

MAIA Project question

How can interior architecture be used to expand the meaning of modernist churches by interpreting an adaptive reuse strategy to create an inclusive, community building environment that stimulates inner city revival?

01 Contextual question

How can the reintroduction of the Burgerspark church to its current context create a communal space promoting collective identity, thus increasing the value of the built fabric in the inner city?

02 Theory question

How can the theory of adaptive reuse in historical buildings be interpreted in tangible elements to expand the intangible meanings to relate to current day issues?

03 Design question

How can theories of adaptive reuse be implemented in tangible design elements to support a new narrative and meaning and any future narratives that might arise, ensuring longevity and resilience of the historic building in the changing city?



VISION

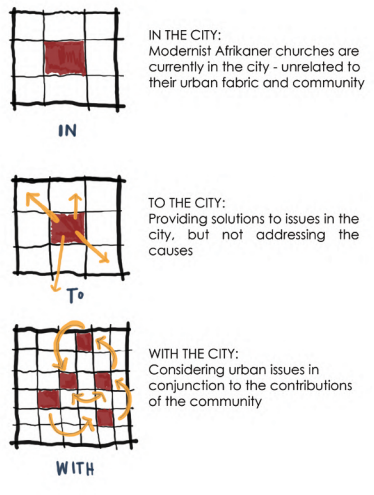
- Community development
- Collective identity
- Longevity & resilience

To move Burgerspark from church in the city to church with the city. A resilient entity as conservation for the present, not the past.

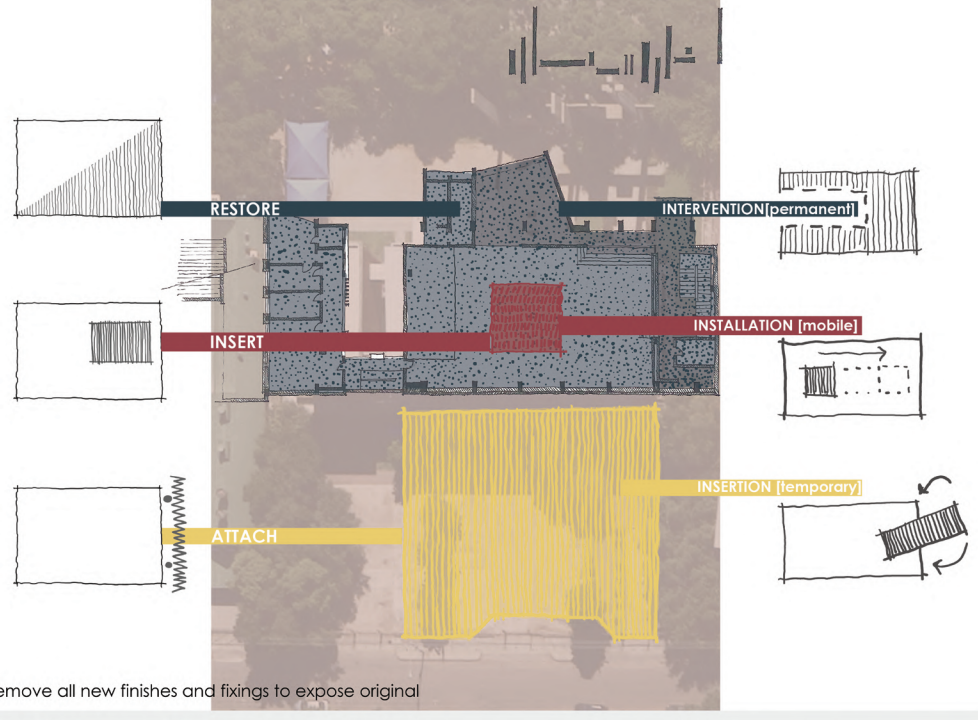
AIMS

1. Remove disconnect between modernist architecture and its inhabitants, through reintroducing style as heritage worth preserving
2. Determine the inherent intangible values of modernist interiors and methods for preserving these in contemporary interior architecture
3. Produce a spatial model that creates meaningful and resilient urban spaces in the Pretoria CBD
4. Create an adaptable, humane interior within a harsh modernist environment
5. Create a precedent mixed-use church typology for inner city renewal and community development
6. Develop an adaptive reuse strategy for the DRC Burgerspark to ensure continuous use, through addressing new issues in a dated structure

The Urban Church can reside in its context in three ways:



HERITAGE STRATEGY



RESTORATION STRATEGY

Remove all new finishes and fixings to expose original



AIMS & OBJECTIVES

"Conservation is rather, a present day interpretation of the past, and as such belongs to the present, and not to the past"

- Welch, 2011

HISTORY

How we understand the past (Swart, 2022)

HERITAGE

Resultant inheritance from history - do we attach value to it or not?

CONSERVATION

About managing change
Alteration
NOT restoration

Conservation || Restoration

ALTERATION

Mediation between preservation & demolition
Buildings are constantly changing physically, technically, programmatically, culturally - Alteration becomes main task of architecture.

