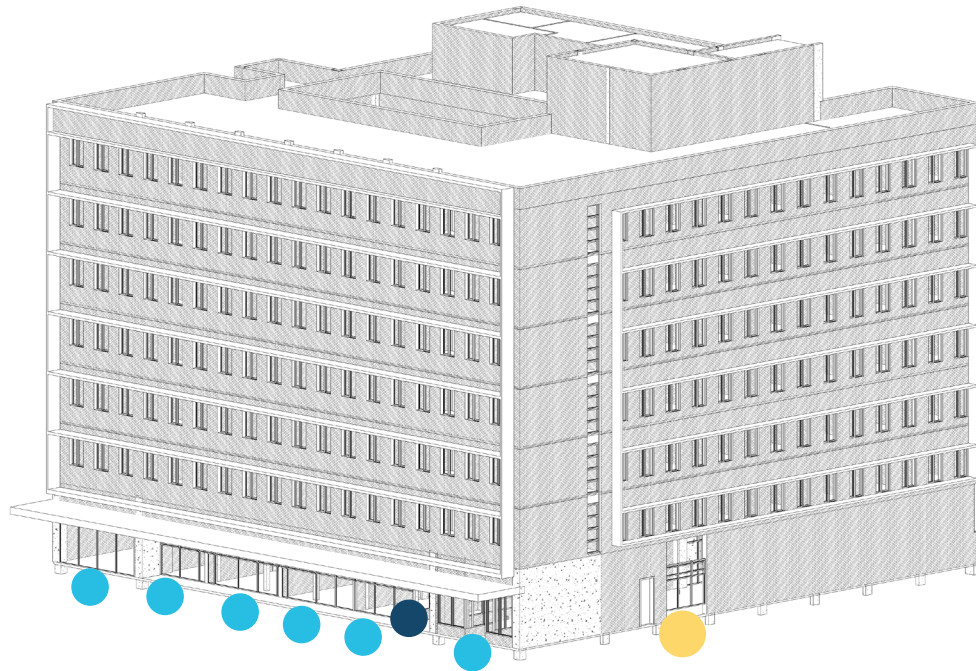
Pedestrian movement

Figure 2.15 - Existing circulation system

● Shopfront access   ● Main access   ● Fire Escape exits   ● Secondary / service access

Figure 2.16 - Axonometric of building indicating circulation zones as well as existing access and exit points

2.3.2.4 Services

There are two service shafts located in the building; the larger shaft is located on the north eastern edge of the building which houses the wet services for the ablution blocks on the first to sixth floors (Figure 2.17). The smaller shaft which is located adjacent to the elevator shaft is split to allow for both a dedicated telephone duct and an additional wet services duct supplying water for the fire hose reels.

Electrical points have been designed to be built in throughout the building with blank plug covers in some areas which may have been the architect's intention to design for changes to the electrical layout and additional points (Figure 2.17). Electrical points for light fittings were also designed to be built in. There is also an allowance for a dedicated electrical room on each floor with subDB for each floor.

Fire hose reels have been provided at two locations on each floor. The first is located adjacent to the elevator shaft and second is located along the service passage. One external fire escape stairwell is provided on the southern facade. An analysis of the various travel distances of the emergency routes (Figure 2.17) has highlighted non-compliance with the maximum standards as set out in the SANS 10400 Part T section. The distances measured exceed the prescribed maximum of 45m and therefore there is a need for an additional fire escape stairwell to be added to the building

Wet Services

Main ablutions block located on eastern edge. Additional ablution block on ground floor located at rear of building. Roof floor has dedicated ablutions part of dormitory residence. There is one dedicated kitchen on he ground floor

Service Shafts

One large service shaft located adjacent to the ablutions block and a smaller service shaft adjacent to the lift core for telecoms and fire services. Second shaft may also hold water supply and sewage pipes for caretaker apartment on sixth floor.

Electrical services

Electrical points were built into walls through the entire building. Dedicated electrical room on each floor with subDB for each floor.

Fire services

Two dedicated fire hose reels have been provisioned for each floor. One external fire escape stairwell provided on southern facade.
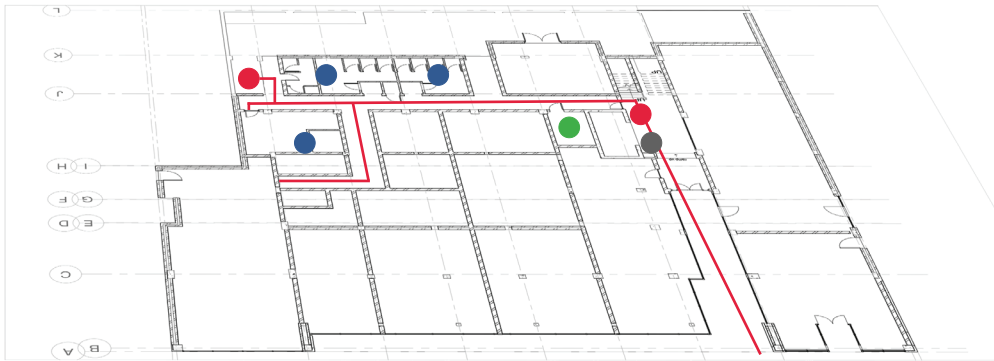
Ground Floor
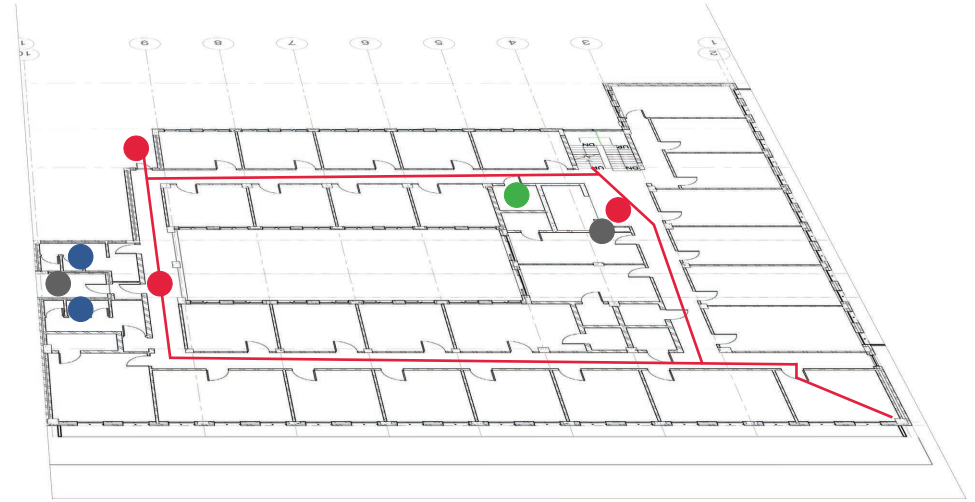
First to Sixth Floors
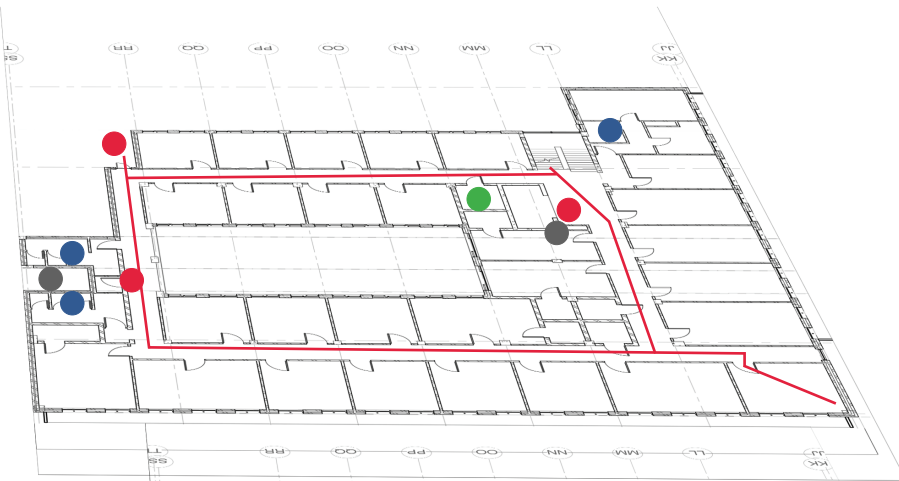
Sixth Floor
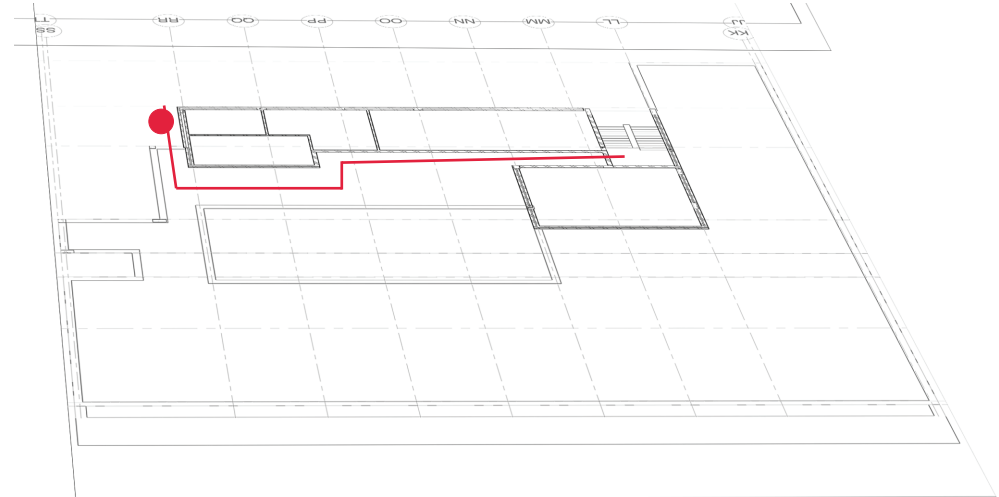
Roof Floor

Figure 2.17 - Axonometric of building plans indicating location of services and emergency evacuation routes

2.3.2.5 Climate

2.3.2.5.1 Solar study and sun angles

The building has been oriented with the shorter facades facing towards the east and west and the longer facades facing the north and south (Figure 2.18). The windows on the north and the majority of the south and west facades have been designed to be identical in size and detailed to sit closer to the exterior face of the walls with deep internal window sills provided on the interior.

