

**P r e s e r v a t i o n -
c o n s e r v a t i o n
c o n t i n u i t y a n d
o v e r l a p p i n g
v a l u e s**

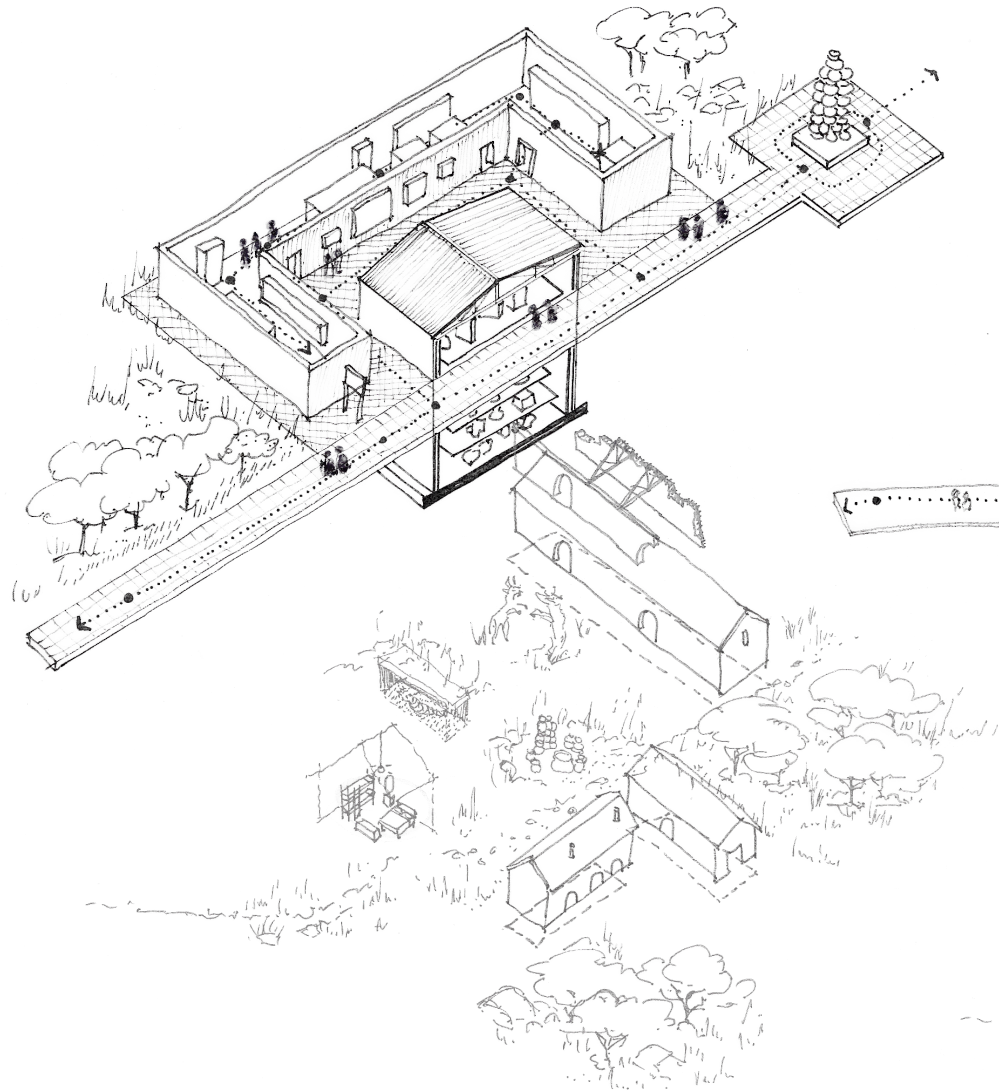


Fig. 5.1 Architectural representation of memory as a linear narrative

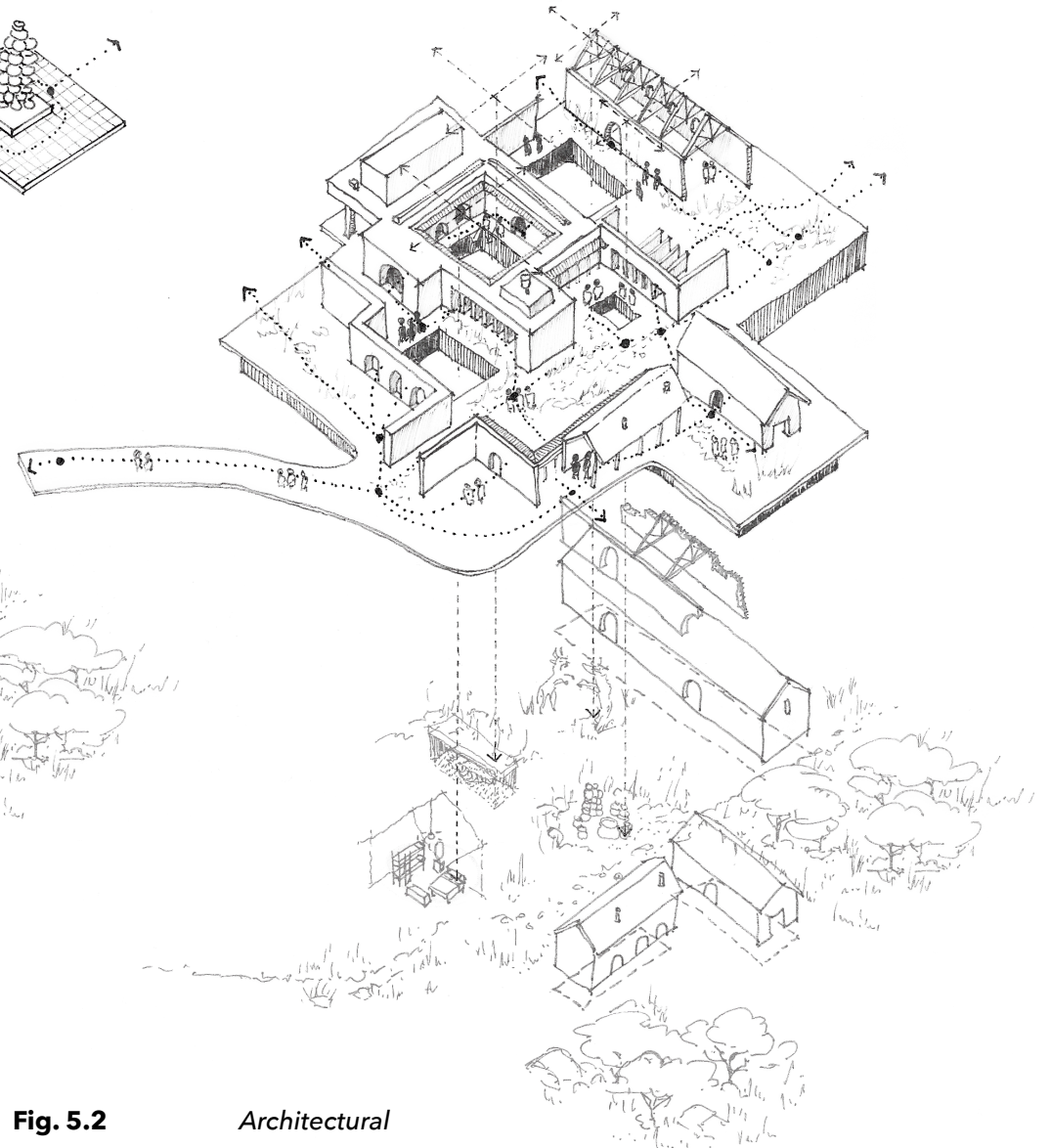


Fig. 5.2 Architectural interpretation of memory as a part of overlapping narratives

The discourse on heritage preservation in South Africa has shifted to value neglected and underrepresented narratives (Fisher et al., 2003: 74-75). Recent heritage projects in South Africa have incorporated a narrative experience as the backbone for architectural representation of the past.

As illustrated in Fig. 5.1 the general approach to representing memory in architecture is to encourage a specific path through a space to experience a singular narrative. Memories are revised to be consumed as a series of events from the past, where representative items are memorialised out of context. Thus, the items that are associated with memory become less accessible.

The approach proposed in Fig. 5.2 is memory as a part of overlapping narratives. This includes a variety of experiential devices which allow memory to be explored from different perspectives. The overlapping narratives allow for a holistic interpretation of memory and are celebrated alongside an understanding of the context it represents. As a result, the accessibility of items associated with memory are prioritised, and the present is viewed as a continuation of the past (De Sola'-Morales, 1987: 620).

The outcome of the value assessment, the precedent studies and the site framework is to define the value of the site and derive a polycentric strategy through a process of overlapping systems and considerations (Ibid.)



Fig. 5.3 Existing store rooms on site

5. INTEGRATED VALUE ASSESSMENT

5.1 ASSESSMENT FRAMEWORK

The integrated Value Assessment framework is used to determine a scaled approach (Barker 2020) to the assessment of the non-dialectic value of the site. The criteria are derived from an understanding of urban resilience principles (Peres and Du Plessis 2016: 96-107) and conservation values developed by the Getty Foundation. The Integrated Value Assessment aims to uncover valuable aspects to consider when making design decisions. Mason's (2002: 23-25) value assessment framework is adapted to include criteria besides heritage value.

Values are matched to physical resources and characteristics, threats and opportunities are analysed to inform a statement of significance, and a design response is generated. Many of the descriptors for the criteria are interdependent of one another (Mason, 2002: 11).

Public interface value incorporates aspects concerning the contribution the object or place makes to the current urban context. It includes spatial and programmatic relations to external systems, the definition of edges, human scale and access points (Ibid.: 99).

Utility refers to the current expression of resilience exhibited on site relating to programmatic redundancy, modularity and diversity. This includes the ability for the object or place to continue operating as intended or to absorb change and adapt to a more suitable program (Ibid.: 161-162, 173-178).

Historical characteristics are defined as physical aspects of an object or place representing historical socio-cultural values and affiliations. The historical characteristics include age, type or typology, traces of change, "place attachment", and uniqueness. (SAHRA, online)

Architectural characteristics are described as spatial, material and typological physical aspects of an object or place that merit recognition as contributors to place identity regardless of other associations (Mason 2002: 8-13).

Environmental value is used to determine the value of the physical landscape and the contribution it makes to the site as a whole. (Ibid.)

Through the analysis, a gradient of responses will be derived. Many buildings on the site have different values, ranging from historically significant to potentially regenerative. Therefore, it is essential to consider the overlapping situations emerging from the site.

5.2 THE ASSESSMENT

The integrated value assessment is conducted by consulting existing Heritage Impact Assessments of the site, by consulting existing Heritage Impact Assessments of the site, site visits and photographs, and evaluating desktop case studies. The intention is to gain a detailed insight into the condition of the site and the nuanced potential between structures.

The Site

According to the National Heritage Resources Act, the site and structures are protected from demolition. It falls under Level III protection, with particular structures falling under Level II (Act No. 25 of 1999).

The structures have intrinsic, comparative, and contextual significance as examples of industrial heritage buildings in Pretoria (Act No. 25 of 1999). Furthermore, the lack of use since 2018 has changed the context of hard surfaces into a reclaimed landscape since the industrial-grade paving around the workshops has been removed. Currently, the site is covered in grass and young invasive shrubs and trees.