MODERNIST CONSERVATION ISSUES

"Protecting the not yet loved"

- Lack of understanding & recognition
- Absence of determined methodological approach
- Issues with repair vs replacements
- Shortcomings in sustainability & adaptability
- Lack of public participation

(Macdonald (2013:5)

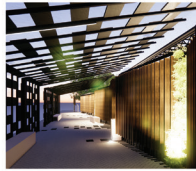
1ST ORDER & 2ND ORDER MEANING

How people use space (purpose)
Matter
Tangible: physical built structures
Whichever physical method most suited
(Konigk, 2015)

Associations and connotations
Meaning
Intangible: socio-cultural, historical, economic values
Constantly changing values of context

INTANGIBLE HERITAGE

Forms the social arm of conservation - it emphasizes the importance of immaterial, dynamic elements of conservation like people, values, and crafts (Meurs, 2016)



Shading & Water points



Structure gradually lowers from the existing building



Direct entrance to the church



Community garden that produces for events catering



Communal gathering space



Library & work spaces

1ST ORDER

2ND ORDER

Street becomes an extension of the church - the church has no walls to the exterior street

The modernist monster is brought down to the street, introducing the site at a human scale

Strong sense of rhythm towards the holy space as a nod to classic church colonnades

Sense of agency to scholars and skills development

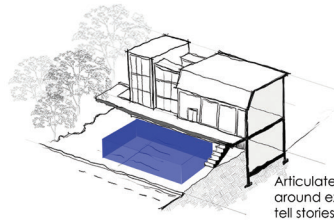
An extension of the church that is open to the public and promotes community gatherings

Space becomes an extension of the home in the dense inner city

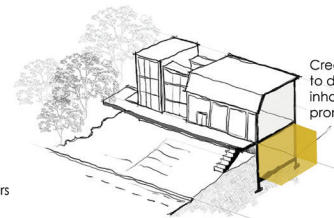
ADAPTIVE REUSE STRATEGIES

Start at existing object to arrive at mode of existence in keeping with that object (Clarke, 2019)

Sharr's 2 tactics of conspicuously dealing with part:



Articulate new layer around existing - layers tell stories

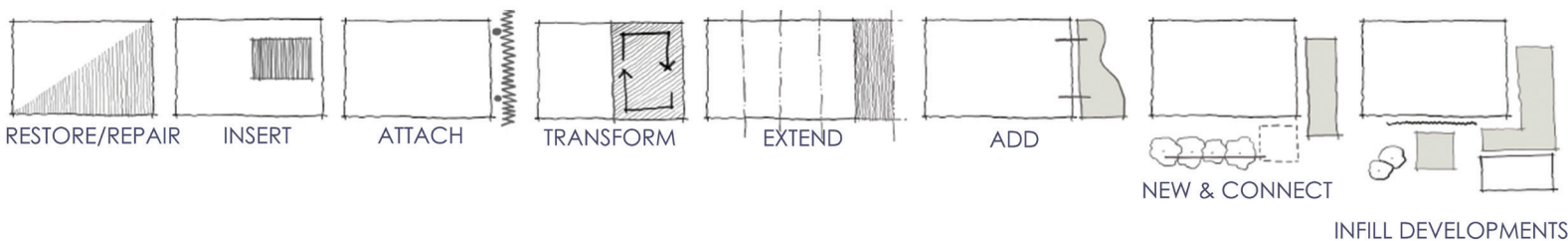


Create worlds within to dislocate inhabitants from site prompts reflection

Brooker & Stone's (2014) design principles for remodelling existing buildings:



Swart's (2022) heritage proximities:

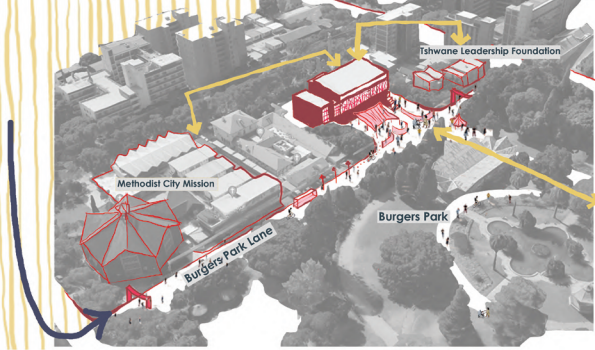


HERITAGE DOCUMENTATION

Documents informing the analysis process

NHRA | The Burra Charter (2013) | PRAH-G Assessments | Plekke en Geboue (Le Roux, 1990) | Heritage Value Matrix (Clarke & Kuijpers, 2017) | Beginsels van Gereformeerde Kerkbou (Koorts, 1974) | Afrikaans Protestantse Kerkbou (Kesting, 1978)

THEORETICAL FRAMEWORK



CONTEXTUAL VALUE

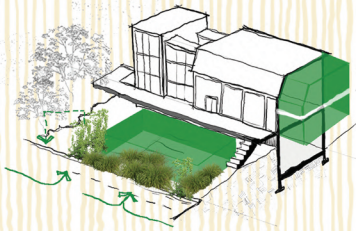
The Burgerspark site is to become an **activation node** on the quiet Burgers Park Lane, attracting external interest.

As connector between the Methodist City Mission and the TLF, the religious institutions will serve the street in front.

Burgerspark will serve as an active community centre, as an extension of the home for the surrounding community.

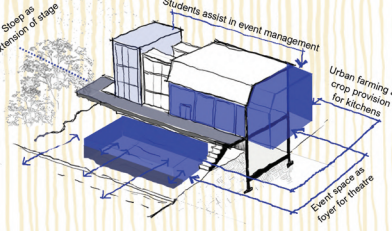
PROPOSED PROGRAMME A mixed-use precinct as a vessel for community building in Pretoria Central, ensuring activation of an old Modernist building on a human scale

DAYTIME COMMUNITY CENTRE



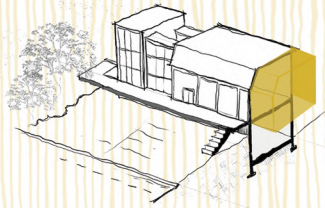
Extension of Burgers Park
Outdoor meeting space
Kiosk
Library
Flexible workspaces