It has been observed that the light quality within the offices on the northern facade is more diffused with minimal glare experienced throughout (Figure 2.18). It can therefore be deduced that the offices on the southern facade would share a similar light quality, if not slightly too diffused in nature. This would most likely mean that the southern offices would require additional lighting in the form of artificial lighting. There is a large window at the stairwell which offers diffused light to the lobby area and passage leading north. A second window is provided at the east end of the east-west passage. The eastern north-south passage benefits from being adjacent to the light well and is the brightest of all four passages on the upper floors.

It is believed that the current cellular layout of the first to six floors negatively impacts on the light quality experienced in the passages as the offices have been designed to sit parallel to the passage on either side. The internal doors have been detailed to have fanlights, with 24oz clear glass, above the door leafs which is understood to have been a design detail to assist in the filtration of diffused lighting from the separate rooms into the various passages.

Figure 2.18 - Photos of interiors showing light quality within northern offices, atrium facing offices and lightwell (Königk, 2004)

[1 of 13] [March 21, 2019 - 06:11] 06:00
[4 of 13] [March 21, 2019 - 09:11] 09:00
[7 of 13] [March 21, 2019 - 12:11] 12:00
[10 of 13] [March 21, 2019 - 15:11] 15:00
[13 of 13] [March 21, 2019 - 18:11] 18:00
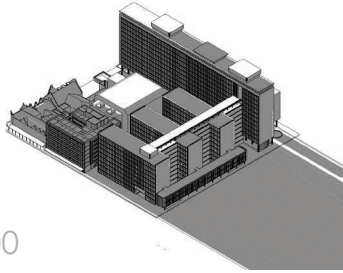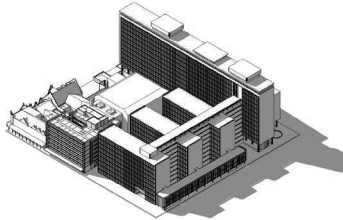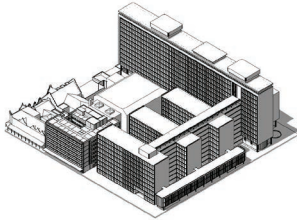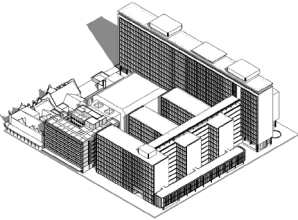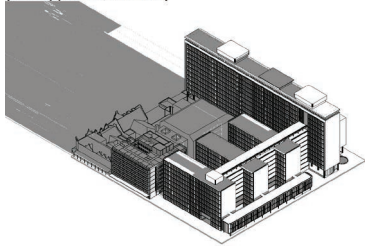
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[11 of 11] [June 21, 2019 - 16:53] 18:00
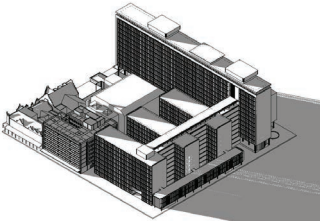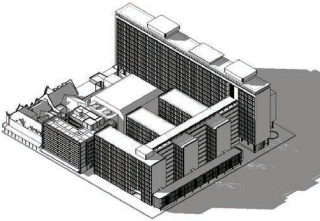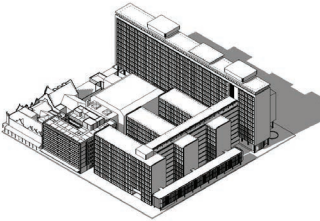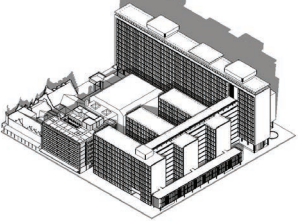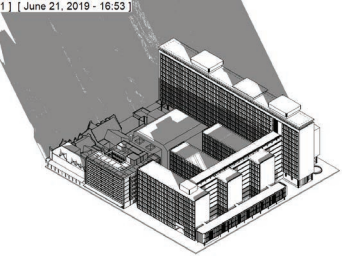
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[13 of 13] [September 23, 2019 - 17:56] 18:00
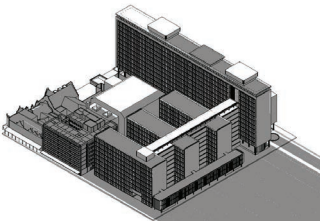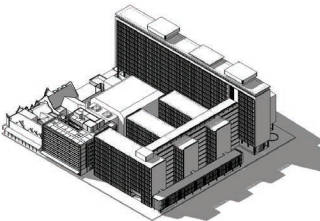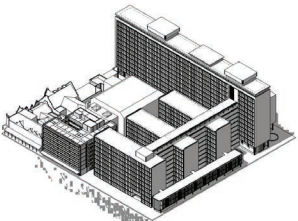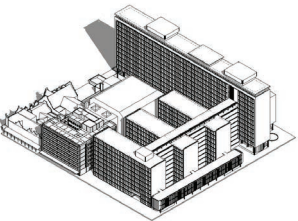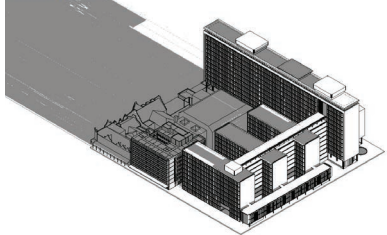
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[14 of 14] [December 22, 2019 - 18:14] 18:00
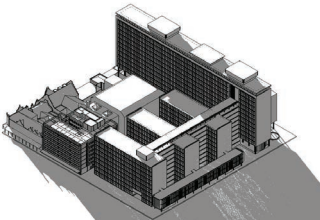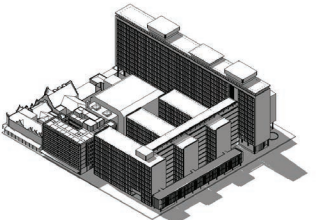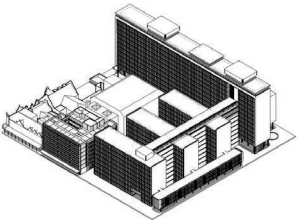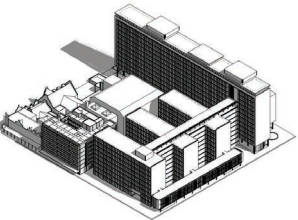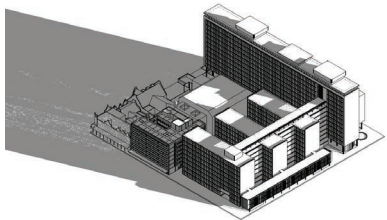
Figure 2.19 - Solar study of city block

2.3.2.5.2 Wind and rainfall

The predominant winds for the Pretoria region are experienced between the North to the East-northeast compass points (Figure 2.20). There are windows on the northern, southern and western façades as well as windows on the walls bounding the light well. The office which access was granted into, located on the northern façade, was experience as a cool climate. The passages leading to the office from the elevator and stairwell foyer were also experienced to be cool. The internal part of the building may feel cold and uncomfortable during the winter season due to the low Pretoria temperatures (Figure 2.21) and low quantities of direct sunlight experienced.

The building is ideally positioned in such a way that the method of cross ventilation could be effectively used to provide natural ventilation and cooling of the building as the main façade of the building is positioned to face the north; and the back of the building faces the south. Doors to the various rooms within the building are currently equipped with fanlights which may have been a design detail with regards to air circulation and light movement between the various rooms and passages (circulation zones). However, due to the current cellular typology of the internal layout, the current layout may not be making effective use of this possibility.