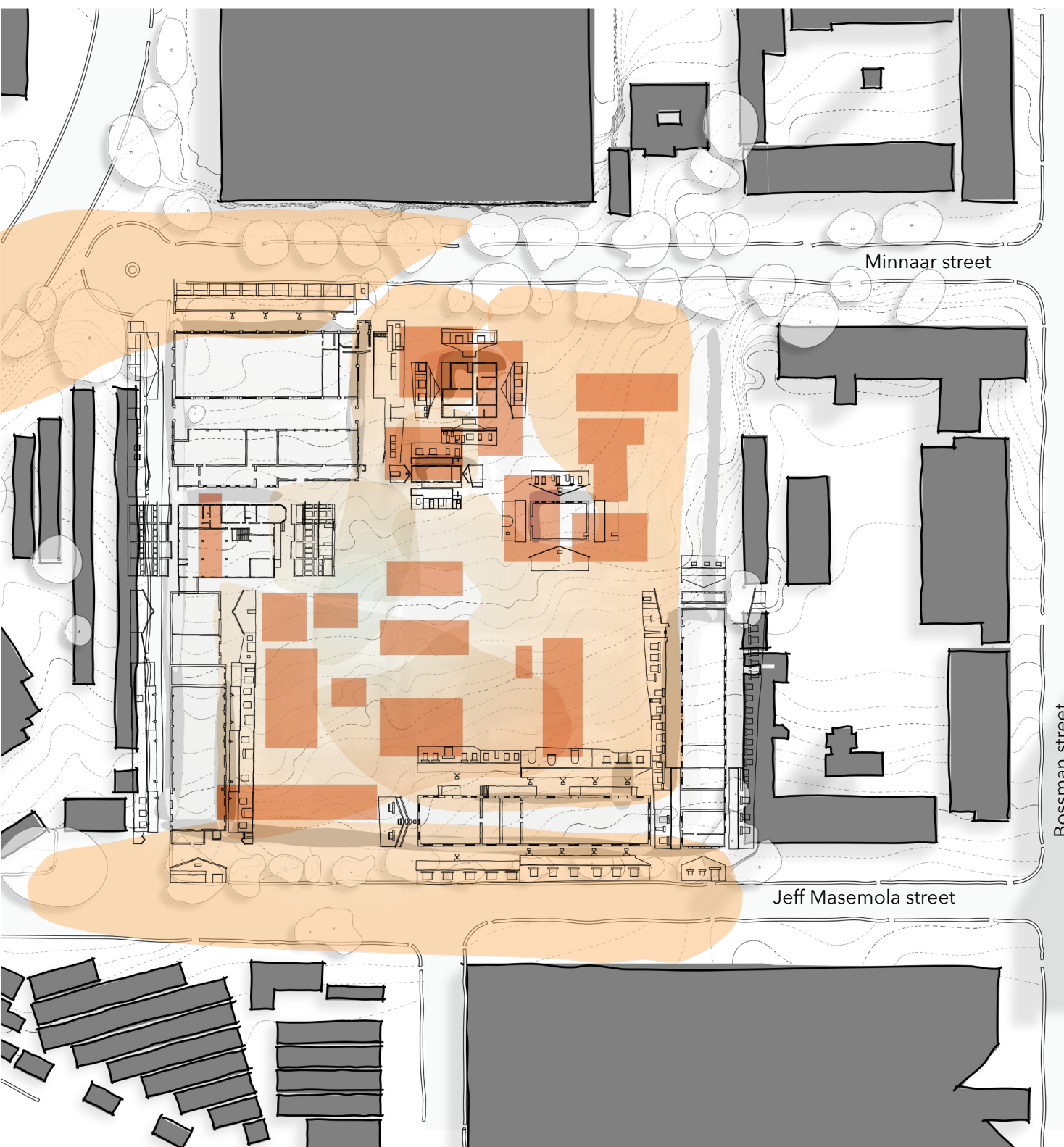


Fig. 5.4 Value assessment of the General Workshops

Fig. 5.5 Identified characteristics of value

General workshops and store rooms

Public interface value: The western edge of the building defines the alleyway. There are three windows on this edge. The building is barely visible from Jeff Masemola street, along the southern perimeter.

Utility: The buildings have predominantly been used as storage. The interior of the building is almost completely dilapidated. The ceilings are disintegrating, the internal partitioning is almost entirely removed, and all fixtures have been stripped. Nevertheless, the building holds potential for evolution, especially in terms of program (Peres, 2016: 99, 189).

Historical characteristics: The rooms are estimated to have been built between 1920 and 1935. The buildings are built on sandstone plinths, which could date the buildings as far back as 1910. The openings into the rooms are defined either by large concrete lintels or segmental brick arches. Internal openings between rooms are large arched openings. The original vents on the roof are intact.

Architectural Characteristics: It is critical to retain the east elevation of the building, as the gradual development of the site is demonstrated in the segmented character of the building. In addition, the unaligned openings in the building are characteristic of the utilitarian nature of industrial heritage sites.

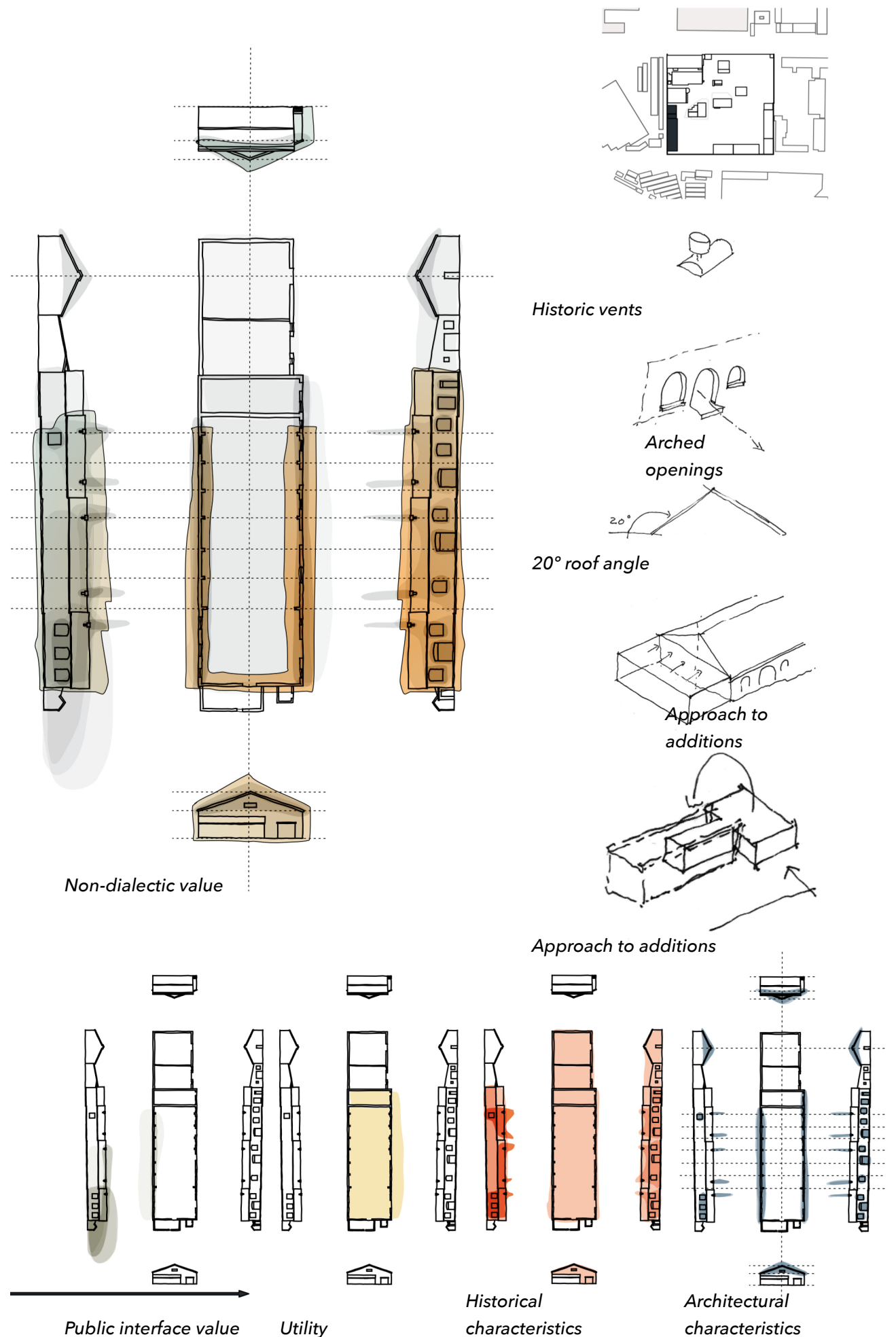
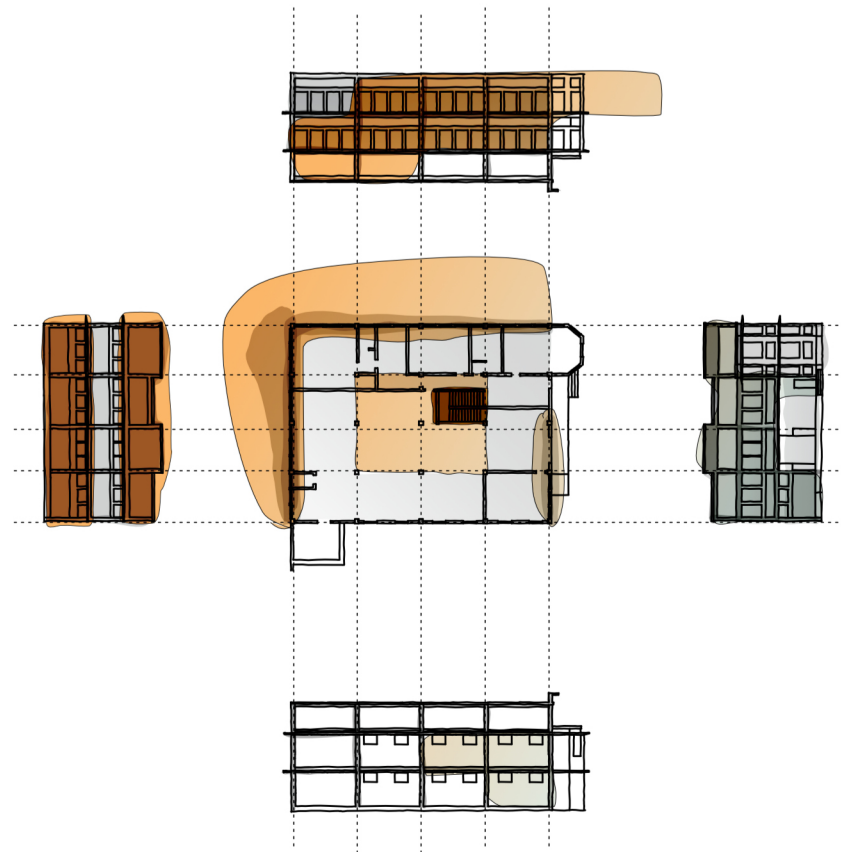
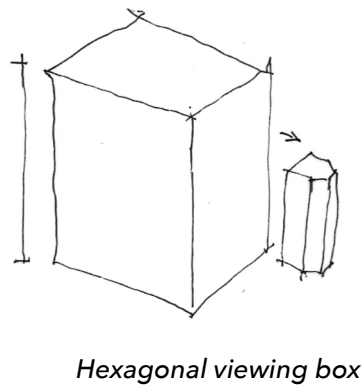


Fig. 5.6 Value assessment of the General Workshops

Fig. 5.7 Identified characteristics of value



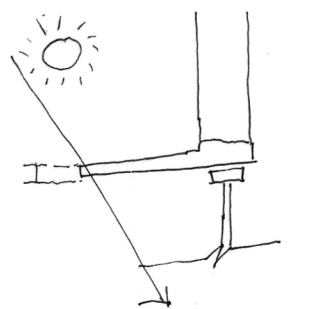
Administration Building

Public interface value: The Administration building is the tallest building on the site. The back of the building forms part of the western alleyway between the site and the Post Office. The street edge is articulated with windows framed in characteristically thin concrete overhangs.

Utility: The more robust elements like the concrete and brick structure is in operable condition. The building has, however, suffered from water damage and general neglect. The shading devices and the windows are significantly damaged. The building is rigid (restrictive?) in its design. It does not allow for diversification and variability as the needs of the site change. The concrete portal frame has the potential for transformation (Peres, 2016: 99, 189).

Historical characteristics: The building was constructed in the early 1940s, during a shortage of materials and artisans in South Africa. As a result, the third floor was never completed, standard size steel frame windows were used, and lower quality building materials were used.

Architectural Characteristics: The thin concrete overhangs of the building are notable.



Thin concrete roof overhang

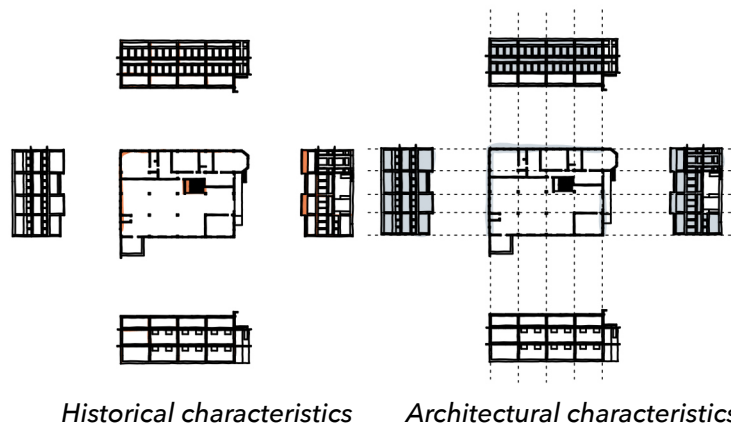
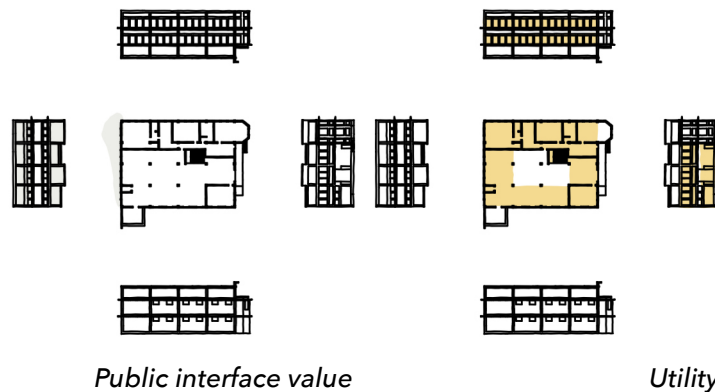


Fig. 5.8 Value assessment of the General Workshops

Fig. 5.9 Identified characteristics of value

Carpenters workshops

Public interface value: The building defines the north-western corner of the site and forms an integral part of the Minnaar Street edge and the western pedestrian alleyway.

Utility: With minor repair work, the northern workshop would be operational as a carpentry workshop. The "Supervisor Box" needs significant attention. The workshop can be described as highly modular, which allows for flexibility, scalability, and variability in operations (Peres, Ibid.:188-189). The southern additions have fallen into disrepair and would need significant intervention to regain functionality.