WEEKEND/NIGHTTIME EVENT SPACE

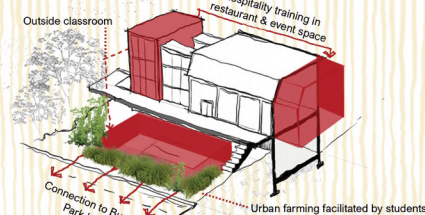


Outdoor event space
Theatre/Auditorium

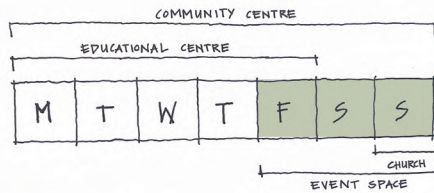
CHURCH



EDUCATION CENTRE



Daily childcare
Educational courses in botany and hospitality



USERS

PARK/STREET DWELLER



Burgers Park / street dweller passing by. Dynamic, nomadic movements. Need green space, shading, water, seating.

TLF / MOTHER



Adult Church/NGO worker working within the street and area with the need for congregation, workshop and event spaces

NEARBY RESIDENT/STUDENT



Adult / Teen Inner city dweller with need for green space and an extension of apartment. Source of knowledge, internet and workspace needed

TEACHER/STUDENT



Adult / Child/Teen A practice-oriented education beyond conventional syllabus in the inner city. Working within a holistic environment, with broader site operations

CHURCH GOER

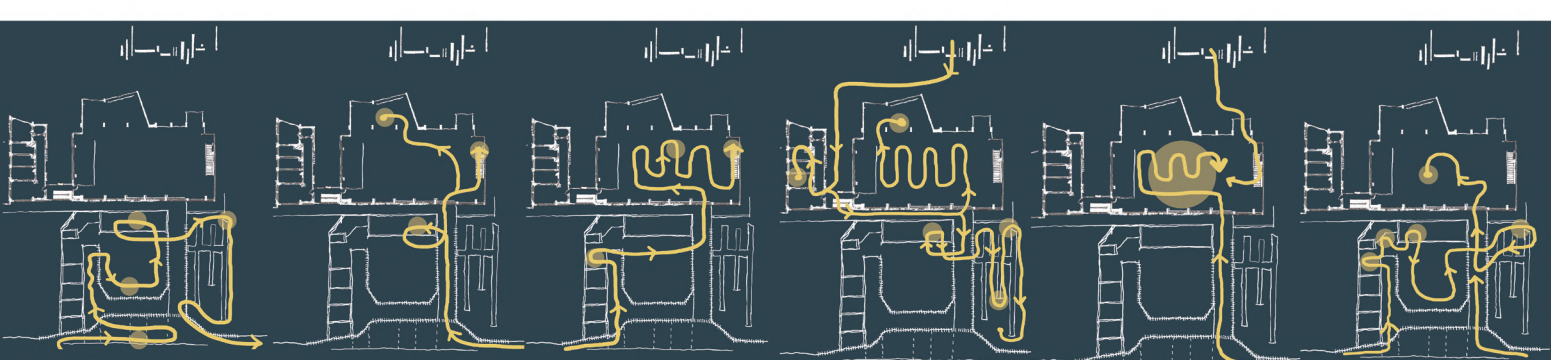


Adult Searching for a spiritual reprieve in the city bustle, a sense of belonging and a platform for community engagement

EVENT VISITOR



Adult Exterior visitor (outside Pretoria Central) travelling to cultural event / restaurant Would otherwise not have visited CBD Possible external investors



PROGRAMMES & USERS

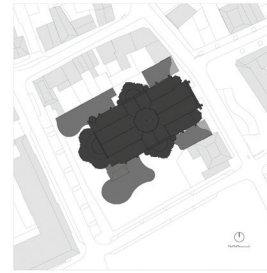
01. LIBRARY, MUSEUM & COMMUNITY CENTER 'DE PETRUS'

LOCATION: Vught, Netherlands ARCHITECT: Molenaar, Bol & van Dillen YEAR: 2018

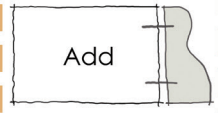
DESIGN PRECEDENT



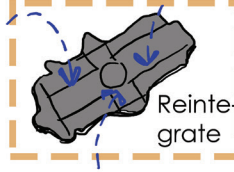
A 1884 church was renovated to accommodate a library, museum, bar and shops. Large open space open to public. New mezzanine floor extends outside to form roof of restaurant. Moveable bookshelves allow floor space for large events.



heritage strategy



intangible



material strategy



02. PATRIMONIUM SCHOOL

LOCATION: Amsterdam, Netherlands ARCHITECT: C. De geus YEAR: 2010

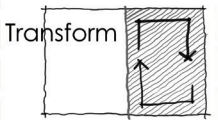
MATERIALITY PRECEDENT



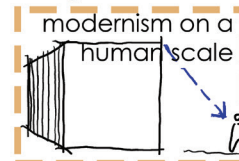
A school for Lower Technical Studies, modelled after Le Corbusier's Unite de Habitation. The vacant building was threatened with demolition. It was restored to its original state, still functioning as a school. Restored to original state by removing new finishes to expose materials.

Art
Texture
Colour

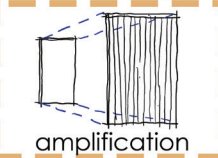
heritage strategy



intangible



material strategy



03. 012 CENTRAL

LOCATION: Pretoria CBD ARCHITECT: dhk Architects YEAR: 2014

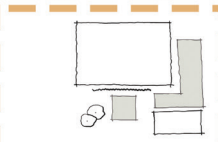
PROGRAMMATIC PRECEDENT



The 012 precinct is one of the last remainders of industrial heritage in the CBD. The mixed-use events space can host conferences, shows, markets, etc. Part of wider inner city revival scheme. Catalyst for new activity. Very light renovation touch.