Figures 2.22 and 2.23 provide information on the average rainfall and average cloud coverage for Pretoria respectively. Pretoria receives an average of 697mm of rain per year (Climate-Data, 2019) with peak rainfall experienced during the summer season. The winter season experiences the lowest rainfalls with June generally experiencing rainfall levels of below 10mm (Figure 2.22).
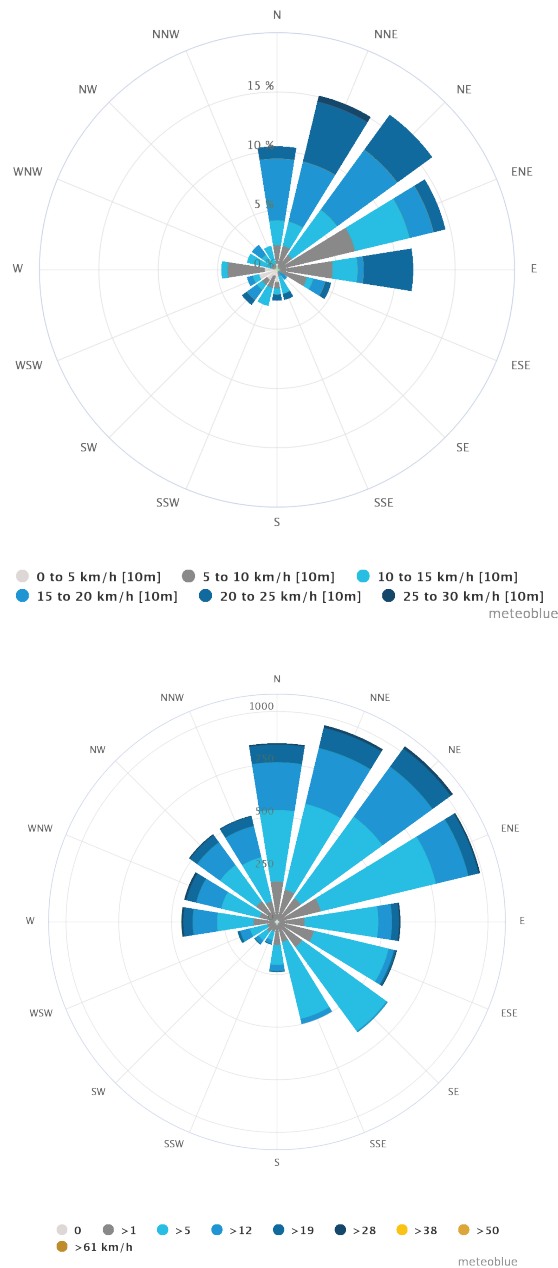
Figure 2.20 - Wind rose for Pretoria (Meteoblue, 2019a; Meteoblue, 2019b. Adapted by author)
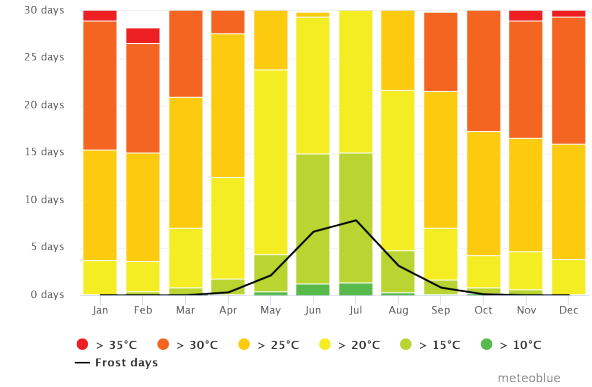
Figure 2.21 - Average temperature levels for Pretoria (Meteoblue, 2019b)
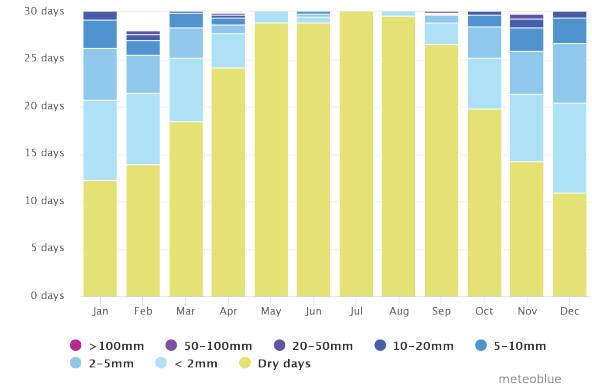
Figure 2.22 - Average precipitation levels for Pretoria (Meteoblue, 2019b)
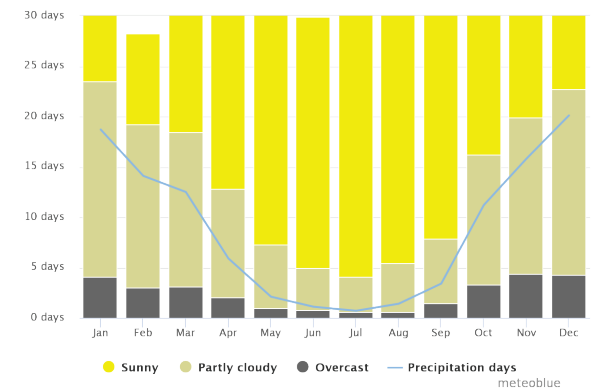
Figure 2.23 - Average cloud cover vs. precipitation levels for Pretoria (Meteoblue, 2019b)

The Old Poynton's Building

Northern street view

Northern street view

Lobby area adjacent to shops

Ground floor lift lobby area

View down stairwell to ground floor
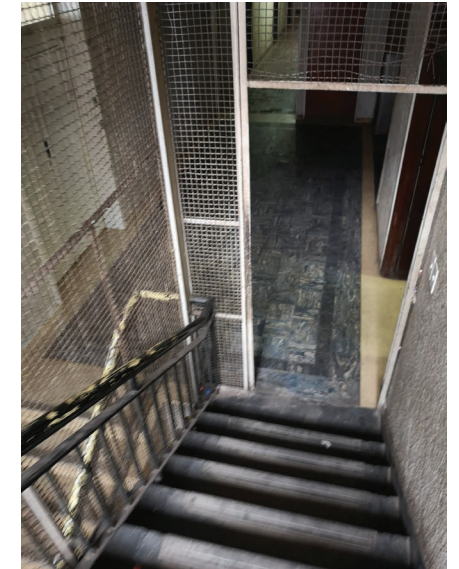
View down stairwell to first floor

Figure 2.24 - Site photos - Part 1
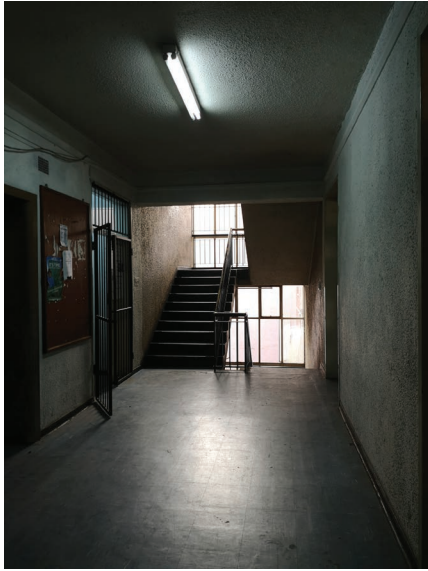
Lift lobby area (second floor)

Sealed elevator shafts

View down southern passage
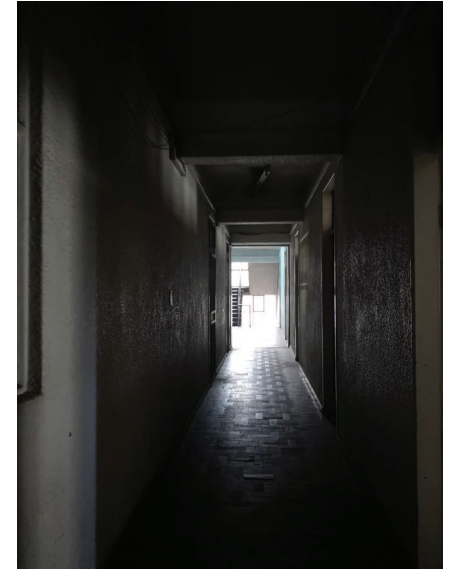
View down western passage

View down northern passage

View down northern passage
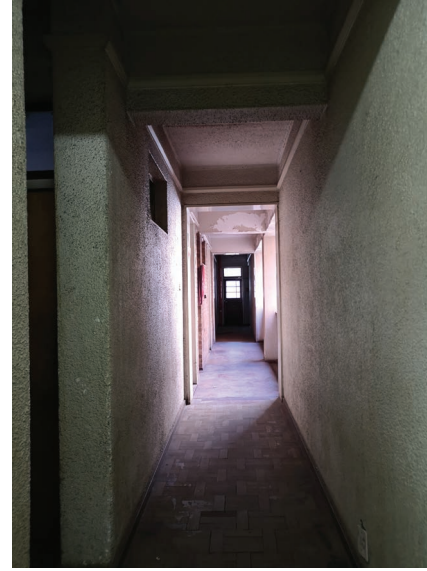
View down eastern passage

View into light well

Figure 2.25 - Site photos - Part 2

2.3.2.6 Existing Materiality

It is observed that William McIntosh made use of one main specification and finishes schedule, which was then separated into three categories of finishes for the building based on the various zones. Table 2.1 is an adaptation of the finishes schedule for the building as per a copy found within the archival documents of the various finishes and their locality in terms of use within the building. The ground floor and first floor were treated to a higher grade of floor finishes as it is the belief of the author that these two floors were most likely to be the floors most accessible to the general public and perhaps set to be designed for use by the executives. The second to sixth floors were treated to a slightly lower grade of floor finishes; and finally, the living quarters and ablutions areas which were dedicated for use by the black staff and service areas were made with the lowest grade of finishes.

A similar approach was also applied to the wall finishes in that there are four wall finishes for the interior walls and two finishes for the exterior. The majority of doors are believed to be solid timber doors with one coat of linseed oil and one coat of wax finishes. The door frames and fanlight frames are finished in the same manner. The windows are made of painted steel with various glass types used for the windows and fanlights. The predominant glass type being the 24oz clear glass used for the windows in the facades as well as the glass in the fanlights.