Historical characteristics: The building dates from the late 1930s and represents a rare example of the early influence of modernist innovation in industrial buildings in South Africa. Built as a concrete portal frame and red Kirkness infill bricks, the building showcases elements unique to the 1930s industrial architecture built by PWD. The building has historically correct ventilators.

Architectural Characteristics:- The parapet seen on the east elevation features the art-deco PWD monogram. The entrances to the service yard from both the east and west is defined by curved walls. The double pitch roof is particularly significant due to its association with the industrial heritage of the region. The English bond is also notable.

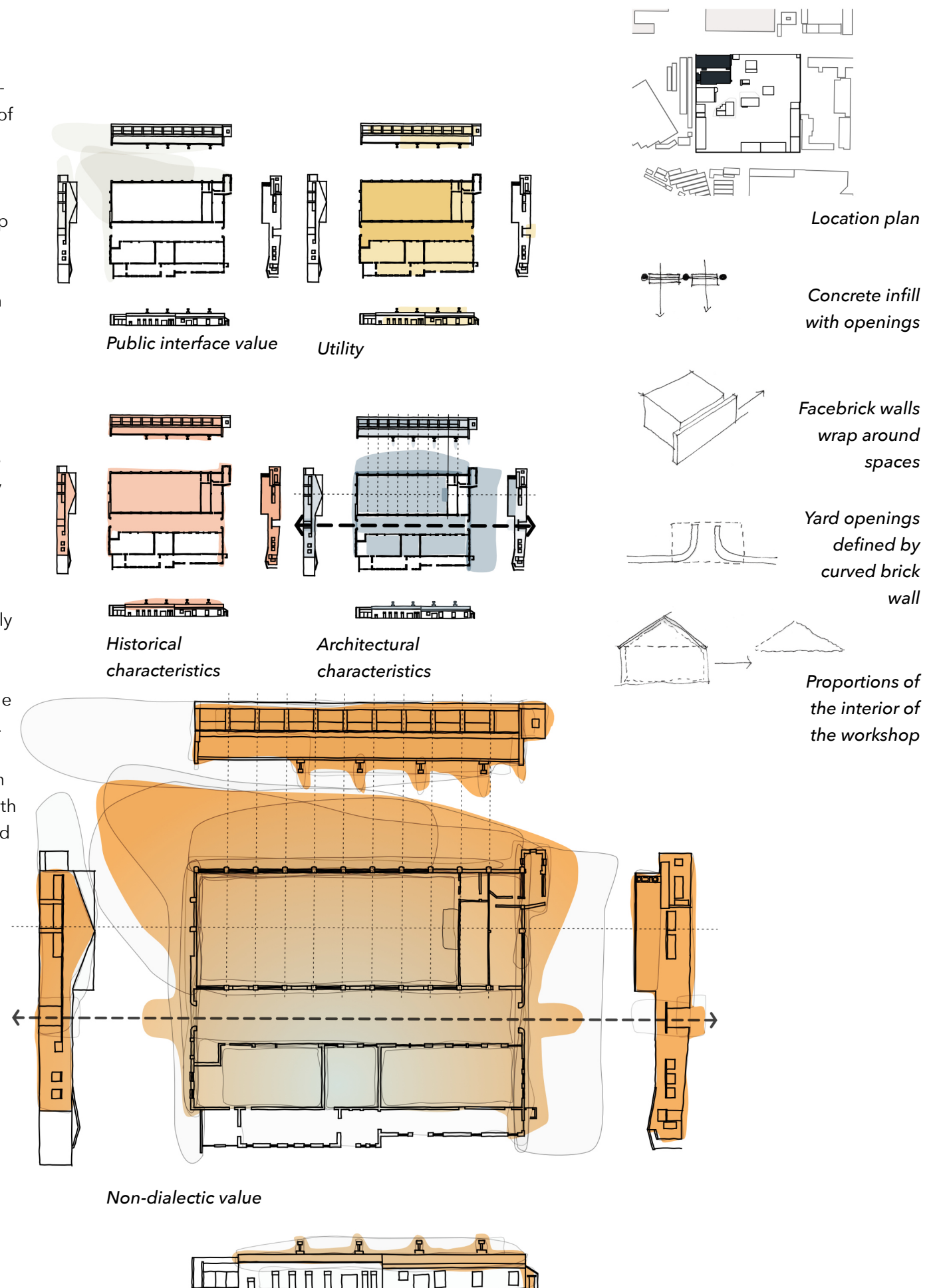


Fig. 5.10 Value assessment of the General Workshops

Fig. 5.11 Identified characteristics of value

Mechanical engineering workshops

Public interface value: The workshops define the edge of Jeff Masemola Street with a pedestrian-friendly scale on the sidewalk scale and windows and doors opening towards the street. The windows and ventilators distinguish the building from the generic environment created by the Dairy Mall across the street.

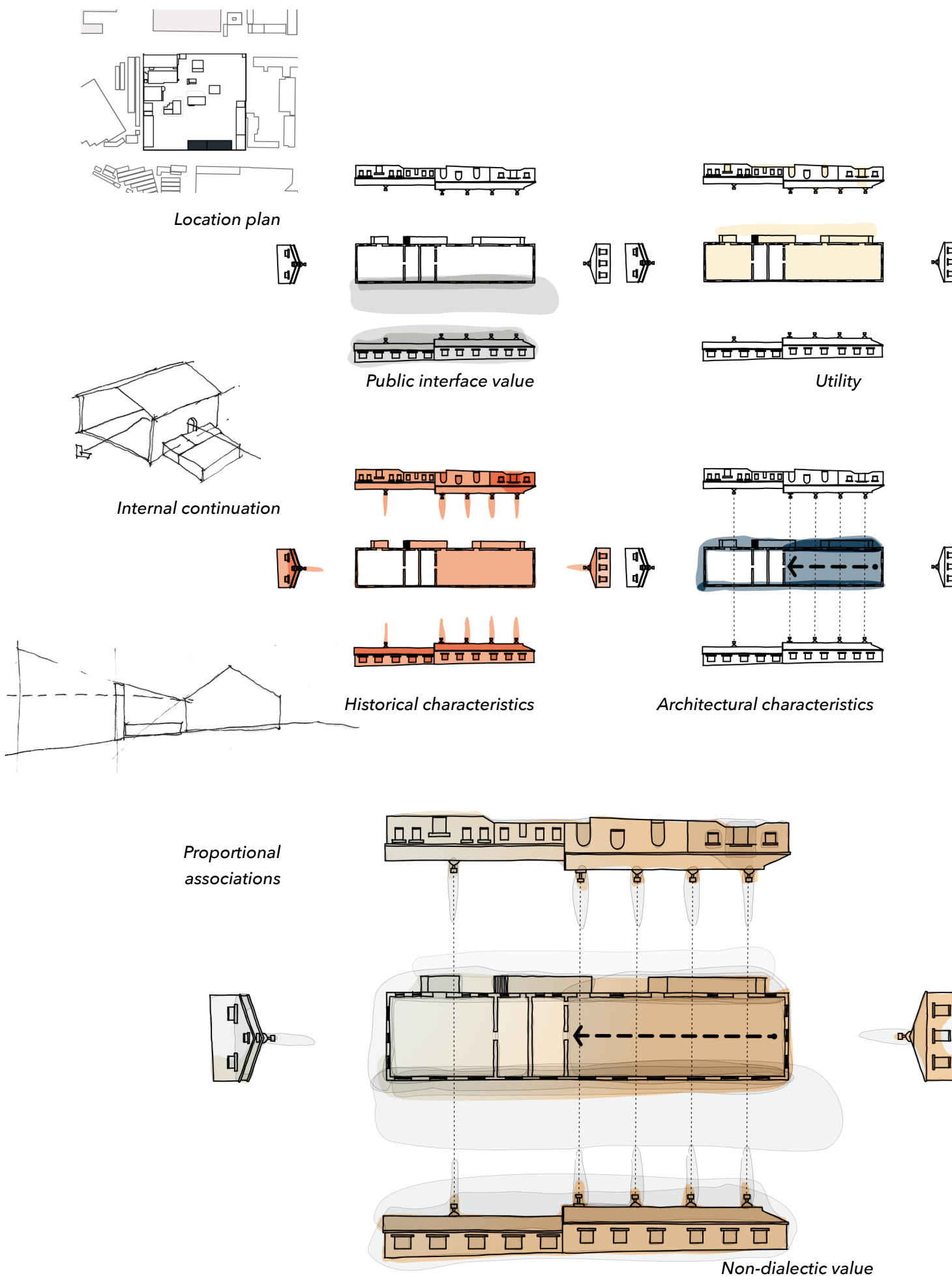
Utility: The building has been designed to accommodate heavy vehicles. There are multiple service pits in the floor, and the building has an ample ceiling height for the operation of large machinery. Outside the entrances, large hoisting beams are to be installed. There are two platforms and two ramps that lead into the building. With some recovery efforts, the functionality of the building can be regained.

Historical characteristics: The building is similar in typology to the general workshops and storerooms. Governmental vehicles and equipment were most likely serviced and fixed here. The industrial windows are painted Oregon Pine. In some cases, the timber windows were replaced with steel window frames possibly made on site.

Architectural Characteristics: The southern wall of the workshop acts as a retaining wall, with a 1000mm fall between the sidewalk and the workshop floor. The building steps with the fall of the site. Both the north elevation and south elevation are significant. In certain instances, longer lintels than necessary were used to support openings.

Fig. 5.12 Value assessment of the General Workshops

Fig. 5.13 Identified characteristics of value



Electric engineering workshops

Public interface value: The southern room of the workshop provides direct access to the street. The building used to accommodate an electrical substation. During the construction of the Dairy Mall, a new substation was installed across the street from the workshop. The now-vacant substation room provides a spatial opportunity to incorporate infrastructural development on site.

Utility: Due to the state of disrepair of the building, a transformation of the system needs to be considered. In addition, the original program as an Electrical engineering workshop needs to be reconsidered in the context of the design.

Historical characteristics: The footprint of this building can be traced to maps from 1904 and 1907 (Act No. 25 of 1999).

Since 2014, Most of the building has fallen to ruin. The roof has largely collapsed. The gable over the main entrance no longer exists. The hoist and large doors have also been removed. The external walls of the building are still intact, but the interior is beyond restoration.

Architectural Characteristics: The building has typological similarities to the general workshops and the mechanical engineering workshops. The main difference is that this building has no segmental brick arches over openings. The building steps with the slope of the site, lending to a unique west elevation.

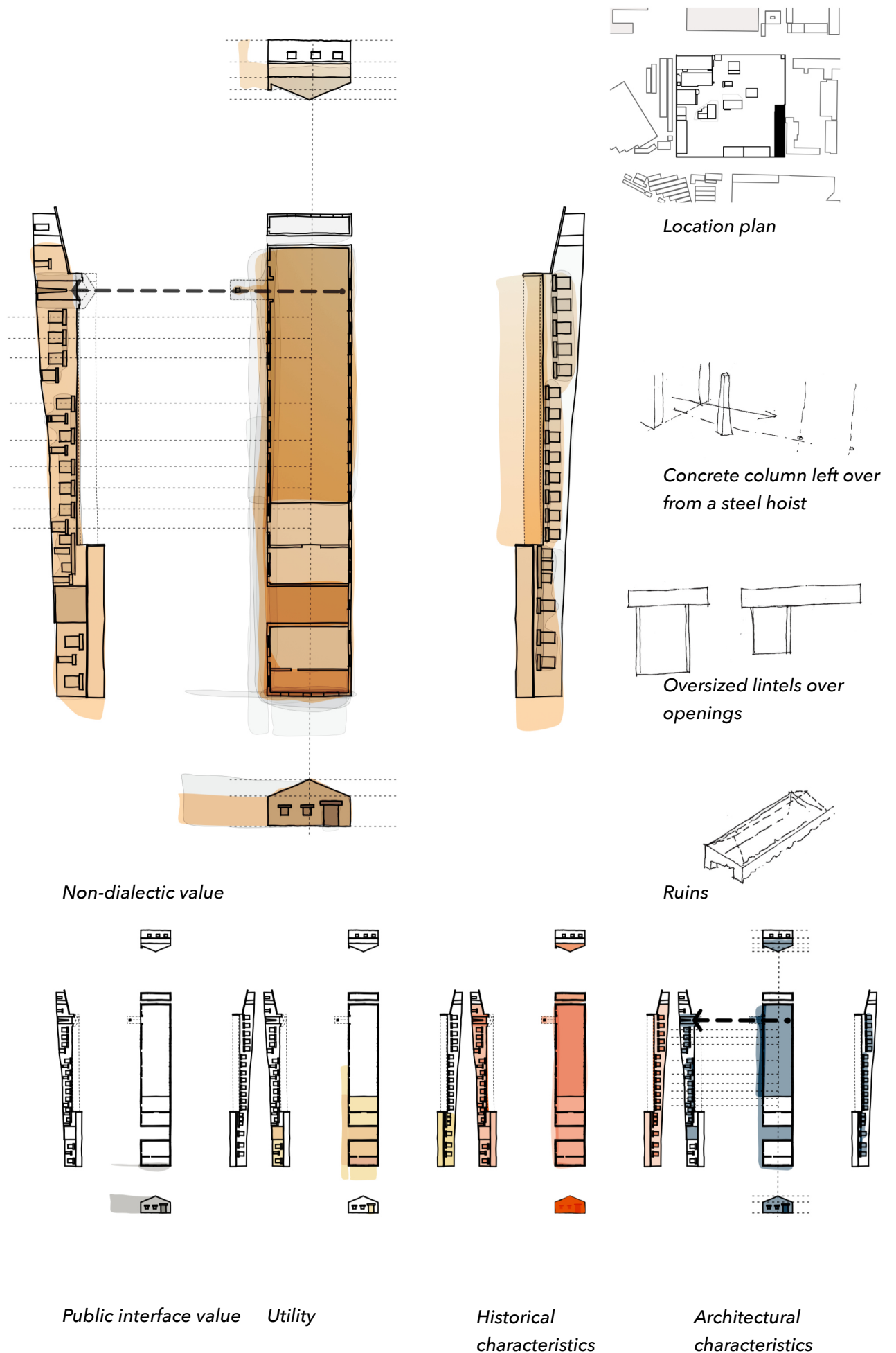


Fig. 5.14 Value assessment of the General Workshops

Fig. 5.15 Identified characteristics of value

Public interface value Utility

Historical characteristics

Architectural characteristics

Stonemason's workshops

Public interface value: The characteristic north elevation of the stonemasons' workshop faces Minnaar Street. The steel frame windows have been sourced from other buildings in Pretoria and differ in shape and size. The organisation is haphazard, with either straight or arched brick lintels over the windows.