Greenery
Public Art
Sense of scale

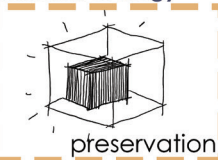
heritage strategy



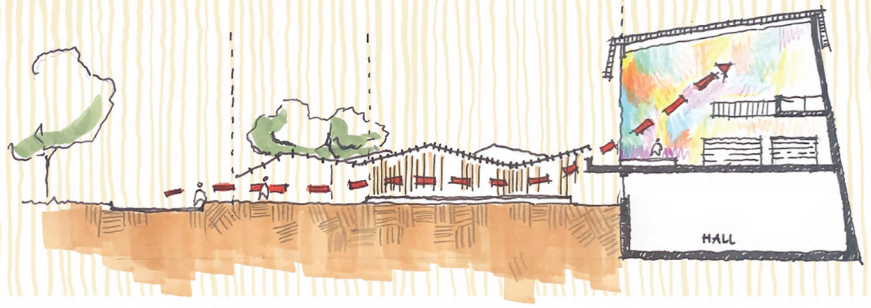
intangible



material strategy



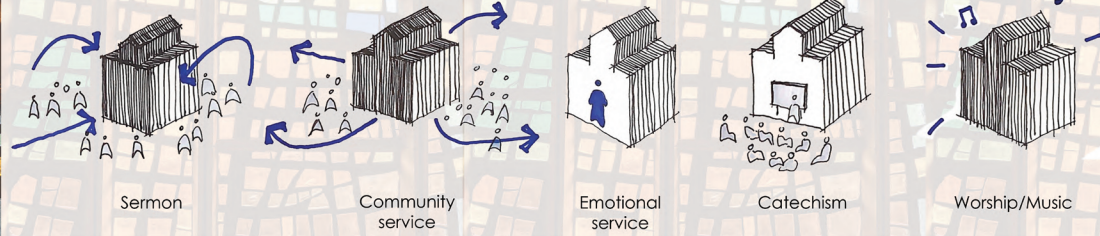
The design will emphasize the universal language experienced and valued by all in modernist church designs – the spiritual experience. This will manifest as a journey through various tangible and intangible thresholds, similar to those present in church layouts. The architecture of light in churches will also be drawn from to enhance the spiritual essence of the spaces.



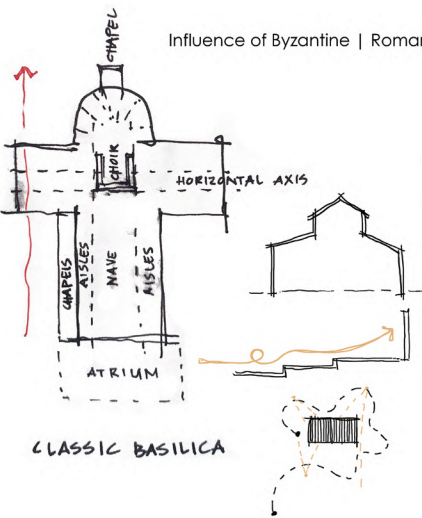
A SPIRITUAL EXPERIENCE



CHURCH "SERVICE"



A SERIES OF THRESHOLDS

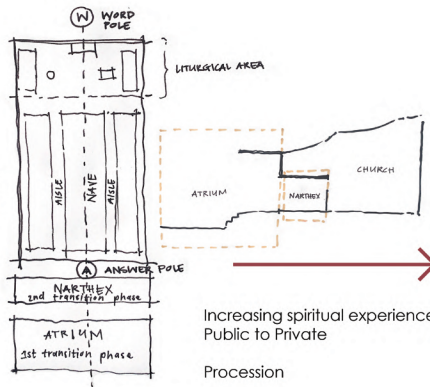


Influence of Byzantine | Roman | Gothic | Renaissance

- Horizontal | liturgical axis
- Forward movement with entrance opposite holiness
- Rythm of columns
- Mystery through "borderlessness" - church as part of city
- Play of light and dark
- Verticality : yearning upwards; person to feel small + insignificant

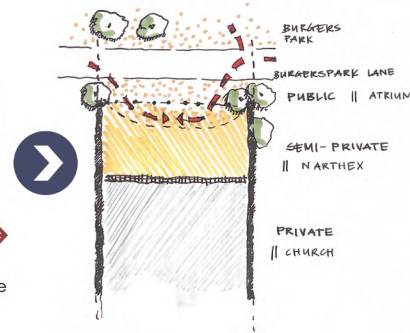
or
Promenade
Different spatial frames framing ephemereal moments

Protestant



Increasing spiritual experience
Public to Private

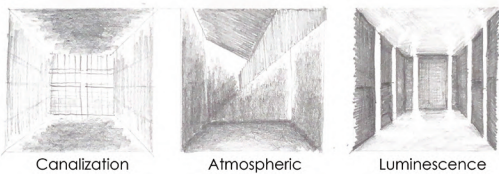
Procession



THE ARCHITECTURE OF LIGHT

THE ARCHITECTURE OF NATURAL LIGHT

Book by Plumer, H (2009)