The material palette for the structural elements is concrete and brickwork. Notable finishes (Figure 2.26) would be the roughcast wall texture, terrazzo floor finish, distemper wall paint, grano floor finishes, brown, red and yellow Kirkness face brick, 24oz clear glass and stippolite obscure glass.
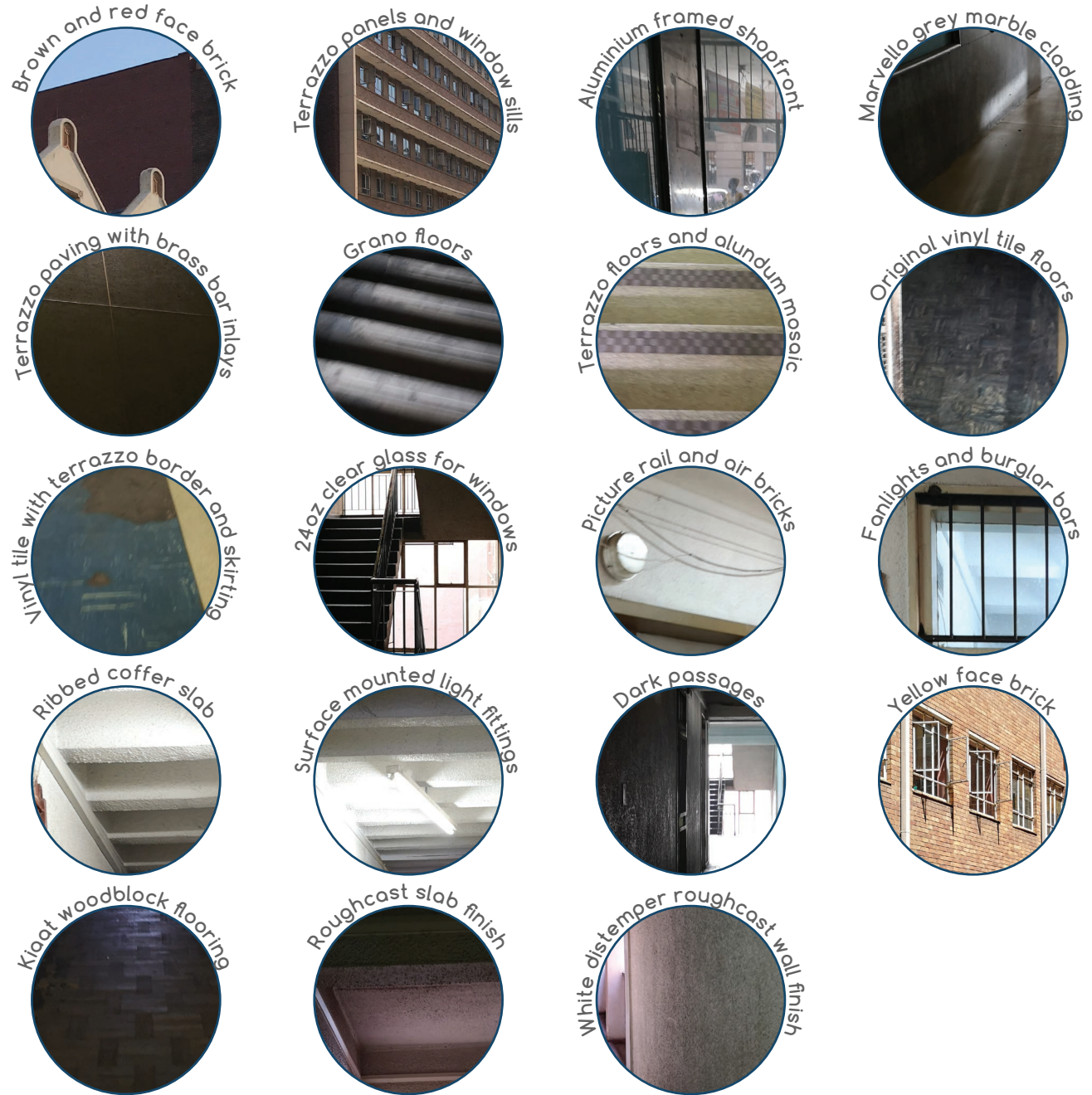
Figure 2.26 - Existing materials, finishes and features

Finishes schedule for the Old Poynton's Building

Internal	Floors	Skirtings	Picture rails	Walls	Ceilings	Doors & fanlights	Doors to duct	Door frames	Windows	Cupboards, fittings & shelving, etc	Stair balustrade
Entrance hall ground floor	Rubber tiles with terrazzo margins	Terrazzo									
Vestibule grand floor	Rubber tiles with terrazzo margins	Terrazzo									
Staircase	Ground floor to First floor: Terrazzo with non-skid inset First to Seventh floor: Black Grano' with "Ferodo" non-skid inset	Terrazzo Black Grano'		Rough Cast 2/distemper	2/distemper White				3 oil iron paint - white 1/4" glass Existing plate glass to be used for this window		
Landings	First floor: 1/8" Asphalte tiles with terrazzo margins All other landings: 1/8" Asphalte tiles with Black Grano'	Terrazzo Black Grano'	K.P.S & paint 3/oil paint	Rough Cast	2/distemper White	Doors: 1 wax polish Fans: 1 linseed oil & 1 wax polish 7th floor (kiaat doors) 1 linseed oil & 1 wax polish	Doors & panels: 1 linseed oil & 1 wax polish Frames: 3 oil paint - light pink-grey	3 oil paint - light pink-grey			
Lift wells	Cement screed			Bagged 2/lime white	Bagged 2/lime white						
Corridors	Wood Blocks 1/linseed oil 1/wax polish	Oregon pine 2/oil stain	K.P.S & 3/oil paint Ivory	Rough Cast 2/distemper Ivory	2/distemper White	Doors: 1 wax polish Fans: 1 linseed oil & 1 wax polish			3 oil iron paint - white 1/4" glass Existing plate glass to be used for this window		
Open corridors	Kirkness Red Quarries with Red Grano' margins and channels also thresholds to all openings with 4" reeding	Red Grano'	K.P.S & 3/oil paint Ivory	facebrick	2/distemper - including beams & plaster above facebrick. White	1 linseed oil & 1 wax polish		ditto.	3 oil iron paint - white 24oz clear glass		
Offices	Wood Blocks 1/linseed oil 1/wax polish	Oregon pine 2/oil stain	K.P.S & 3/oil paint Ivory	Rough Cast 2/distemper Ivory	2/distemper White	Doors: 1 wax polish Fans: 1 linseed oil & 1 wax polish	Doors & frames: K.P.S. & 3 oil paint - Ivory to match walls	ditto.	3 oil iron paint - white "stippolite" obscure glass	Pelmets. 1 linseed oil, 1 wax polish Heaters.	
Mens lavatories	Black Grano'	Black Grano'	V.joint	3rd to 6th floors: 2 coat plaster and paint. 1 primer, 3 oil paint - white 1st and 2nd floors: 6"x6" glazed tiles 5'0" high	2/distemper White	K.P.S & 3 oil paint		ditto.	ditto.		
Women's lavatories	Black Grano'	Black Grano'	V.joint	ditto. as above for men	2/distemper White	K.P.S & 3 oil paint		ditto.	ditto.	Cuoboards, brackets to shelves & edge of shelves. 3 oil paint	
Tea kitchen	Black Grano'	Black Grano'	V.joint	2 coat plaster, V.joint at door head 6"x6" glazed tiles above sink & shelf 1 primer, 3 oil paint to dado rail - white 2 distemper above - white	2/distemper White	1 linseed oil & 1 wax polish		ditto.			
Record rooms	Untinted Grano'			2/distemper White	2/distemper White	3 oil iron paint		ditto.	3 oil iron paint - white upper section: 1/4" SQ wire mesh Lower section: obscure glass		
Messenger's rooms	Wood Blocks 1/linseed oil 1/wax polish	Oregon pine 2/oil stain		2/distemper Ivory	2/distemper White	Doors: 1 wax polish Fans: 1 linseed oil & 1 wax polish		ditto.			
Switch rooms	Untinted Grano'			Bagged 2/lime white	2/lime white	1 wax polish		ditto.	3 oil iron paint - white "stippolite" obscure glass		
Transformer room	Untinted Grano'	Untinted Grano'		Bagged 2/lime white	2/lime white	1 linseed oil & 1 wax polish		1 linseed oil & 1 wax polish	ditto. paint ditto. glass		
Lift motor room	Untinted Grano'	Untinted Grano'		Bagged 2/lime white	2/lime white	ditto.		3 oil iron paint - light pink-grey	ditto. paint ditto. glass		
Native quarters											
Ablution	Untinted Grano'	Untinted Grano'		5:1 cement plaster. V.joint 6'10" above floor. 1 primer, 3 oil paint to dado rail - light green 2 distemper above - white	2/distemper White	1 linseed oil & 1 wax polish					
Kitchen-mess.	ditto.	ditto.		Yellow facebrick fire place. Red facebrick	ditto.	ditto.				Brackets & edge of shelves under sink. 3 oil paint	
Dormitories	ditto.	ditto.		Bagged 2/lime white	Bagged 2/lime white	ditto.					

2.3.2.7 Alterations and current state of building

There have been a few changes to the building as shown in Figure 2.27. Observations from the various attempts to gain access to the site has noted that many of the finishes and materials are in a state of dilapidation from what can be surmised as a history of poor maintenance. Peeling paint was observed in the interior and the exterior of the building and what can be observed as wear and tear damage was noted on the floor finishes throughout the building.

The original detailing of the building allowed for Oregon pine parquet flooring to the offices and passages; however, the site visit revealed that in some of the offices and sections of the passages, wall-to-wall carpeting has been installed at some point. The use of linoleum tiles, which may in actuality be asphalt tiles, to replace some of the parquet flooring was also observed.

The stairs designed for the level change between the entrance passage on the ground floor and the vestibule area has been replaced with a ramped section. Due to the floor finish over this section being similar to the flooring in the vestibule, it is assumed that this change was carried out during the initial construction works.

There was also an alteration carried out to the western facade to allow for the removal of one window, on the sixth floor, in order to introduce a bridge to connect the building to the Transvaal Provincial Administration Building. This alteration would have come about after the acquisition of the building by the provincial government.