Utility: The arched doorway on the western elevation allows vehicular access for the delivery of material and heavy equipment. The southern wall has a large opening that has temporarily been closed with painted plywood. If the workshop door is closed, the interior is dark despite the windows on the northern side. There is no ventilator in the roof of the workshop. The floor of the workshop is damaged where stone cutting equipment has been removed.

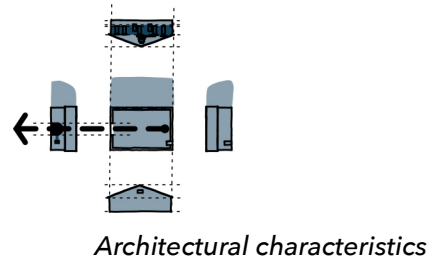
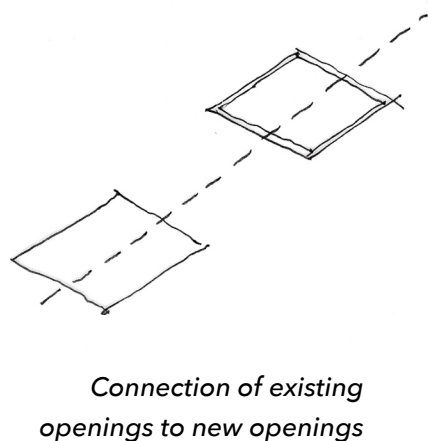
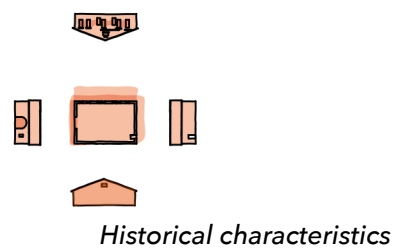
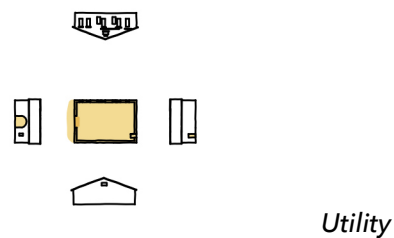
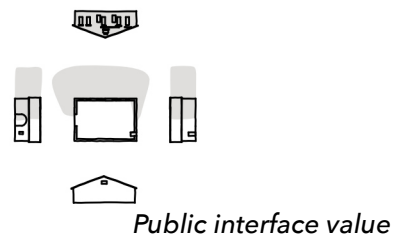
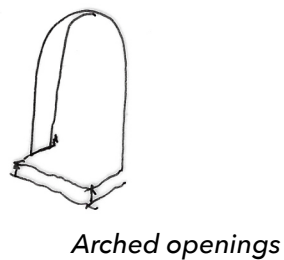
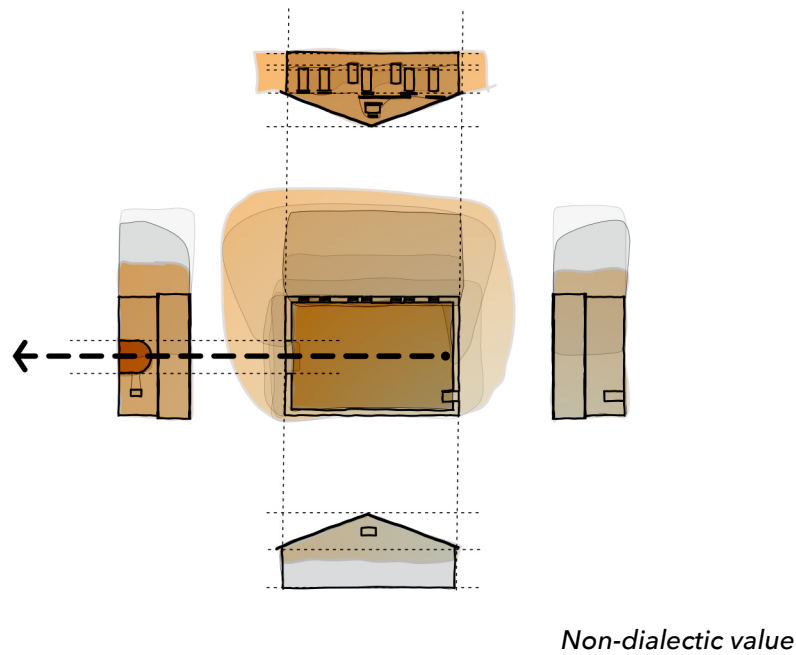
Historical characteristics: This building had housed one of the biggest lathes in South Africa until the lathe was sold for scrap before 2009 (Jansen, 2014: 23).

There are remnants of sandstone, quartzite, and granite in the vicinity of the building (Ibid.). The bricks used for the construction of the workshop date to the 1920s. The building is constructed in English bond. Between 1948 and 1958, much of the front portion of the building was demolished. Between 1964 and 1968, with the site's redevelopment, additions to the building were done, effectively extending the building once again. In the 2018 redevelopment, this addition was removed.

Architectural Characteristics: The workshop has significantly been altered from its original form. The resulting architecture is, however, significant in the historical narrative of the entire site. The 20-degree double pitch roof, the span of the trusses, the reuse of windows, doors and lintels, and the overall change to the character of the building.

Fig. 5.16 Value assessment of the General Workshops

Fig. 5.17 Identified characteristics of value



Labourers accommodation

Public interface value: The labourers' accommodation is located towards the centre of the site. It has little influence on the urban context as it is barely noticeable from the street. However, the scale of the building contributes to the overall scale of the site.

Utility: Until recently the building has been used for storage and ablutions on site. The interior of the building needs significant intervention to be operational as the ceiling has collapsed, the services have been removed, and the screed is crumbling.

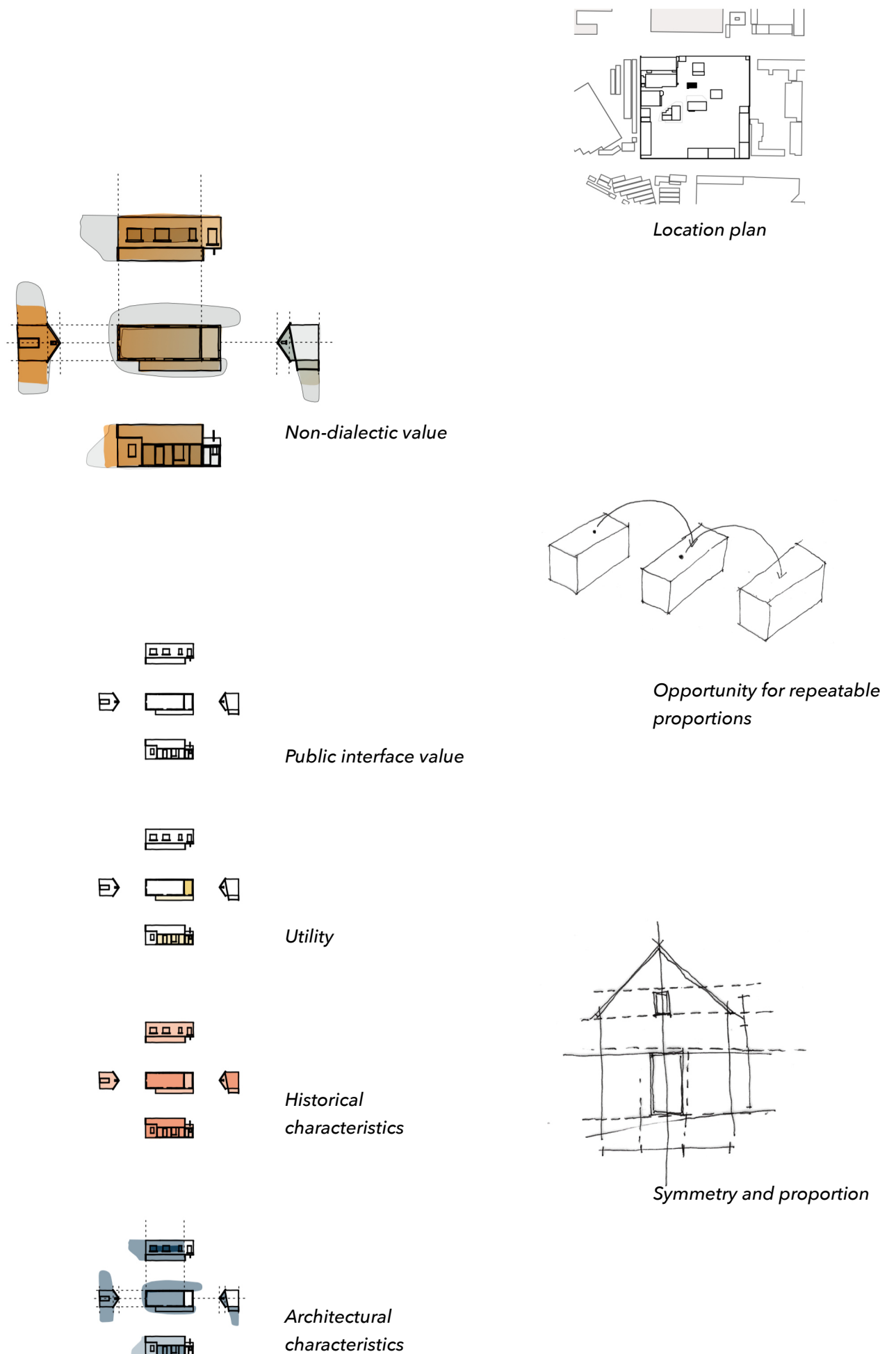
The walls are intact, and none of the windows is broken. So, the natural light inside is sufficient for everyday activities.

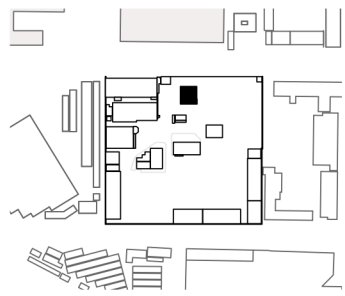
Historical characteristics: It is speculated that the building served as on-site accommodation for labourers, which contributes to the socio-historical value of the building (Jansen, 2014: 35). The veranda, the building's sandstone plinths, and the arched brick lintels over the openings on the southern elevation are noted. Two door openings have been removed and bricked up. Both the bricked-up doorways and the original building were constructed using a Dutch Bond, with the arched brick lintels adding to the wall's texture. The concrete lintels over the window openings on the northern elevation are similar to other instances on the site. The doors and windows are typically dated between 1890 and 1910.

Architectural Characteristics: The deep reveal of the front entrance of the building is notable. The 35-degree open gable roof has been lapped many times. The north and west elevations have been whitewashed, with some instances of plastered walls. The porch faces south and has been extended towards the eastern side of the building.

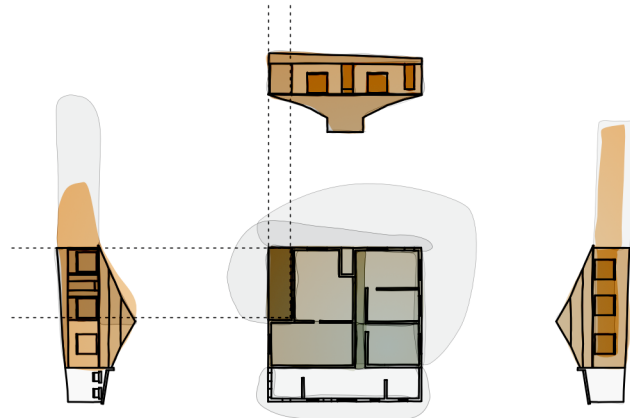
Fig. 5.18 Value assessment of the General Workshops

Fig. 5.19 Identified characteristics of value





Location plan



Non-dialectic value

Supervisor's residence

Public interface value: The building faces Minnaar Street. Many of the adaptations made to the building have altered the northern facade significantly. Little of the original character of the building remains. The porch might have wrapped around most of the building. The front door of the building most likely faced Minnaar Street. The Dutch gabled roof is distinct in the context.