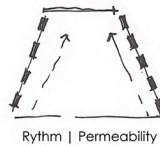


Canalization

Atmospheric
silence

Luminescence

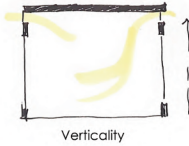
IN PROTESTANT CHURCHES



Rythm | Permeability



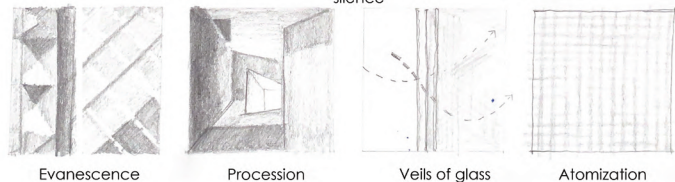
Mystery | Intimacy |
Permeability



Verticality



Verticality | Mystery
| Soft materials



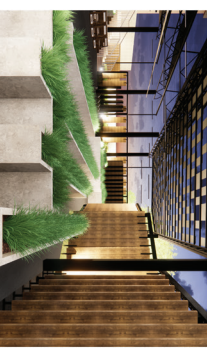
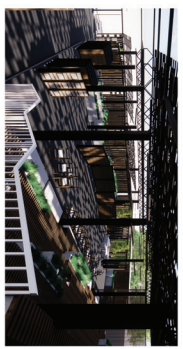
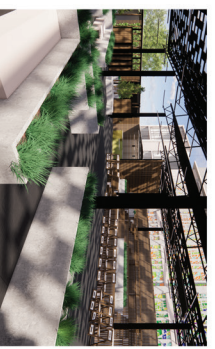
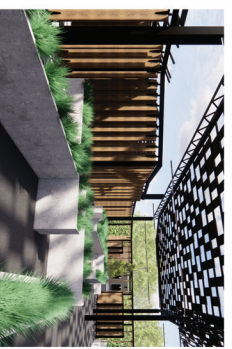
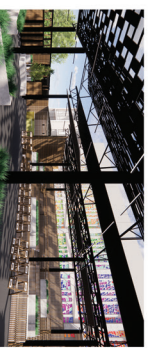
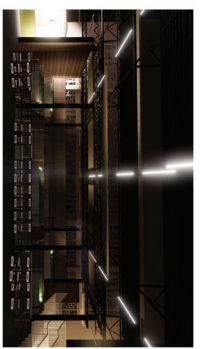
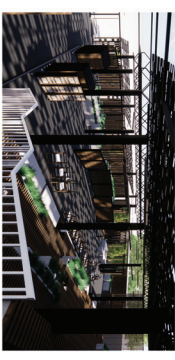
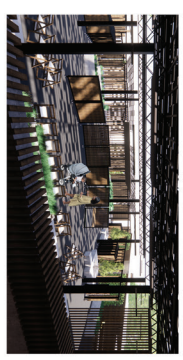
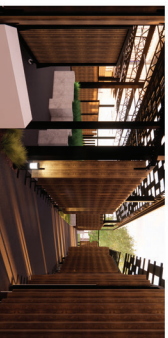
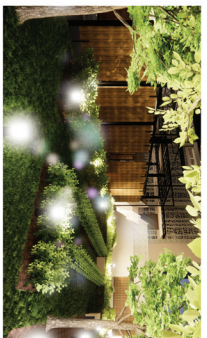
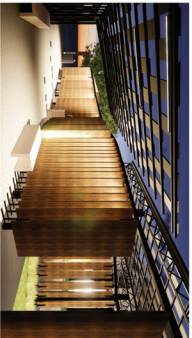
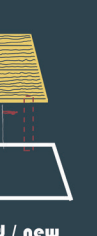
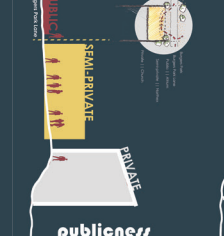
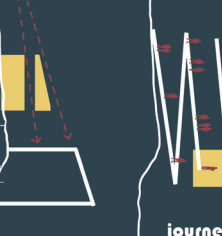
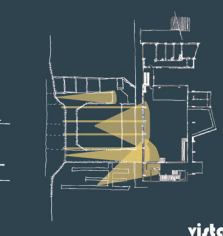
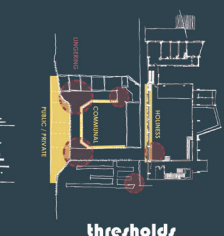
Evanescence