Table 2.1 - (Opposite) Finishes schedule as per 1950 archival document (McIntosh, 1951; adapted by author)
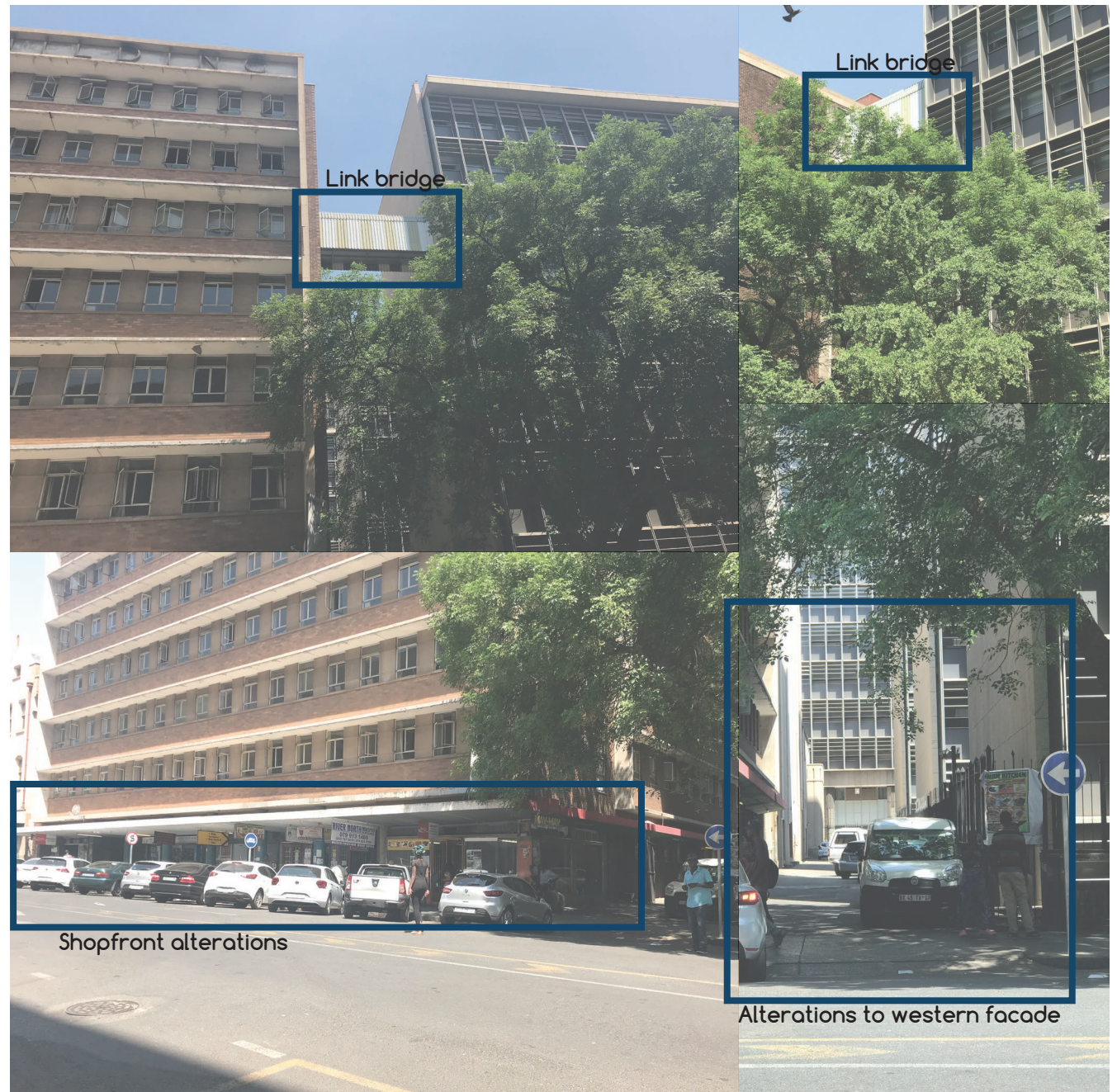
Figure 2.27 - Major alterations highlighted

2.4   Statement of Significance

The Australia ICOMOS Burra Charter developed as a charter which details a set of standards for the processes of 'the conservation and management of places of cultural significance (cultural heritage places)' (Australia ICOMOS Burra Charter, 2000:1). The charter lists four main value groups in which cultural significance lies within. The categories include; social, spiritual, historic and aesthetic values (Australia ICOMOS Burra Charter, 2000:12). The statement of significance below details the analysis of the site in relation to its architectural, association, historical and political values.

2.4.1   Statement of Significance

The Old Poynton's Building located at 179 WF Nkomo Street, formerly Church Street, built in 1950 is one of Pretoria's examples of modernist architecture produced by William Gordon McIntosh. The building's significance lies firstly in its architectural and association values as an early example of critical regionalism modernist architecture within Pretoria and an example of McIntosh's work. Originally commissioned by J.C. Poynton, the building was later bought by the Transvaal Provincial Administration in order to expand its offices.

An alteration in the form of a linking bridge between the Transvaal Provincial Administration Building and the Poynton's Buildings is a product of this succession in ownership. The link to the Transvaal Provincial Administration also stems to bolster the structures associative value and lend some value with regards to historical and political value. Further to the above, the building's position on what is considered a significant block within the Pretoria CBD due to its proximity to Church Square and being neighbour to the Cafe Riche building, the Transvaal Provincial Administration Building,

Capitol Theatre and the Old Nederlandsche Bank Building, its associative value is further strengthened.

The building in its design, detailing and finishing is an example of McIntosh's normative position and thus forms as a physical representation of the architect's philosophies on design and architecture. McIntosh in accordance with the norms of the day made use of materials of the time. These materials included red and yellow Kirkness bricks used as infill, timber, terrazzo, steel windows, copper and granite.

Technologies of the modernist era such as the use of brise soleil sun shading elements, columns (pilotis) as the main structural support, walls (internal and boundary) as infill matter and the freeing and adaptability of the floor plan due to the removal of structural walls are all present in the design of the building. The building is simplistic in its expression and also carries rhythm seen in the repetition of elements such as fenestration on the façades, brise soleil and the concrete columns. It is the above mentioned features, its finishing and detailing that gives the building its character.

All the above assist in expressing the architectural value of the structure; however, in the analysis of the structure it has been determined that not all the characteristics and technologies employed were done effectively and successfully. The site's current state of dilapidation and perceived lack of continued maintenance to finishes and materials from its various users highlights a devaluation in its importance to users. It is in these observations that the architectural value of the structure is also negatively impacted. The elements which define the Old Poynton's Building are its modernist typology, the expressive and rhythmic northern façade, finishes and materials used in its construction, its association with architect, William
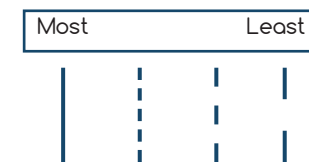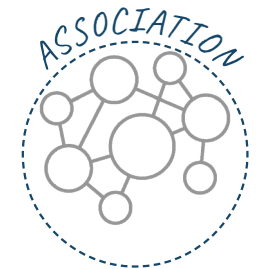
Figure 2.28 - Value categories for the Old Poynton's Building (Composite image)

Significance

Modernist typology

Northern facade

Materials and finishes

Association with architect William
G. McIntosh

Association with the Transvaal
Provincial Administration

Association with surrounding
architecture

Building older than 60years
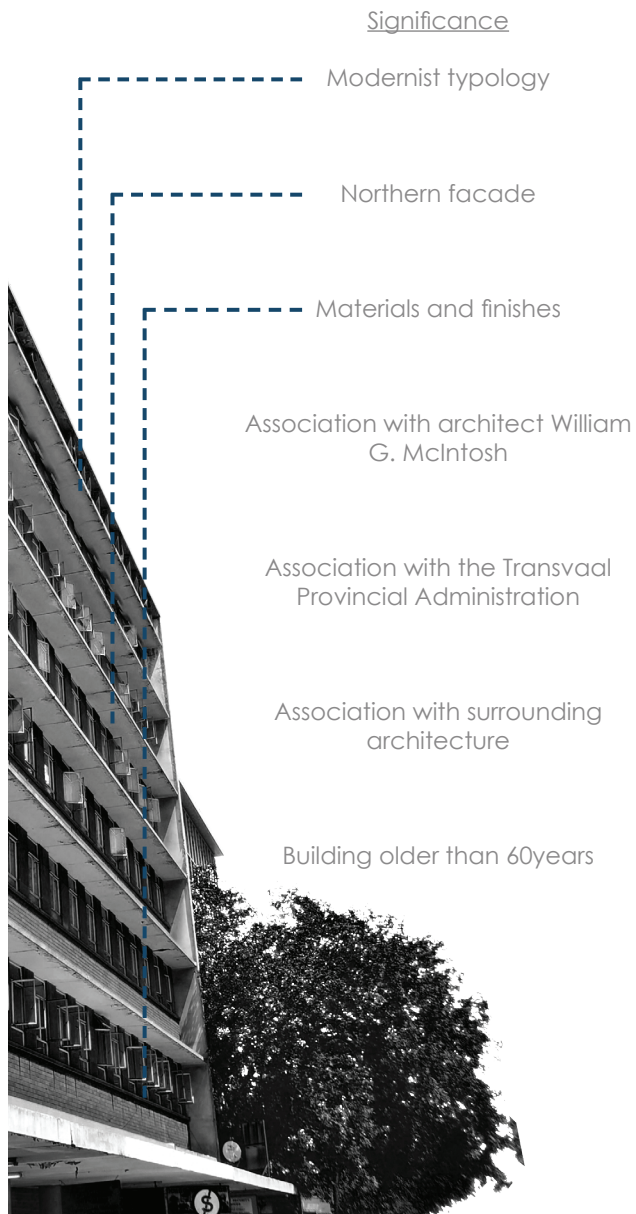
Figure 2.29 - Statement of significance summary

G. McIntosh, the association with the Transvaal Provincial Administration and the association with the surrounding architecture on the significant city block that it is located on.

It is through the above points that the Old Poynton's Building finds its association, architectural, historical and political values and significance. The building is protected by section 34 of the National Heritage Resources Act (25 of 1999) because it is older than 60 years and thus any future alterations (be it interior design or architectural) can only be carried out once a permit has been issued by the relevant provincial heritage resources authority.

2.4.2 Heritage strategies

The above statement of significance has been used in order to determine the appropriate heritage strategies that could be employed during the design exploration. The values of significance as per review of the statement of significance can be distilled into the following three value groups listed in order of significance: the historic, scientific and aesthetic values. The following conservation approaches and suggested design principles will be applied in accordance to the determined significance:

Maintenance and/or preservation

The joint process of maintenance and/or preservation is to be applied to all remaining significant existing fabric in order to safeguard their existence.

- Aesthetic and scientific elements should be maintained and/or preserved in a manner that does not devalue the existing cultural significance but instead highlights, enhances and promotes it.

Adaptation

The adaptation of the use of the building, adaptation of services and adaptation of finishes and materials as will be necessary to facilitate the new intended use.

- Existing built fabric which can be removed or adapted in order to accommodate the new use should be removed.
- The introduction of new fabric should be carried out in such a manner that it neither mimics nor hides the old.
- New fabric should easily be identified.