Utility: The suspended timber floor of the building has been haphazardly covered in protective sheets to varying degrees of success. The fireplace has been completely removed. In some instances, the roof sheeting is perforated with rust, and the ceilings have collapsed in two rooms. It is clear that the building has only been used as a home for a very short period. For the most part, it was used for storing protective wear.

Historical characteristics: According to Jansen's Heritage assessment, the house is typical for a government residence classified as "Edwardian" and unique to this city area (2014: 25). The building was constructed in 1903 and exhibits construction techniques typical of the period, such as the use of quartzite foundation stones and imported ventilators from Cowell's Foundry, Blackburn UK (Jansen, 2014: 27). Most of the profiled ceilings in the house have been removed. Steel frame windows were installed where the veranda was enclosed. Most of the original timber frame windows and doors were removed.

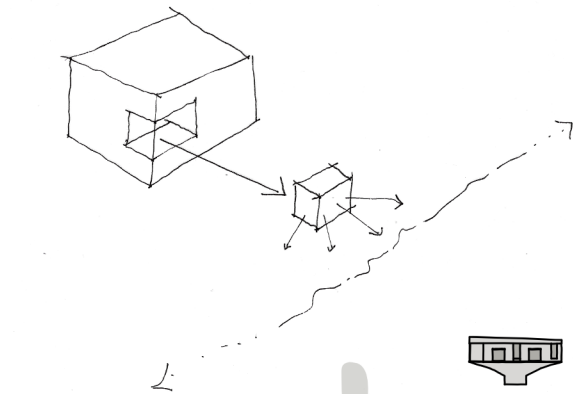
Architectural Characteristics: Similar to the stonemasons' workshop, the house has been adapted beyond its original form. Both express the changing nature of the site and DPWI, but more work is needed to transform the supervisor's residence for it to contribute to the site again.

Fig. 5.20

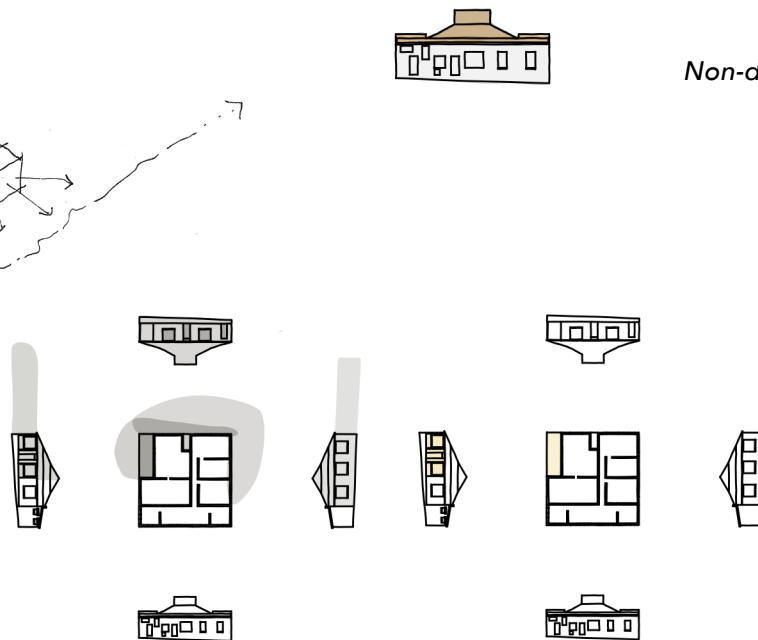
Value assessment of the General Workshops

Fig. 5.21

Identified characteristics of value

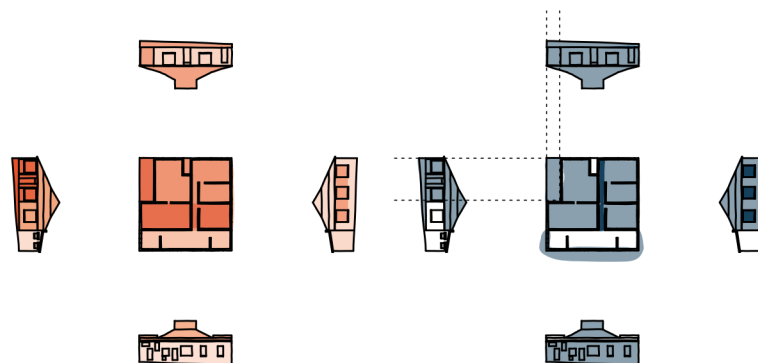


Porch overlooking a walkway



Public interface value

Utility



Historical characteristics

Architectural characteristics

1.3 THREATS AND OPPORTUNITIES

The resulting overlap map indicates the scale of sensitivity to consider when responding to the context. The warm tones indicate the sensitivity of the built objects, from red as highly sensitive to yellow as less sensitive. The cool tones indicate the sensitivity of the spatial responses, from dark grey as highly sensitive to light grey as less sensitive.

Threats

The overall threats present on site are the neglect of the buildings and recent careless demolitions and additions (Mason, 2002: 25). With the site's current trajectory, more buildings will fall into disrepair without intervention. Furthermore, it will not be sufficient to only repair the workshops to introduce resilience to the site, as its current use is considered redundant from DPWI's perspective. Additionally, the site does not serve its context due to the ever-changing cultural meaning of this area of the city (Ibid.), and it should evolve.

Opportunities

The opportunities on the site are in response to some of the severe losses to the exhibited industrial heritage. The removal of the redundant concrete paving and tarred surfaces between the buildings have resulted in a landscape reclaimed through pioneer grass species and invasive shrubs.

The architectural opportunity on the site is to reinterpret the modest construction of all the buildings to commend its historical contribution to the city