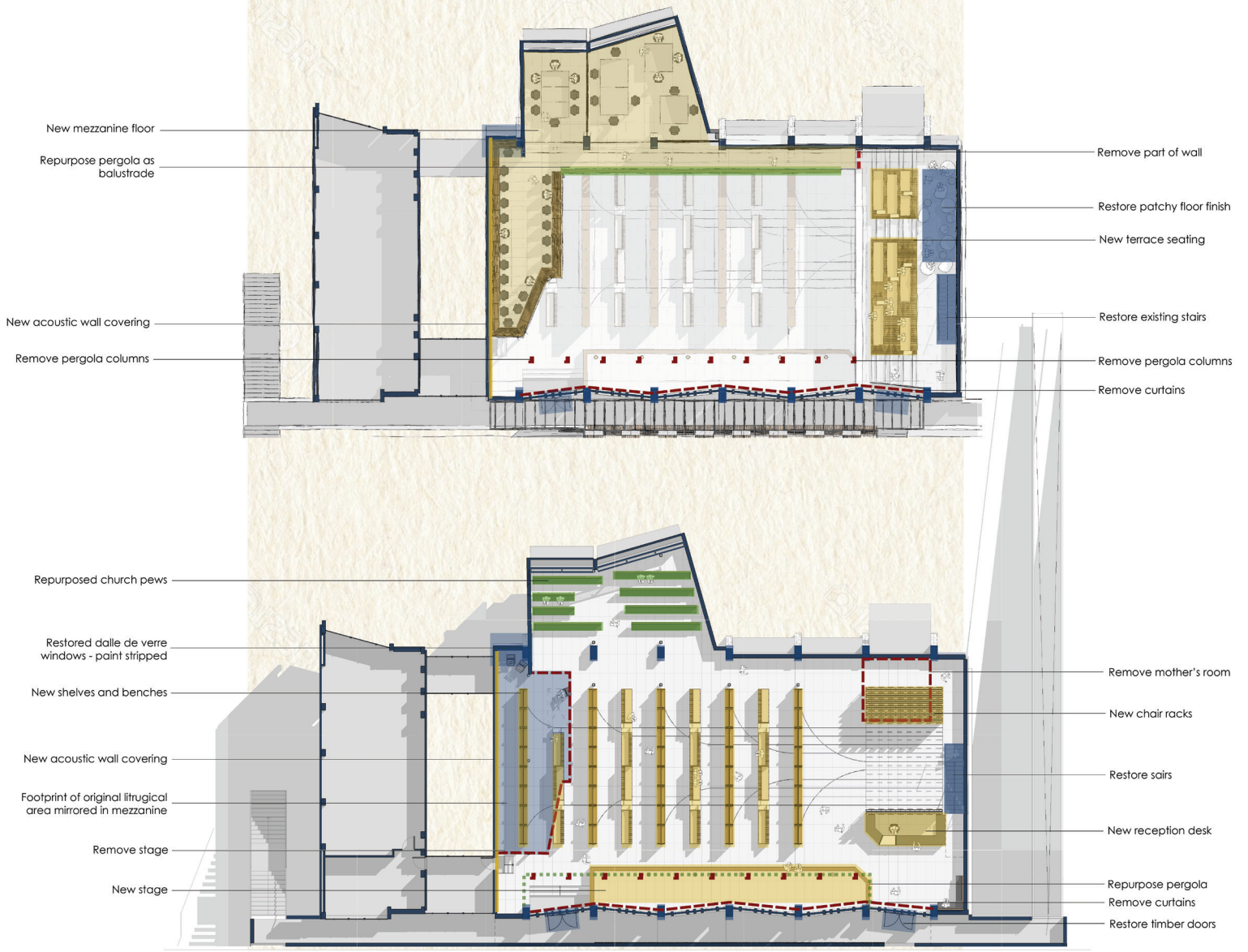
Procession

Veils of glass

Atomization

CONCEPT





NEW RESTORED REMOVED RECONFIGURED

**FLOOR FINISHES
STAGE
RECEPTION DESK
FURNITURE
ACOUSTIC WALL
STEEL POWDERCOATING
MEZZANINE FLOOR**



**STAIRS
FLOOR FINISHES
GALLERY SLAB
LITURGICAL AREA FOOTPRINT
DOORS
PAINTED NORTH WINDOW**



**CURTAINS
STAGE
SPOTLIGHTS
MOTHER'S ROOM
PERGOLA COLUMNS
PAINT OVER CONCRETE**



**PEWS
PERGOLA**



HERITAGE STRATEGY

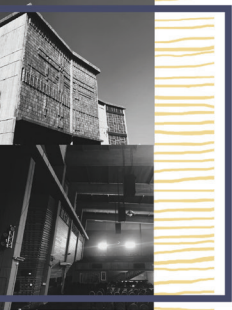
CONSTRUCTION CONCEPT

where the value of modernist design is celebrated

SCULPTURAL OPENINGS



ASYMMETRICAL FORMS



TIMBER LATTICE WORK



DECONSTRUCTIVIST DALLE-DE-VERRE








BRASS DETAILING



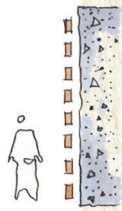
EXISTING INFORMANTS

MATERIAL APPROACH

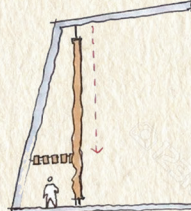
NEW MATERIALS

	PROS	CONS
 <p>Lunawood Thermowood Nordic PEFC-certified Use class 3 - above ground & exposed to weather</p>	<ul style="list-style-type: none"> Continuation of interior materiality Sustainable Linearity & rhythm Lightweight construction 30-year service life 	<ul style="list-style-type: none"> Artificial
 <p>SoliteQ Infinity Slate Tile 600x300x4mm Power generating slate roof tile</p>	<ul style="list-style-type: none"> Solar harvesting Light & easy installation Better performance than conventional solar panels 40-year performance guarantee 	<ul style="list-style-type: none"> Cost Specialist installation
 <p>Natural slate</p>	<ul style="list-style-type: none"> Natural Floor finish of choice in modernist church design Durability Insulation 	<ul style="list-style-type: none"> Cost Weight Limited availability
 <p>Brass</p>	<ul style="list-style-type: none"> Luxurious aesthetic Malleable Recyclable Antimicrobial 	<ul style="list-style-type: none"> Cost Tarnishing Weights Scratch sensitivity
 <p>Powdercoated steel</p>	<ul style="list-style-type: none"> Lightweight construction Prefabrication Durable Flexibility UV Resistance 	<ul style="list-style-type: none"> Initial cost Thermal conductivity Noise transmission Limited span lengths