2.5   Conclusion

The chapter begins with an expansion on the process of stripping back which is used throughout the chapter in deriving an understanding of the Old Poynton's Building. This is followed by a contextual mapping analysis of the site in order to determine the contextual background and informants which will further advise the conceptual and technification processes.

The analysis begins with the introduction of the site within its macro context of the City of Tshwane and thereafter positions the site within the meso-context of the block that the site is situated in within the Pretoria CBD. The meso-context analysis served to define the tangible and intangible characteristics of the site's surroundings as a means to understand the factors which would impact on the success of the design and experience of the users.

Firstly, the micro context analysis is established through an exploration of the history of the site by taking into account its architect, William G. McIntosh, and an exploration of three distinct historical periods within the context of South Africa, international architectural thinking and the works of William McIntosh. This investigation has provided the documentation required to determine the site significance.

Secondly, the micro context is then enriched by the building analysis carried out. The results revealed that through the original intentions of the architect and modernist typology, the building can be adapted in order to host the new proposed use. Recommendations for points of concerns or opportunities have been observed and can be listed as follows:

- Potential to remove the internal walls as they are not structural in nature
- Potential to make use of natural elements (light and wind) in the enhancement of the internal environment
- Requirement for an additional vertical circulation path in order to meet current legislation
- Potential for alterations to the facades due to determined significance
- Requirement for sensitivity to be placed in the removal and alteration of existing materials and finishes as well as the introduction of new materials and finishes

In addition, a heritage guideline has been established and conclusions with regards to areas and characteristics of the building which may need to be highlighted, diminished or even removed in accordance to the appropriate heritage approach applicable are noted in this chapter. Furthermore, base parameters and requirements have been established which will be further expanded and investigated in Chapter 6.

Locating the whole

Programme and users

3.1   Introduction

This chapter establishes the proposed programme and informants that influenced the programme and sub-programme selection. The various client profiles are expanded with an indication of the various roles and responsibilities of each client.

Three examples of possible user profiles are offered which represent the potential or existing asylum seekers and refugees within the Pretoria region who may make use of the programmes that are proposed. Furthermore, an identification of the various points of significance which will need to be addressed by the design in order to achieve the intended result of a place of hope and place for the expression of one's identity are noted.

Conclusions from the various analyses undertaken will then be inferred and detailed at the end of the chapter.

Comparison of programmes and services offered by NGOs and refugee support centres

Name of NGO/Support centre	Location	Legal	Medical	Career/Employment Office	Advocacy	Language School	Accommodation	Drop-in centre	Additional/Other/Note
Home Affairs: Marabastad Refugee Reception Centre	Pretoria								Registration of asylum seekers and refugees
Xaveri Movement	Pretoria				■				Host activities/events that bring together migrants, asylum seekers and refugees with local south African communities Note: Youth development programme as part of the Catholic Church
South African Catholic Bishops Conference	Pretoria				■	Free Durban Archdiocese offers Zulu language classes as well as English language classes	■		Pastoral Care for Migrants and Refugees is part of global Catholic Church programme SA Programme offers: • School fees and payments • Support of orphans • Food parcels • Clothing • Workshops
Jesuit Refugee Services	Pretoria	■	Emergency services	■	■				
Office of the United Nations High Commissioner for Refugees (UNHCR)	Pretoria				■		Shelters for emergency aid situations		
African Coalition for Refugees	Pretoria	■			■	Language training			Workshops, conferences, drama and singing projects for refugee children in South Africa Conflict resolution and cultural sensitivity training for immigrants Ebola Outbreak sensitised training and information sharing
Akanani drop-in centre	Pretoria (Burgers Park)	■	■	■	■			Workshops, food and toilet parcels,	Established to supports vulnerable men and boys who are homeless in the city Outreach programme, victim and perpetrators empowerment programme, refugee-aid programme
Passop	Cape Town, Western Cape	■		■	■				Anti-xenophobia help desk, integration events and workshops, monitoring of internally displaced persons camps Offer assistance to all but emphasis largely on Zimbabwean nationals
Scalabrini Centre	Cape Town, Western Cape		■	■	■	For refugees and migrants			Women's platform, unite (youth centred programme for highschoolers)

Table 3.1 - Comparison of existing programmes and services offered by the NGOs and refugee support centres

3.2 Context and mapping

3.2.1 Analysis of programmes offered by existing NGOs and DHA

A comparison of existing programmes and services offered by a number of NGOs and refugee support centres (Table 3.1) is undertaken in order to determine commonalities and differences in order to provide a programme that is complementary and where possible, even more effective in providing the correct support to asylum seekers and refugees.

A review of the table notes a pattern with regards to the services and support structures prevalent within NGOs and support centres servicing asylum seekers and refugees. The categories ranked as per the results of the comparison are as follows: advocacy services, career/employment centre, legal services, language school, medical services, accommodation and drop-in centre.

It should be highlighted that as part of the programmes and services offered by the organisations, many offer social and recreational activities focused on interactions between foreign nationals and the local community. As noted by the African Coalition for Refugees, their activities focus on assisting the integration between refugees and the local communities (African Coalition for Refugees, n.d.).

3.2.2 Proposed programme for site

The scale of the site has been determined as the main informant in the selection of the sub-programmes for the centre. This is closely followed by the results of the comparison as detailed above, Table 3.1. The proposed programme will be a mixed-programme aimed at meeting the various needs of asylum seekers and refugees as well as offering services to fellow members of the community. The zoning plan and purpose should be to maximise opportunities for interaction and communication between individuals.

An accommodation schedule (Table 3.2) detailing the proposed sub-programmes for the centre and the various functions that may be required per sub-programme based on best practice and a brief literature and/or precedent review has been drawn up. This investigation will assist in determining the different spatial allocations required and the eventual layout of the various programmes throughout the building.

Figure 3.1 details an exploration into the possible zoning of the various programmes within the building. The building has been divided into sections with regards to the degree of privacy moving from public, semi-public, semi-private and private zones. The various programmes have been placed in the specified zones as per the understanding of the main level of privacy required for such a programme. It should be noted that an additional breakdown of each programme into the degrees of privacy would also be required in order to determine the eventual layout of any of the programmes. However, Figure 3.2 notes a proposed approach to how each floor can be zoned with regard to the degree of privacy required.

Medical clinic
- Reception
- Waiting area
- Ablutions
- Consultation Rooms
- Doctor's offices
- Store room(s)
- Laundry area
- Pharmacy/Dispensary
- Kitchen
- Canteen

Community centre
- Reception
- Waiting area
- Ablutions
- Store room(s)
- Exhibition space(s)
- Events venue(s)
- Workshop area(s)
- Kitchen
- Dance studio
- Outdoor space

Law clinic
- Reception
- Waiting area
- Ablutions
- Consultation Rooms
- Offices
- Store room(s)
- Server room
- Open plan area
- Boardroom(s)
- Kitchen

Social housing
- Reception
- Waiting area
- Ablutions
- Store room(s)
- Laundry area
- Units of various sizes
- Administration office(s)
- Social spaces (indoor & outdoor)
- Kitchen
- Canteen

Empowerment centre
- Reception
- Waiting area
- Ablutions
- Class rooms
- Administration offices
- Store room(s)
- Computer room
- Kitchen
- Social spaces

Retail and hospitality spaces
- Retail space(s)
- Hospitality space(s)
- Ablutions
- Store room(s)
- Access to water
- Social spaces

Trauma and counselling centre
- Private counselling rooms
- Ablutions
- Store room(s)
- Social spaces
- Kitchen
- Canteen
- Group counselling areas

Canteen/Food hall
- Kitchen(s)
- Private dining spaces
- Group dining spaces
- Outdoor dining spaces
- Ablutions
- Store room(s)
- Access to water
- Informal dining spaces
- Delivery access

Table 3.2 - Accommodation schedule
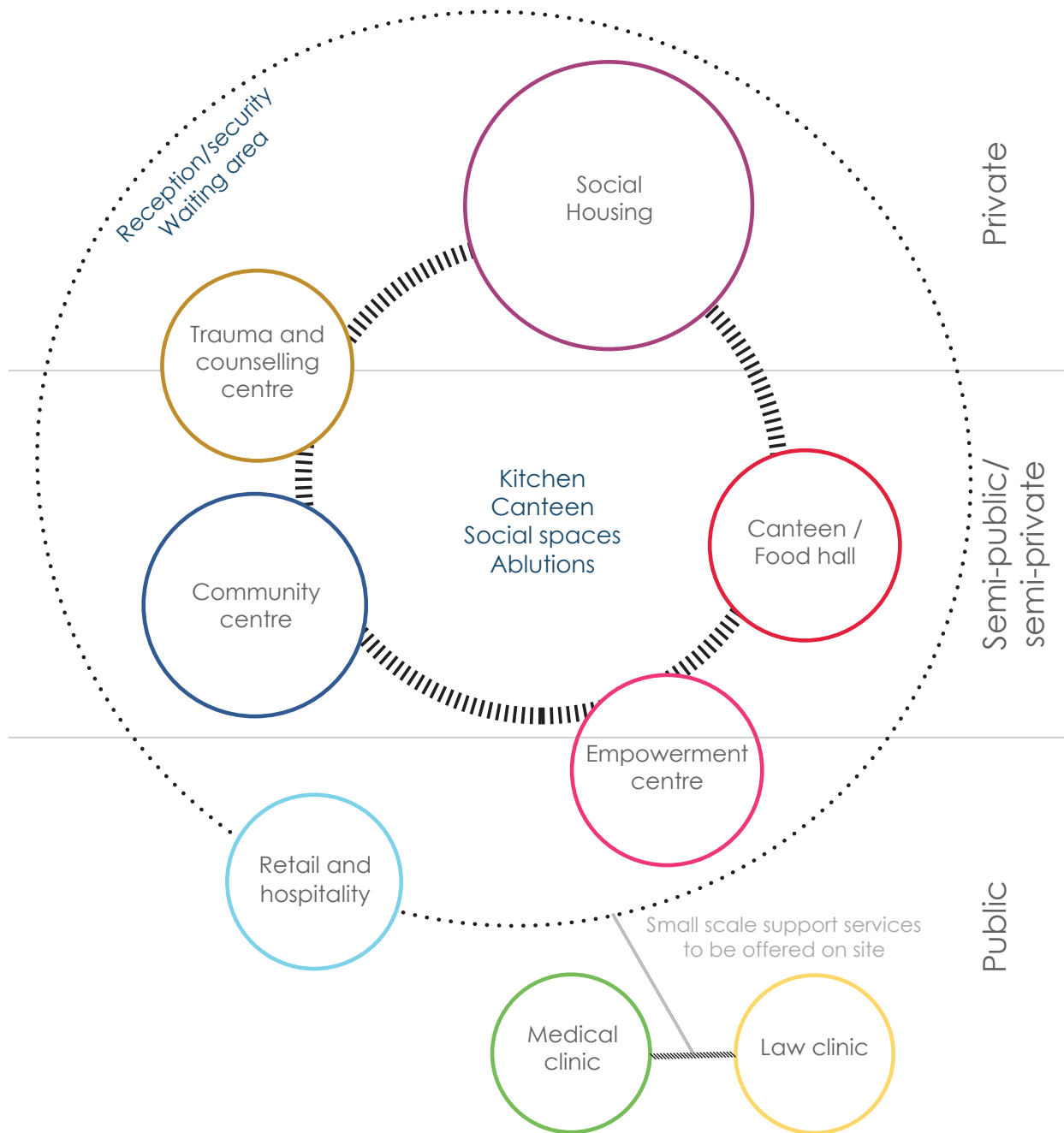
Figure 3.1 - Proposed zoning