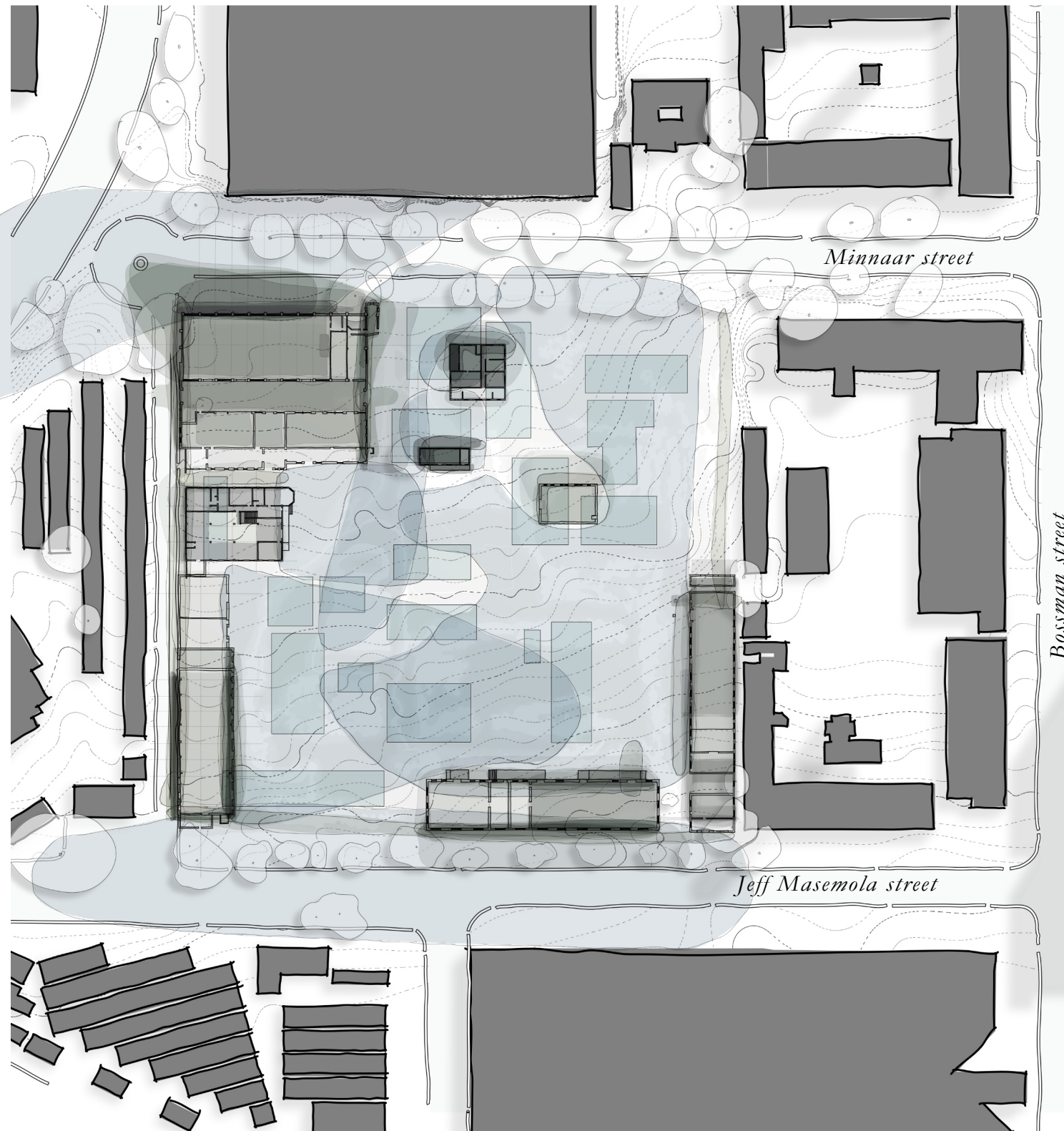


Fig. 5.22 Value assessment of the General Workshops

Fig. 5.23 Identified characteristics of value

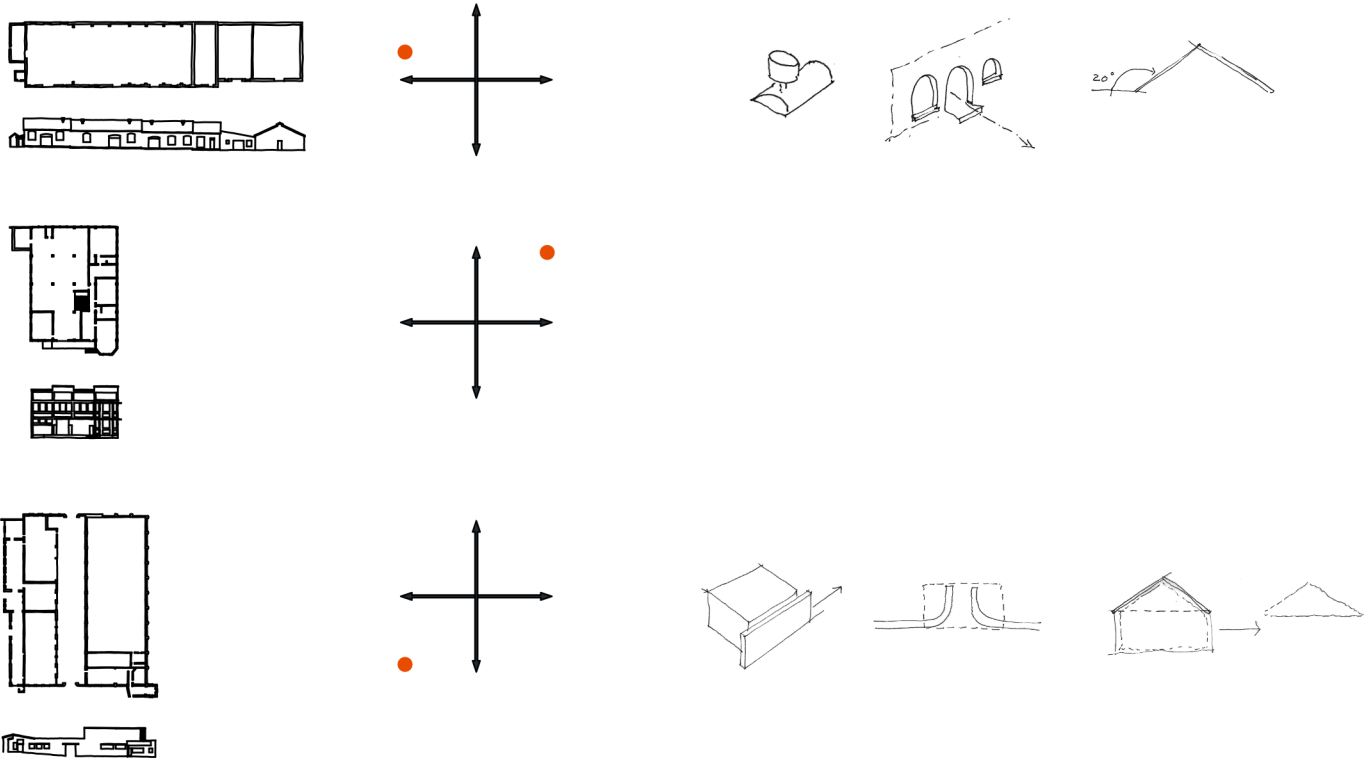
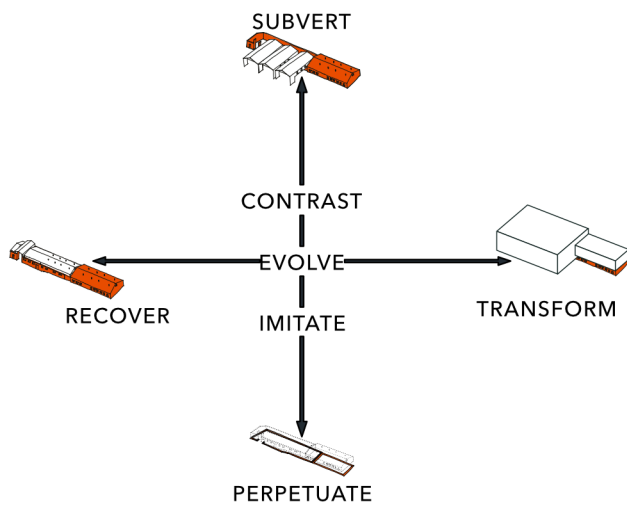
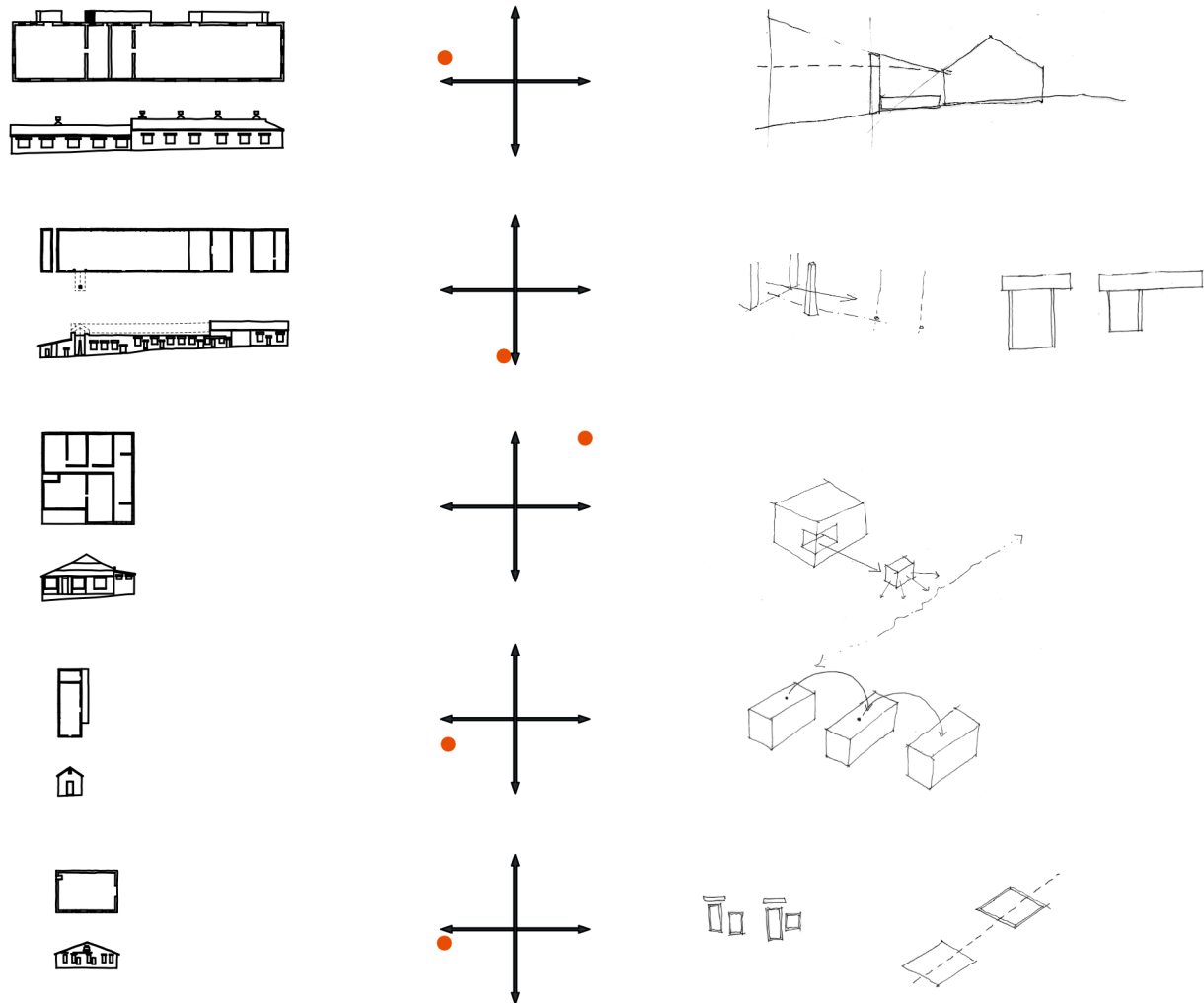


Fig. 5.24 Value assessment of the General Workshops

Fig. 5.25 Value assessment of the General Workshops

Fig. 5.26 Identified characteristics of value



6. STATEMENT OF VALUE

The Statement of Value aims to delineate the position regarding adopting the site's tangible aspects. The intention is to avoid collapsing all values into an "aggregate statement of significance" (Lowenthal 2002: 23) as the diversity of value contribute to the nuance of the project.

The site

The significance of the site is the remaining industrial heritage in the city centre. It represents the changing everyday working conditions of many people over time and its value is toward the city.

The scale of the single-storey buildings on the site needs to be taken into consideration, as well as the character of the buildings (Jacobs 1993: 6.3-4).

The last century of use on the site has significantly modified the landscape. The recent reclaimed natural state of the site should be appreciated, protected and actively rehabilitated. Invasive species should be removed and local alternative grass and shrub species.

The palimpsest of material change should be celebrated. Additions, expansions and alterations in the past exhibit the developing nature of technology, and the pragmatic reality of adapting to those changes.

Changes to the current buildings are encouraged if it improves the utility. The changes should also be done in the spirit of the existing fabric. This includes the use of standard materials in innovative ways, the reuse of materials from elsewhere and the incorporating contemporary ideas of technological progress.

Height is restricted to three storeys above the ground level, with care not to overshadow the existing context.

The landscape

There is a combination of native, exotic and invasive species that have grown in the current landscape. The landscape is reclaimed, though it should not be assumed that the current condition should be left unaltered.

It is nonetheless reassuring to notice that after a few years without intervention, the site is able to recover after decades of being covered in hard surfaces.

The invasive species are incrementally removed and replaced with plants that suit the biome. The larger exotic trees on site are incorporated in the site framework if they pose no threat to the environment or the heritage buildings.

Artefacts

Everyday artefacts found on the site, like unusable tools or redundant materials, are incorporated in the proposed additions.

In-between

Many of the significant buildings are located towards the edges of the site. After the demolitions in 2018, the interior of the site is vast. The additions to the site frame the remaining significant buildings around the landscape.

New buildings - old techniques

The roofs of the significant buildings are double pitched with a slope of 20 degrees or 35 degrees. The new workshops allude to the pitches of the existing buildings.

The proportions of the new buildings are informed by the buildings of value. The existing workshop widths are either 11m wide, or 14m wide, with a flexible column grid of 6m.

The openings of the existing buildings are usually defined by an exposed oversized lintel that extends past the window into the wall. The windows are steel-framed, or Oregon Pine window frames. This can be interpreted as any openings of significance in addition to the site.

Many of the materials used to build the workshops are redundant or standard materials found in other projects in the city. Standard and repeatable materials like steel sections and windows are incorporated.

7. PRECEDENT STUDIES

7.1 COAL DROPS YARD, LONDON

Context

The Coal Drops Yard is a recent redevelopment of industrial warehouses and coal stores in Kings Cross, London. The original building consists of two elongated Victorian coal warehouses with a cobbled yard in-between. The Coal Drops Yard forms part of a larger redevelopment project of King's Cross and is situated between Central Saint Martins to the east and Gasholders London to the west (Kafka, 2018: 30-31).

Approach to Architecture

One of the challenges to the architects were the constraints of the site. The two industrial warehouses sit roughly parallel, with a 39m difference between the buildings' widest points. This resulted in activating an ample open space between the workshops (Ibid.). In addition, the lower ground public space is also accessible through the northern and southern ends, with a tight scale for the street and articulated shopfronts (Ibid.).

The iconic roof, in this case, is the distinctive landmark introduced on the site, which "establishes a strong visual connection between the parallel structures" (Kafka, Ibid.). On the other hand, the "flourish" (Ibid.: 30) has been criticised for the fact that it could have been a public thoroughfare but instead chose to house a sizeable commercial anchor (Ibid.).

A scaled approach to heritage (Barker, 2020: 144) is evident in the design. The primary structural additions are independent of the original warehouses. Still, the materials used are either reminiscent of the industrial

architecture of the context, or in the case of the slate roof tiles, directly sourced from the original quarry (Ibid.).

Critique

The implementation of the concept of responding to the existing buildings is something to learn from; for example, the way newly built work meets the existing buildings while also extending the old (existing) is sophisticated and practical. The response is remarkably suitable to its historical context despite it making incredibly bold gestures. The context is also industrial in nature, close to Kings Cross Station (Ibid.).



Fig. 7.1

Coal Drops Yard (Heatherwick Studio:2019)

7.2 RED LOCATION MUSEUM VS. DRILL HALL (COMPARATIVE)

Public Value, Utility, Historical characteristics

Both the Red Location Museum and the Drill Hall are located in historically divisive contexts. Red Location Museum, Gqeberha (Port Elisabeth), was intentionally designed to confront visitors with the way museums have been used, to frame historical narratives (Deckler, 43). However, the project has been met with controversy because a museum, to commemorate the recent past, was prioritised over basic infrastructure for the neighbourhood (Roux, 2018: 407).

The current condition of the Drill Hall,



Fig. 7.2 Red Location Museum (Roux 2018)

Johannesburg, is the result of a century of conflict (Deckler, Graupner and Rasmuss, Ibid.: 27 -29).

Memory

Twelve boxes contain different memories of the struggle in Red Location and South Africa that are supposedly representative of the greater community (Ibid.: 45). The goal was to preserve and value different people's experiences of the tumultuous period and accommodate a non-linear reading of history.

Historic Context

The approach to the historical context was to reinterpret artefacts like the sawtooth factory roof present in 1980s union posters and reusing materials often present in the context like standard steel frame windows, concrete blocks and rusted corrugated sheets. These materials were historically associated with a "sub-standard" built environment. The unconventional ways the materials were used were intended to subvert that expectation

Change

Over time the museum was rejected by the community. The museum was built in a context in dire need of basic housing. The priorities from the start were misaligned.

Today the most active contribution the building makes is towards the street, with a well-designed interface between the public and its memory.

7.3 LIGHT STUDY

Carpenter's Workshop

The DPWI Carpenter's workshop was chosen as the baseline for the comparative study (Fig. 7.3). The iterative study is based on the proportions of the 1:200 sectional maquette. The aim is to explore how manipulating the roof of the maquette influences interior light.

Johannesburg Drill Hall

With the adaptation of the Drill Hall, the new roofs are separated from the original building (Fig.). The roofs are a contemporary interpretation of the original building profile. The removal of the infill brickwork transforms the concrete columns into an arcade which allows more light to enter the building.

Maquette 2

The proportions of the Carpenter's workshop are modified to enable a high clerestory to allow southern light to enter the space (refer to Fig.).

Red Location Museum

The saw-tooth roof profile of the Red Location Museum (Fig.7.6) allows for ample southern light to enter the space. The practical application of the design compliments the historical significance. (Deckler, Graupner and Rasmuss, 2008: 43).

The saw-tooth roof steps down to create a pedestrian-friendly scale on the street and breaks the imposing size of the building (Ibid.).

Maquette 3

The saw-tooth factory typology is adapted to slope towards one side of the building (refer to Fig. 7.7). The intent is to allow for a consistent internal illuminance throughout the day. The slope is to compliment the context of the site.

Factory Diestre

The approach to roof lights as in Factory Diestre is adapted to apply to the proportions of the Carpenter's workshop. The northern windows, as in Factory Diestre Hidden Architecture 2019) are removed (see fig. 7.8). The intent is to manipulate the light to suit various internal tasks.

Coal Drops Yard

Figure 7.9 shows the roof of the Carpenter's workshop lifted off the walls to express the difference between the old and the new uses (Kafka, 2018: 30-31), thus allowing celebratory moments inside and around the space.