Honest material & construction



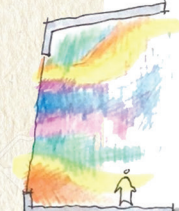
Human-scaled adaptability



Detail & craftsmanship



Celebration of light



T/O Roof

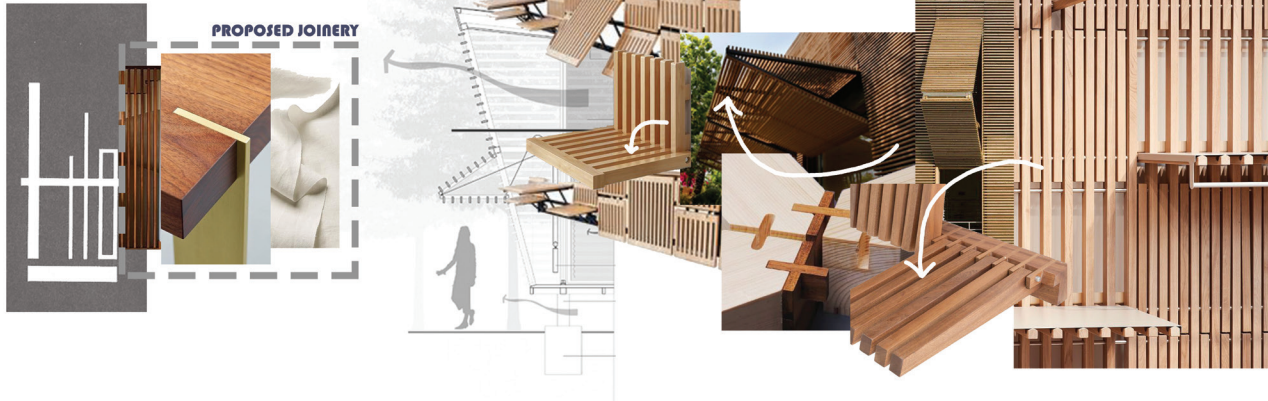
U/S Soffit Cons. Block

INTRICATE, LIGHTWEIGHT CONSTRUCTION IN **MIMESIS** WITH THE EXISTING CONSTRUCTION.
GALLERY LEVEL

AESTHETIC COHESIVENESS BETWEEN OLD AND NEW, BUT NEW INTRODUCED WITH **SUSTAINABLE MATERIALS AND CONSTRUCTION TECHNIQUES**, TO BE SOFTLY LIFTED FROM THE EXISTING SHOULD IT NO LONGER SUFFICE.

Level 0

CONSTRUCTION MOOD BOARD



PROPOSED MATERIALITY

TECHNICAL CONCEPT

SUSTAINABILITY STRATEGY

Drawing from existing materials, reintroducing sustainable alternatives

Lunawood Thermowood




Greenery



SolteQ Infinity Slate solar harvesting roof tiles

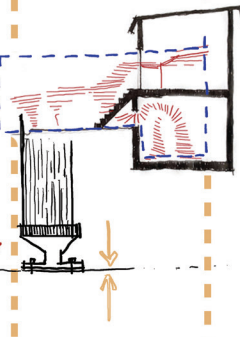
SUSTAINABLE MATERIALS



Water
Waste
Energy
Produce

CIRCULAR SYSTEMS

Design for disassembly
Dry construction
Lightweight materials



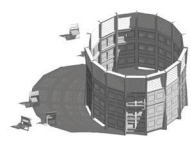
LIGHTWEIGHT CONSTRUCTION

PRECEDENTS

01. THE CHAPEL OF MANY

LOCATION: Coventry Cathedral, UK ARCHITECT: Sebastian Hicks YEAR: 2019

Non-denominative gathering. Walls of chapel consist of folding chairs. The more people to arrive = the walls come down and transparency increases. Space becomes organized by the group.



Adaptable
Interactive
Symbolic

02. TR HOUSE

LOCATION: Barcelona, Spain ARCHITECT: PMMT YEAR: 2015

Innovative solution to limiting pre-existing conditions. Lightweight implementation of ceramic tiles. Vitrified ceramic tiles on stainless steel wired net. Façade, pergola, curtain walls, and roof are served all at once.



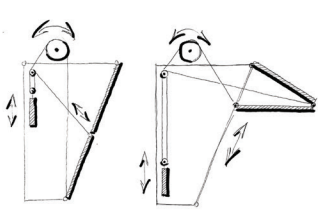
light
Roof Structure



03. NO FOOTPRINT HOUSE

LOCATION: Ojocal, Costa Rica ARCHITECT: A-01 YEAR: 2018

A house that responds to the inhabitants' needs. Furniture is "plugged" into the facade. Facade panels are opened and closed individually. Changing degrees of spatial separation or social integration.