Reception/security
Waiting area

Private

Social
Housing

Trauma and
counselling
centre

Semi-public/
semi-private

Kitchen
Canteen
Social spaces
Ablutions

Canteen /
Food hall

Community
centre

Empowerment
centre

Retail and
hospitality

Public

Small scale support services
to be offered on site

Medical
clinic

Law clinic

Ground

First to Fourth
Floors

Public   Private

Fifth and Sixth
Floors

Main circulation
Secondary circulation

Figure 3.2 - Degree of privacy approaches

DAY	COUNTRY	LANGUAGE
Monday	SADC, North Africa & Asians: Angola, Botswana, DRC, Lesotho, Madagascar, Malawi, Mauritius, Mozambique, Namibia, Seychelles, Zimbabwe, Swaziland, Egypt, Algeria, Pakistan, India and China	French, Swahili, Lingala, Tshiluba, Shona, Chichewa, Portuguese, Arabic, Bangali, Urdu, Gujarat, Punjabi, Mandarin (China), Hindi, Tsonga
Tuesday	SADC, North Africa & Asians: Angola, Botswana, DRC, Lesotho, Madagascar, Malawi, Mauritius, Mozambique, Namibia, Seychelles, Zimbabwe, Swaziland, Egypt, Algeria, Pakistan, India and China	French, Swahili, Lingala, Tshiluba, Shona, Chichewa, Portuguese, Arabic, Bangali, Urdu, Gujarat, Punjabi, Hindi, Ndebele
Wednesday	Ethiopia, Burundi, Rwanda, Uganda, Eritrea and Ghana	Amharic, Hadiya, Kambati, Oromo, Swahili, French, Kirundi, Kinyarwanda, Tigrinya, Luganda
Thursday	Somalia, Cameron, Senegal, Eritrea and Ethiopia	French, Wolof, Swahili, Lingala, Twi, Somalia, Amharic, Hadiya, Oromo, Triginya, Kambata
Friday	English only	

Table 3.3 - Weekly schedule indicating people serviced at centre (Department of Home Affairs, 2019. Adapted by author)

3.3 Client

Partnership programme between the DHA, the Desmond Tutu Refugee Reception Centre to be exact, and various NGOs (Figure 3.3) will be undertaken in order to fulfil the requirements of the services and sub-programmes as detailed in the overall site programme. Three NGOs, as detailed below, have been identified as the first members of the partnership with the DHA, with the potential inclusion of additional stakeholders and service providers as would be required to ensure the success of the centre.

3.3.1 Desmond Tutu Refugee Reception Centre

The Desmond Tutu Refugee Reception Centre, one of only three operational refugee reception centres throughout South Africa is located within the Asiatic Bazaar region of the Marabastad suburban area. It services refugees and asylum seekers who reside within the province of Gauteng and beyond. The centre offers free assistance and services as per government mandate to refugees and asylum seekers.

The centre often makes use of various interpreters due to the wide range of nationalities and languages spoken by the asylum seeker applicants. There is also a specific schedule (Table 3.3) which details which nationalities are serviced on which day of the work week in order to facilitate a more efficient process. It is proposed that the centre will work in partnership with Haven House in order to facilitate access to legal, medical and social support structures for existing and new refugees and asylum seekers.

3.3.2   Tshwane Leadership Foundation

The Tshwane Leadership Foundation (TLF) was originally established in 1993 as the Pretoria Community Ministries, an ecumenical Trust formed by six inner city churches (Tshwane Leadership Foundation, 2016a) with a focus on providing Christian centred services to the community.

Akanani is what TLF refers to as a community with its main focus being the provision of assistance to the homelessness plight within the city. There are eight programmes and services offered through Akanani with one identified as the Refugee Aid programme which focuses on offering assistance to refugees.

3.3.3   African Coalition for Refugees

The African Coalition for Refugees is a community-based organisation (CBO) which was founded by former refugees in 2003 (African Coalition for Refugees, n.d.) with head offices in Pretoria and various branches globally.

The services offered through the African Coalition for Refugees range from assistance to individuals who wish to apply for asylum status, as well as assistance to already established asylum seekers who may need legal aid, assistance in starting a business, skills training, integration into the local community and other additional services.

3.3.4   Street Medicine Institute and Department of Family Medicine at University of Pretoria

The Street Medicine Institute is a non-profit organisation which was officially founded in 2009 (Street Medicine Institute, 2018) as a means of providing a regulatory body that will unify and assist in training and sustaining the development of new and existing street medicine programmes globally (Street Medicine Institute, 2018). Street medicine refers to the provision of essential medical care treatment to the homeless who live and sleep on the streets of the city.

The Street Medicine in Tshwane Inner City project has been proposed by the Department of Family Medicine of UP through the existing Memorandum of Understanding (MoU) between the University of Pretoria (UP) and the City of Tshwane, as well as outcomes of various workshops held in 2015 in relation to the collaborative research project, Pathways out of homelessness, conducted by the City of Tshwane, Tshwane Homelessness Forum, UP and UNISA (University of South Africa),. The project will be implemented in a four stage process with stage two set to focus "on the development of a street medicine team and the establishment of a primary care centre for the homeless" (Heyl, 2015).

LEGEND KEY

- 🟢 Medical clinic
- 🔵 Community centre
- 🟡 Law clinic
- 🟣 Social housing
- 🩷 Empowerment centre
- 🔵 Retail and hospitality spaces
- 🟤 Trauma and counselling centre
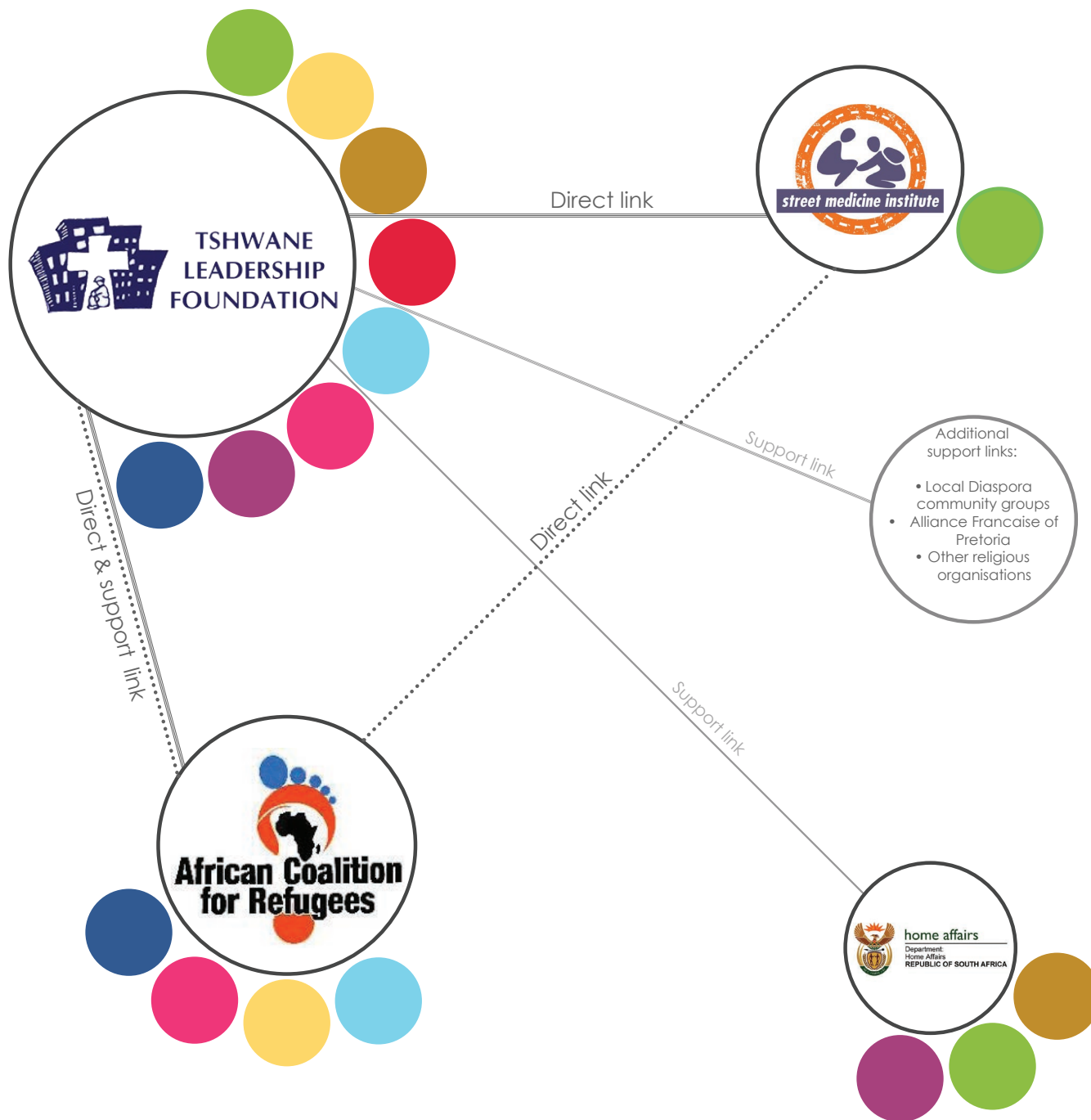- 🔴 Canteen/Food hall

Figure 3.3 - Clients and their roles (includes classification in terms of category of programme) (Composite image)

3.4   Client roles & responsibilities

Figure 3.3 highlights the clients and their proposed roles within the framework of the project programme. The Tshwane Leadership Foundation will be the main client that will have a role in all the various programmes to be housed in Haven House.