Fig. 7.3 Sectional maquette through DPWI Carpenter's Workshop



Fig. 7.4 Sectional maquette based on aspects of the Johannesburg Drill Hall



Fig. 7.5 Sectional maquette exploring South facing clerestories



Fig. 7.6 Sectional maquette based on Red Location Museum

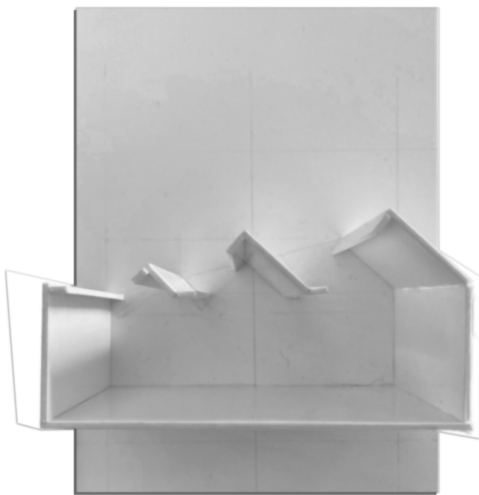


Fig. 7.7 Sectional maquette exploring a sloping saw-tooth roof



Fig. 7.8 Sectional maquette adapted from Factory Diestre



Fig. 7.9 Sectional maquette based on the Coal Drops Yard

Fig. 7.3-7.9 Iterated maquettes comparing various approaches to roof design and the affect it has on the internal light quality of the maquette

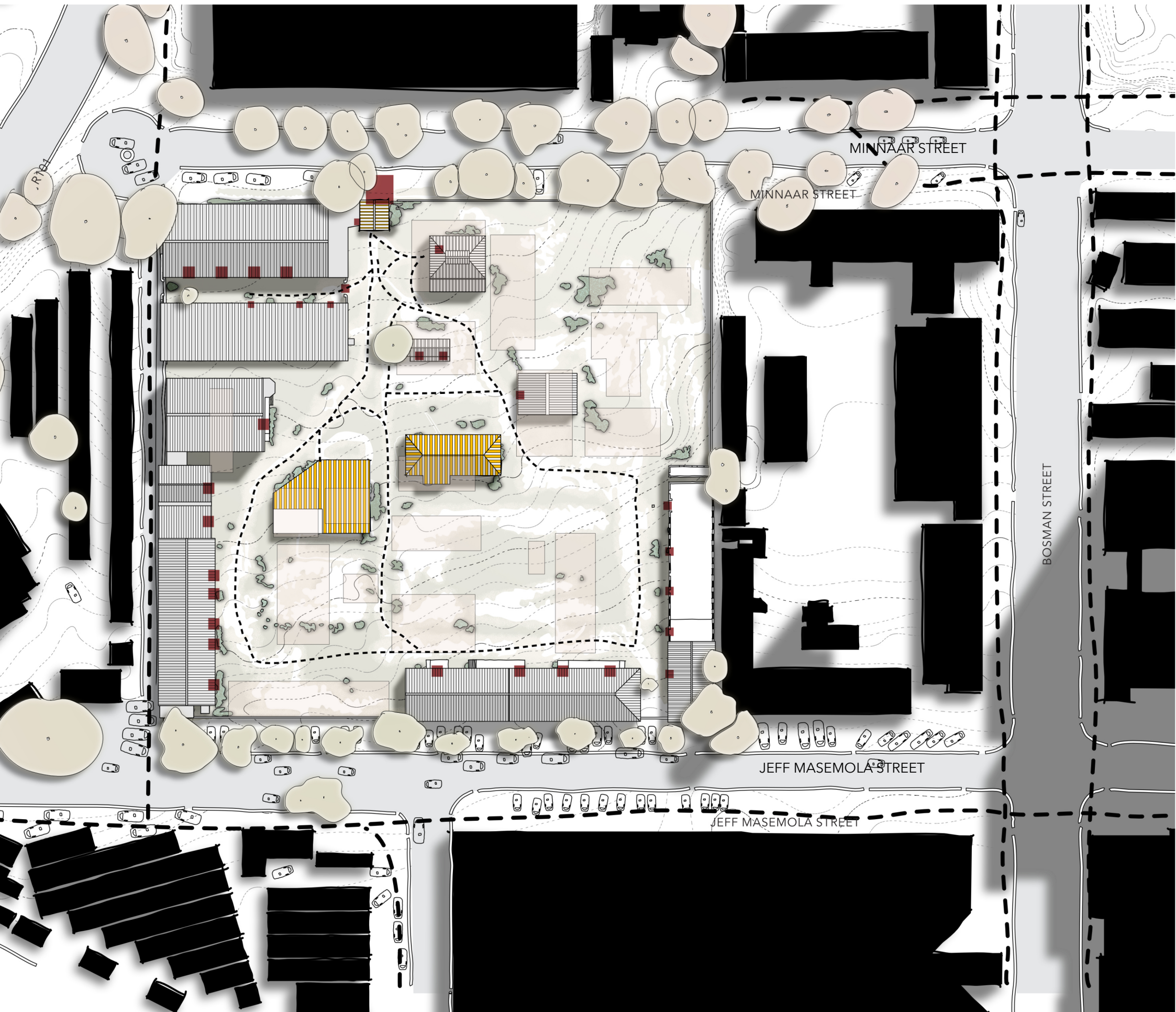


Fig. 8.1 Site analysis depicting entrances, lost heritage, reclaimed landscapes, footpaths on site and predominant pedestrian movement
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8. DESIGN BRIEF

8.1 ENVIRONMENTAL CONDITIONS OF THE CHOSEN SITE

Since Tshwane's climate is described as temperate interior (climactic zone 2) solar protection and shading are two highly effective strategies to reduce energy usage and improve internal comfort in buildings (SANS 204: 2011; Conradie, 2018).

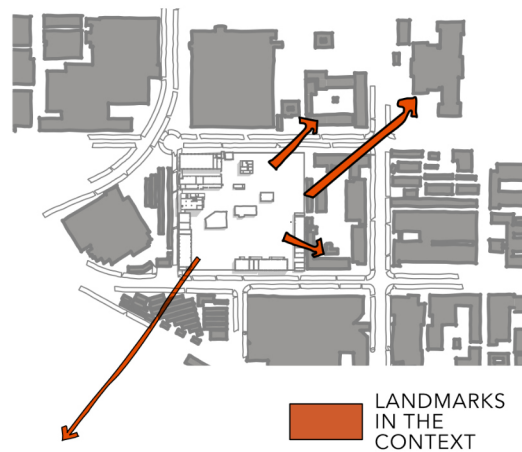


Fig. 8.2 Landmarks visible from the site in the context

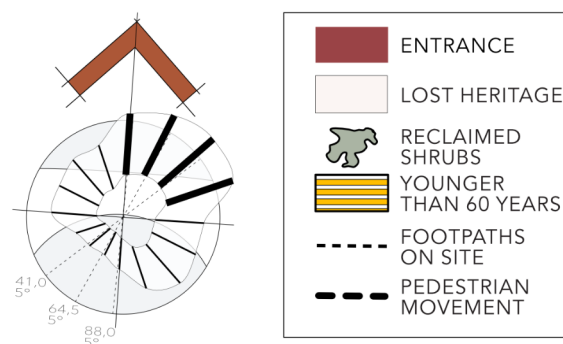


Fig. 8.3 Landmarks visible from the site in the context

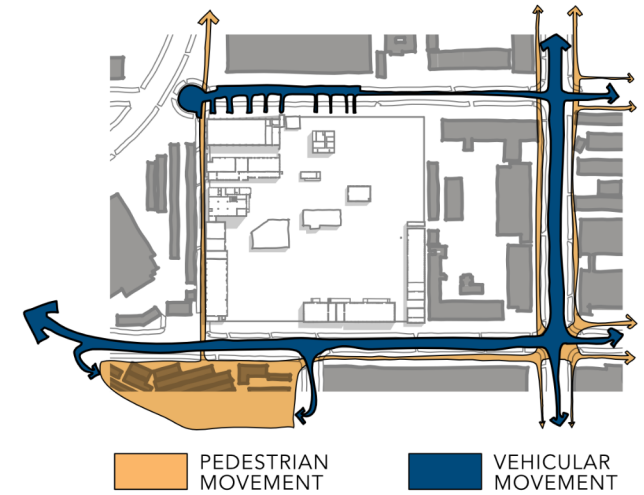


Fig. 8.4 Site accessibility and movement

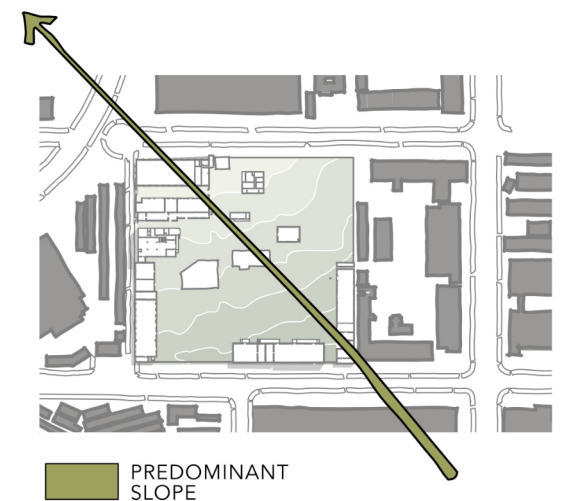


Fig. 8.5 Contours and predominant slope of the site

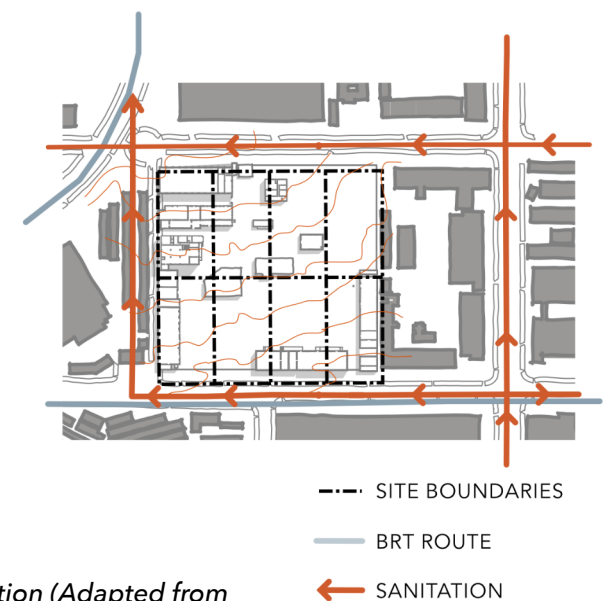


Fig. 8.6 Cadastral information (Adapted from Tshwane GIS)

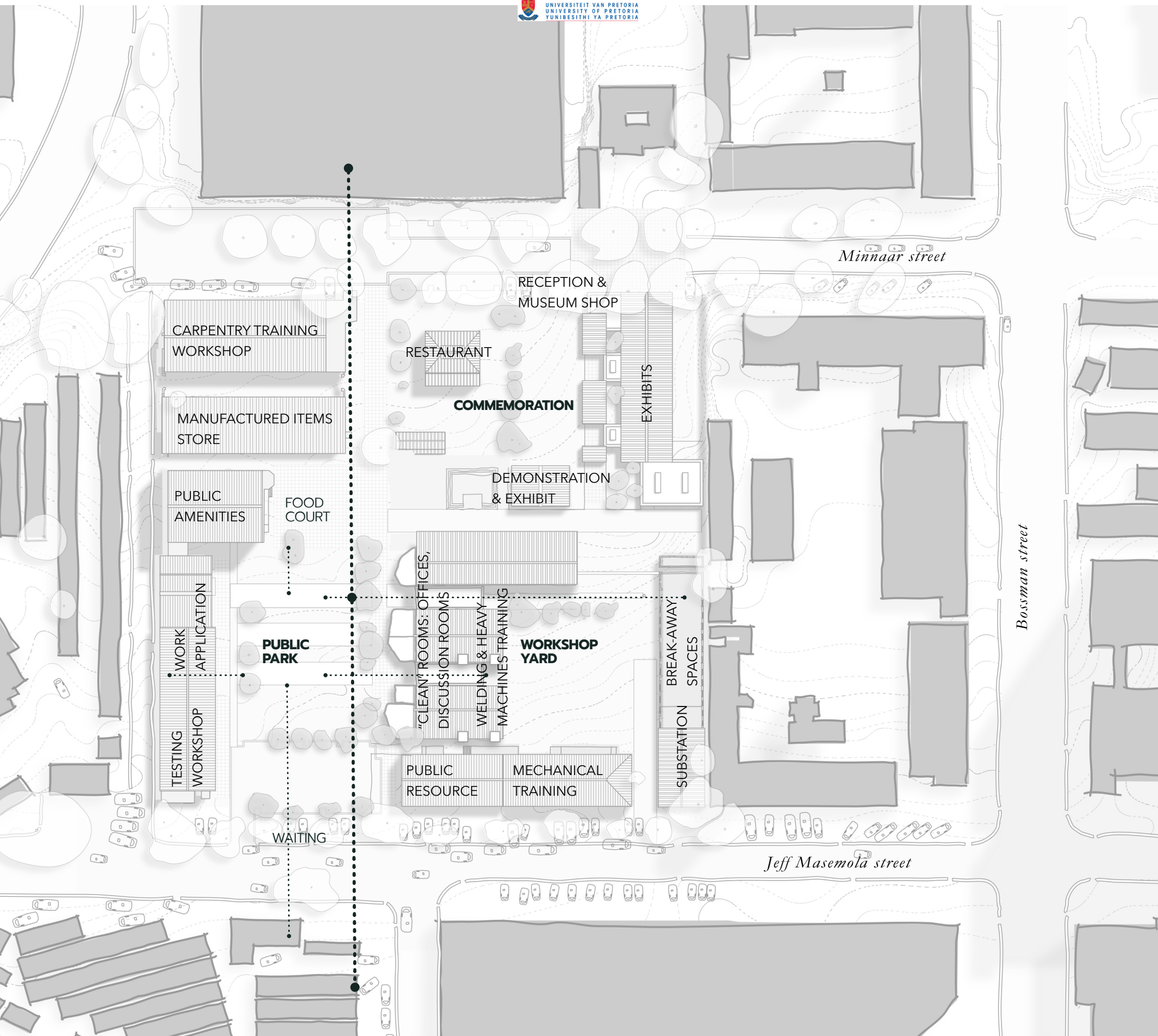


Fig. 8.5

Arrangement of the program on site

8.2 DESIGN BRIEF

Historically, DPW has been involved in the creation of work opportunities associated with the built environment. The design goal is to facilitate the direct accessibility of the public to participate in the making of the city by opening up the site with a new pedestrian walkway. The leading programmatic intent is to serve public interest regarding work opportunities relating to the Expanded Public Works Programme (EPWP). The current target for EPWP is “poor local South Africans willing and able to work, with predetermined targets for women, youth and persons with disability” (Department of Public Works and Infrastructure, 2021: 5-6).