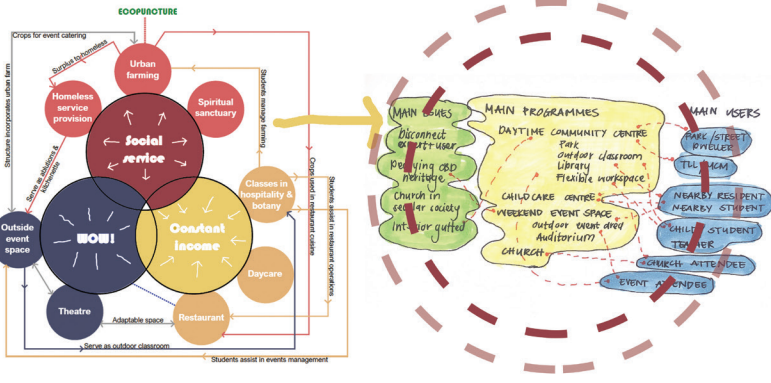


TECHINAL SYSTEMS & PRECEDENTS

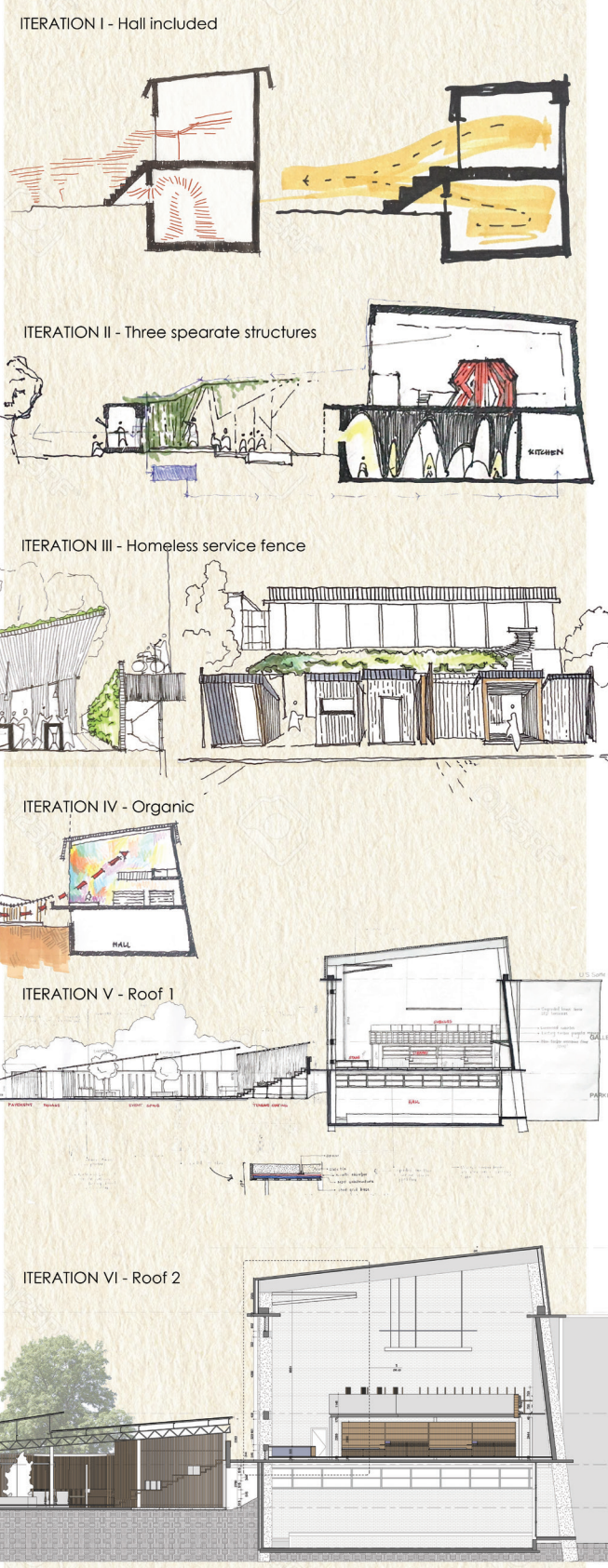
Historical value	Social value	Technical value	Spiritual value
<ul style="list-style-type: none"> - Excellent example of Pretoria Regionalism - Relation to historic Burgers Park - Brought dynamic revival in 1960's CBD - Memory of Afrikaner prosperity under Apartheid 	<ul style="list-style-type: none"> - Valuable to Doxa Deo congregation and temporary students 	<ul style="list-style-type: none"> - Quality of construction and craftsmanship - Dalle de verre windows by Leo Theron 	<ul style="list-style-type: none"> - Spiritual value to congregation - Utilized for worship nights

Urban	Typological	Aesthetic	Social	Ecological	Use
<ul style="list-style-type: none"> - Site in service of immediate context - Improving quality of life for street, neighbours, precinct 	<ul style="list-style-type: none"> - Establishment of new permeable church typology 	<ul style="list-style-type: none"> - Transition from expert value to community value - Pleasing to look at for city dweller 	<ul style="list-style-type: none"> - Increased social value: more users reached & rituals accommodated 	<ul style="list-style-type: none"> - Connection to botany of Burgers Park - Climate adaptation strategies to bring building into sustainability era 	<ul style="list-style-type: none"> - Useful in aiding in needs and economy of area

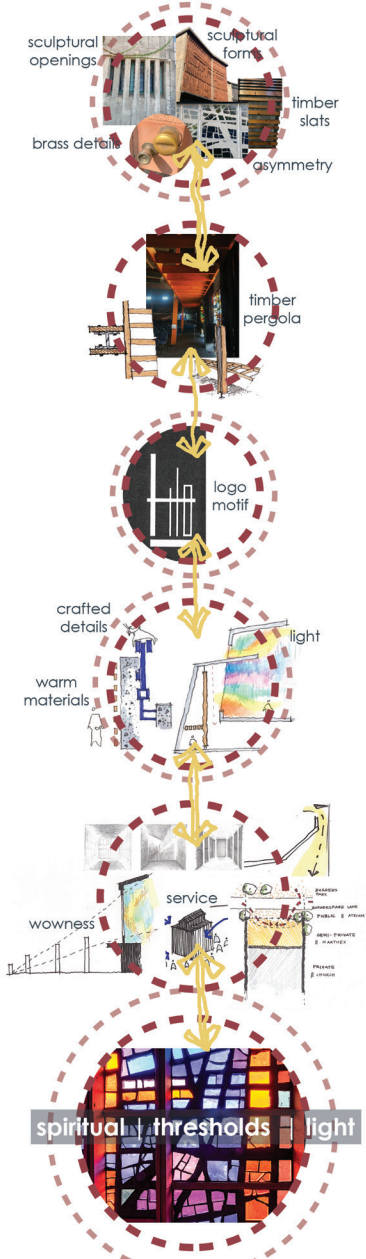
PROGRAMMATIC DEVELOPMENT



SPATIAL MANIFESTATION



INFORMANT SELECTION



DESIGN ITERATION