The African Coalition for Refugees will act as a direct link to the community in its role as a community based organisation and will have its role linked with the law clinic, community centre and empowerment centre.

The Street Medicine Institute will also have a direct link to the entire programme but will have its roles limited to that of only the medical clinic.

Finally the DHA, through the Desmond Tutu Refugee Reception Centre, will only provide for a supportive link via means of the TLF with assistance with the medical clinic, trauma and counselling centre and social housing.

Additional support links can be established with other NGOs, service providers, religious organisations and local community organisations for the various diaspora ethnic groups found within the city.

3.5   Users

The primary users of the centre will be new and existing asylum seekers and refugees in Pretoria who will need to travel to the Desmond Tutu Refugee Reception Centre. Three possible user profiles (Figure 3.4) of individuals who may have asylum status and/or are seeking asylum are offered as examples of expected visitors to the centre. These user profiles have been drawn up from information taken and adapted from the stories shared through various web based sources.

A review of the current DHA weekly schedule detailing the various ethnic groups and their prescribed days of service at the various refugee reception centre (Table 3.3, page 57) has identified the allowance of two days of the week for service to individuals from the SADC region (11 of the 14 countries within SADC community), North African region (two countries) and the Asian (three countries) region. This denotes that the current prevalence of nationalities of foreign nationals seeking asylum would lie within these listed countries. Through this list it can be determined that at least 16 "new" languages are being introduced within South African borders.

An investigation done by Nicolette Garrett (2012:31) about the various transportation modes employed by asylum seekers (Figure 3.5) in their journey to South Africa illustrates that a large majority of individuals primarily travel to South Africa via means of public transport through the use of long distance bus travel at 47%, and followed by travel as stowaways in the back of logistics trucks at 20%. Travel by means of foot is only noted to average 8% and is noted to be the least likeliest mode of travel used by the individuals.

Stats SA statistics as released in 2015 (Figure 3.6)

Hussein

- Congolese male
- Married father of two
- Barber
- Experienced xenophobic violence in 2015 (struck on the head and stabbed in the hand)
- Fled Congo in 2008 and spent three years moving between different countries
- Arrived in SA in 2011

Roy

- Ugandan male
- Single
- Holder of legal refugee status
- Fled to SA after being assaulted and blackmailed for being gay
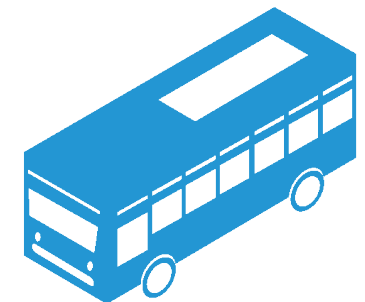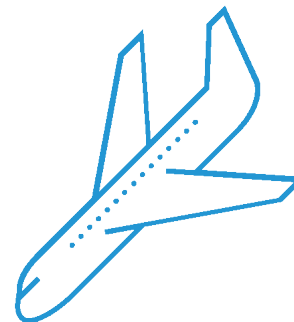- Illegal to be gay in Uganda and punishable with prison time of up to 14 years

Figure 3.4 - Three examples of asylum seekers and refugees (Composite images)

Justine

- Rwandan female
- Single mother of one
- A member of the Tutsi cultural group
- Asylum seeker currently moving towards third appeal (DHA denied application)
- Fled to SA from Rwanda/DRC border in Goma due to civil unrest and warfare
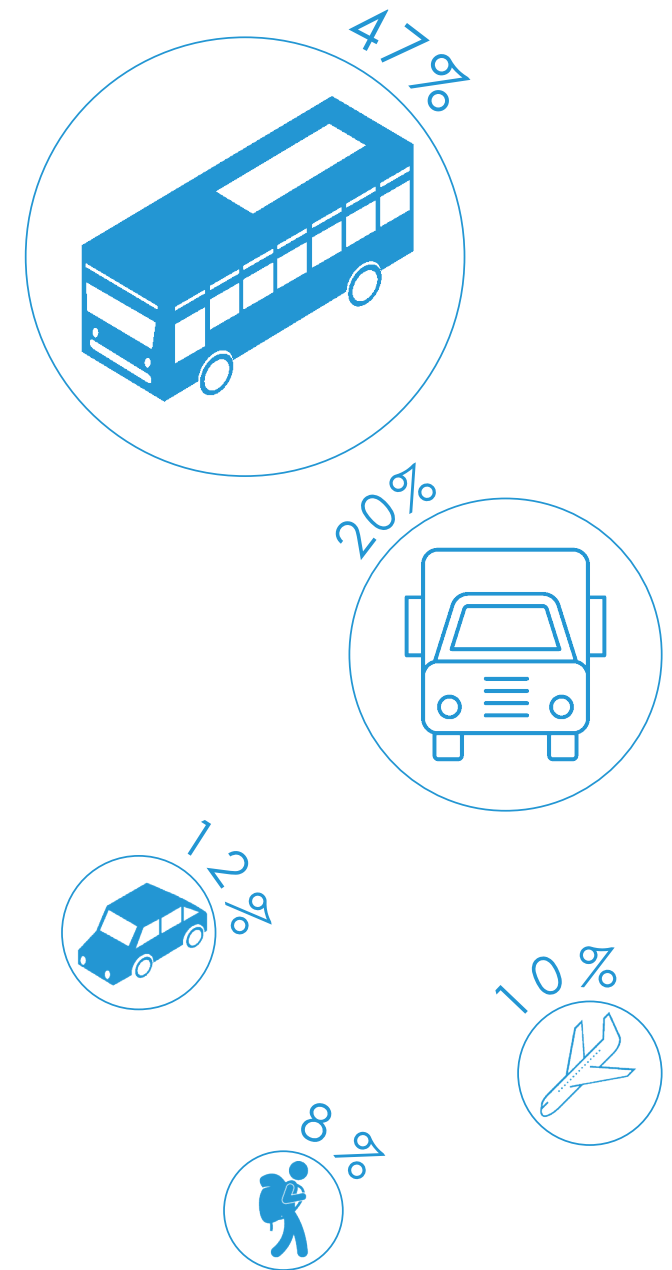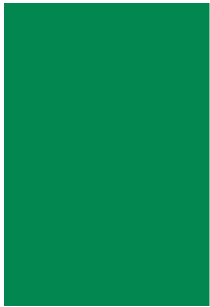- Journey included hiding in a truck

47%

20%

12%

10%

8%

Figure 3.5 - Modes of transportation employed by asylum seekers and refugees travelling to South Africa (Garrett, 2012:31. Adapted by author. Composite image)

Nigeria

- 27,0%   10 334 permits

Angola

- 4,3%   1 647 permits

Zimbabwe

- 25,6%   9 798 permits

Ghana

- 4,2%   1 621 permits

DRC

- 6,7%   2 575 permits

Figure 3.6 - Top 5 African nations with temporary permits issued to immigrants in South Africa (Statistics South Africa, 2015:13. Adapted by author. Composite image)

note the following countries of Nigeria, Zimbabwe, Democratic Republic of Congo (DRC), Angola and Ghana, as the Top Five African nations to have had immigrants issued with South African temporary permits. This can therefore be used to make an assumption that the overall immigrant population of African immigrants in South Africa at this point in time could largely be comprised of individuals from the above listed countries.

As a means to create a tapestry of imagery (Figure 3.7) which could guide the design and technical investigations, a taxonomy of the prevalent African cultural groups as listed in Table 2.4 has been carried out. The tapestry can serve as an informant for the detailing and specification of finishes and materials for the proposal. Evident through the tapestry one can see that materials and elements such as wood, cloth, grass and music are prevalent in many of the cultural identifiers of the indicated African countries. The use of colour and geometric shapes and patterns are also greatly evident in the fabrics used as part of the traditional garments they wear.

Figure 3.7 - Taxonomy of top 12 African cultural groups dominant within temporary and permanent immigrant populations in South Africa (Composite image)

3.6   Conclusion

The proposed programme has been chosen because of the need to meet and ensure that the basic rights and needs of the vulnerable are met and that a holistic support system is offered comprised of medical clinic, law clinic, retail spaces, language school, community centre and social housing. The TLF will take ownership of the running and management of the entire site but will garner support from the African Coalition for Refugees and Street Medicine Institute in the day-to-day running of the various programmes linked to the two organisations. The DHA will play a role in providing support where necessary.

The primary users of the centre will be new and existing asylum seekers and refugees in Pretoria. The user profile has been determined to comprise of mostly individuals coming from the SADC region who have primarily travelled to South Africa using public transportation in the form of buses. The profile also includes users from countries within West and East Africa.

In order to meet the needs and complexity required for the masters programme, the ground floor will be the selected focus area for the design investigation. The ground floor will house the law clinic, medical clinic, retail and hospitality spaces, ancillary spaces and finally the new circulation zones.