The intent is to celebrate the labourers and everyday people actively involved in making the city by celebrating the craft of building as a city maker. It is also important to acknowledge the relationship between DPWI and the making of the City of Tshwane.

The craft museum and repository particularly commemorate and safeguard the legacy of the people and the crafts historically involved in the built environment of the City of Tshwane.

A works application office and test workshop support applications for work opportunities in the city.

As an extension of the EPWP, participants train in the training workshops on site. The facility requires a series of workshops, including a welding and heavy machines training workshop, a carpentry workshop, electrical engineers training workshop and a masonry and construction workshop. The supporting spaces needed are discussion rooms, offices and seminar spaces.



Fig. 8.6 Iteration 1 of site framework exploring heights and connections

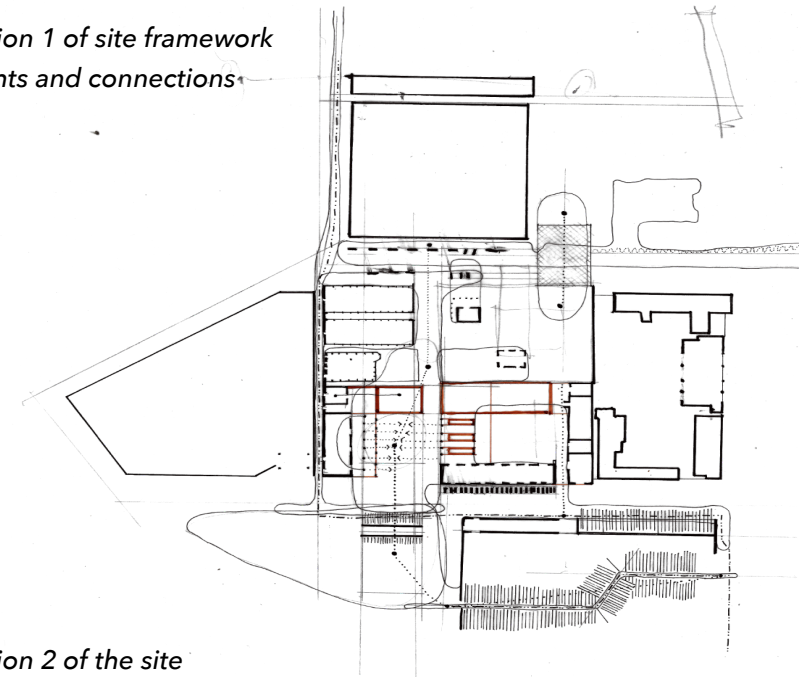


Fig. 8.7 Iteration 2 of the site framework focusing on parcels, connections, movement and edge engagement

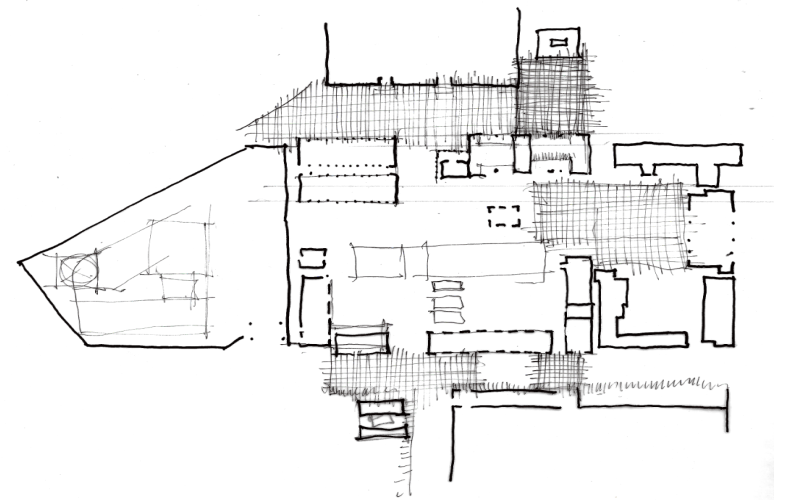


Fig. 8.8 Iteration 3 of the site framework considers the opportunities for public open space on the edges of the site

8.3 SITE FRAMEWORK

The site frameworks aim to address the concern of isolation from the context. The reclaimed landscape, the historical context, urban connectivity, the edges of the site and public accessibility are considered.

The public walkway connects Jeff Masemola and Minnaar Streets. The intention is to encourage pedestrian movement through the site between Bosman Station and the city. As well, the intent is to encourage the public to engage with the activities on the site by redirecting the north-south pedestrian movement away from Sophie De Bruyn Street.

The surface treatment of the public walkway differentiates the main route from the secondary paths on site. The walkways connect the Cultural History Museum with Bosman Station.

Define the edges

The southern edge forms part of the existing sidewalk on Jeff Masemola Street. A raised surface extends to connect with Bosman station to ease pedestrian crossing and add friction to the road. The edge reads as transparent due to the public parking and drop-off area between the road and the small park (Jacobs, 1993:6.3-5).

Steps lead from the main path to the grassy landscape. The bio-swales capture stormwater and soften the impact of the parking area. The main pedestrian route is next to the proposed workshops on site. Secondary paths branch off the main route.

Except for the Carpenter's workshop, the existing buildings on Minnaar Street do not define an edge to the site. The framework proposes a public entrance for the Craft Museum and Repository with engaging exhibits facing the street and sidewalk (Jacobs, Ibid.:6.3-4). The entrance to basement parking is on Minnaar street.



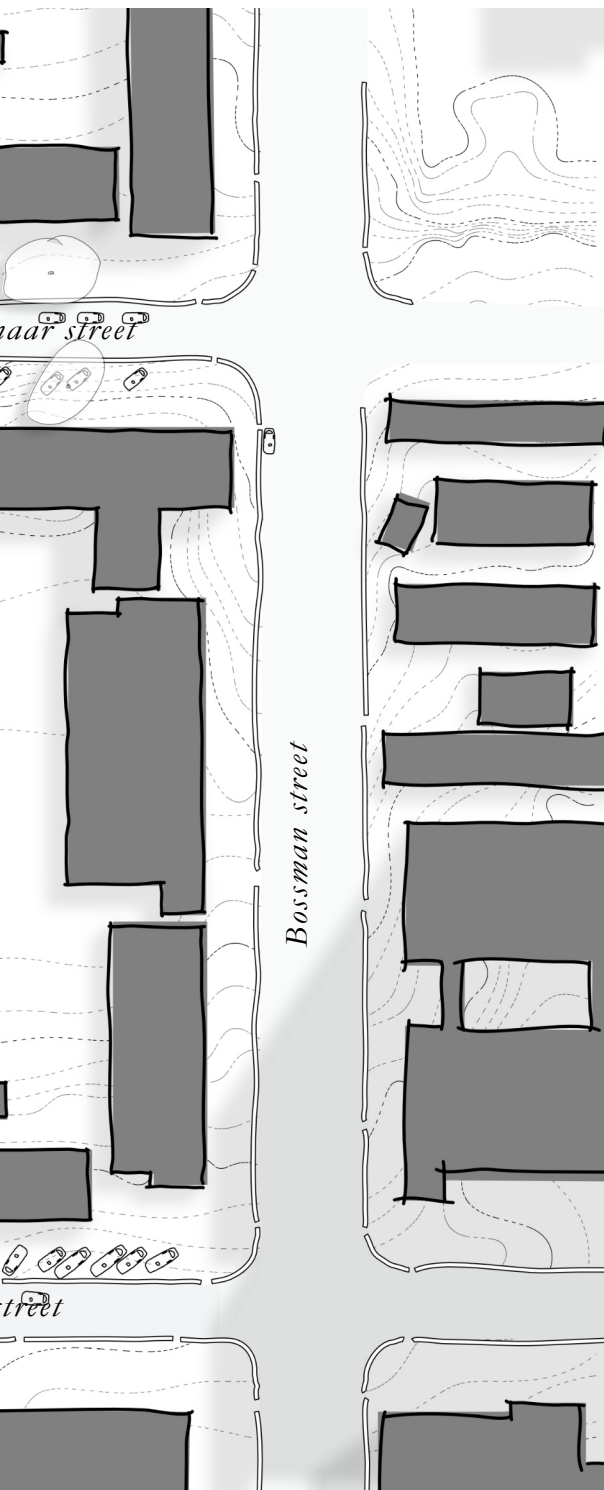


Fig. 8.9 Arrangement of the program on site

Fig. 8.10 Arrangement of the program on site

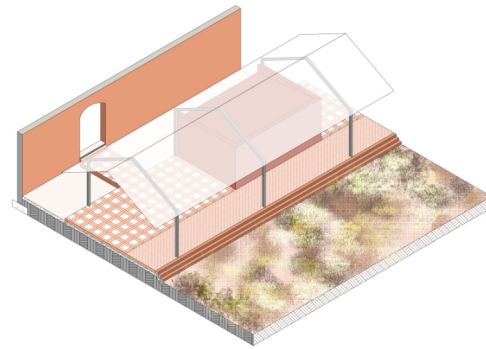


Fig. 8.11 Arrangement of the program on site

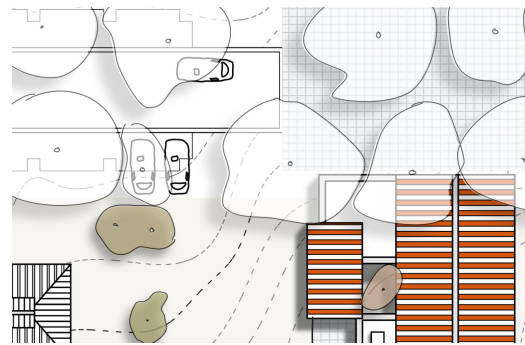


Fig. 8.12 Arrangement of the program on site

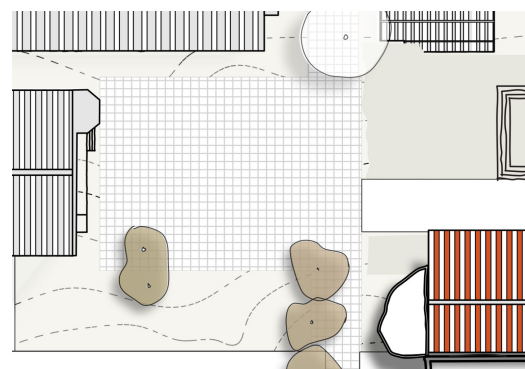
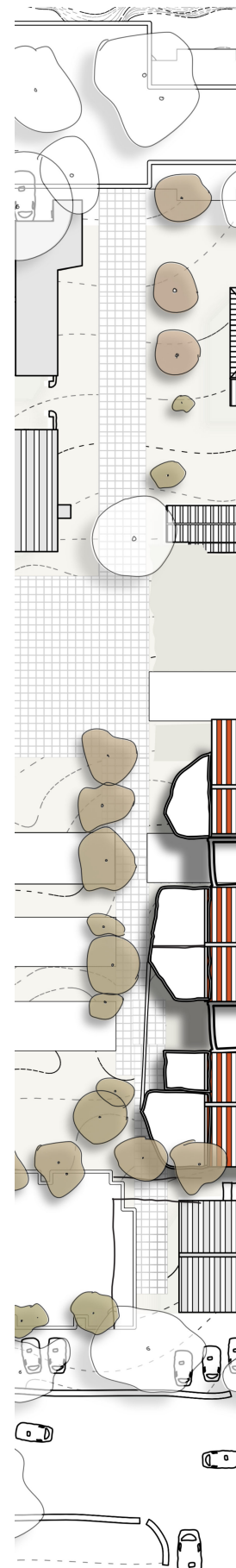


Fig. 8.13 Arrangement of the program on site



Moments in-between

The broader linger areas are found where the pedestrian route and the secondary paths intersect. These moments are defined with focal points like water fountains, signage, benches, or a small commemorative sculpture.

Public park

The bio-swales capture most of the runoff accumulated on-site during the rainy seasons. The invasive grass species are systematically replaced with indigenous varieties. The areas of tall grass are kept within the boundaries of the lost heritage and in the planters allocated to the edges of buildings.

Commemoration

The proposed buildings respond to the existing grain of the site in scale, proportion, and rhythm. The additions should complement the character of the historic context (Ibid.: 6.3-5 - 6).

The proposed Craft Museum and Repository frames a commemorative garden and demonstration courtyard between the Supervisor's residence, the Labourers' accommodation, and the proposed Extended Works Training Hub.

Central square

The central square connects a series of important places on site. The square connects the Administration Building with the food court, the restaurant, the public craft workshops, carpentry workshops, the site information centre and the main entrance to the Expanded Works Training Hub.