

Sharing the Cathedral by Andelle Kotze

u17037892





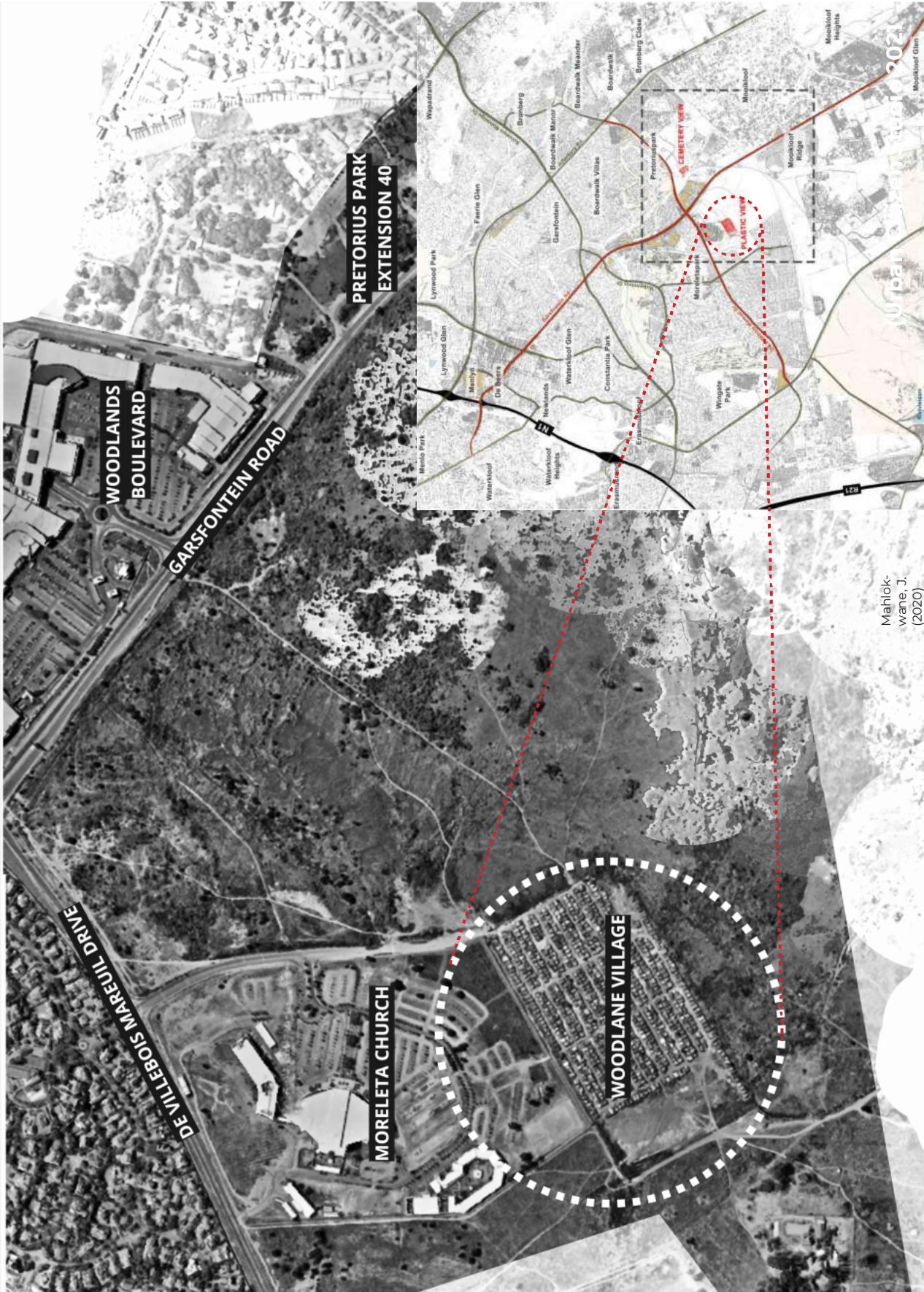
(Urban Citizen Studio 2022)



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Mahlok-
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(2020)

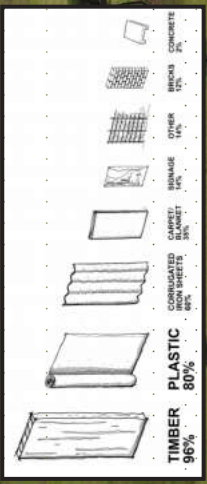


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No access to water or sanitation services

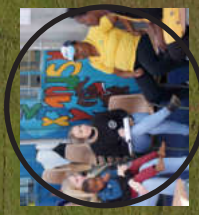


Nothing permanent allowed to be built

2022 Honours Co-Design studio

Education

Bigger/
more class
rooms at
current
creche
school



Need for a bigger school facility



17% of children in PV have no access to education.
16% attend a creche/school far away from settlement.

The SA CaresForLife creche school can only cater for about 300 of the 1 200 children in PV.



Garsfontein Road

De Villebois Mareuil Drive

Pure Hope School

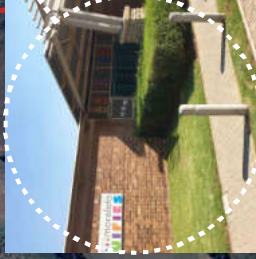
Church Offices

B4T

Church Auditorium

PV Clinic

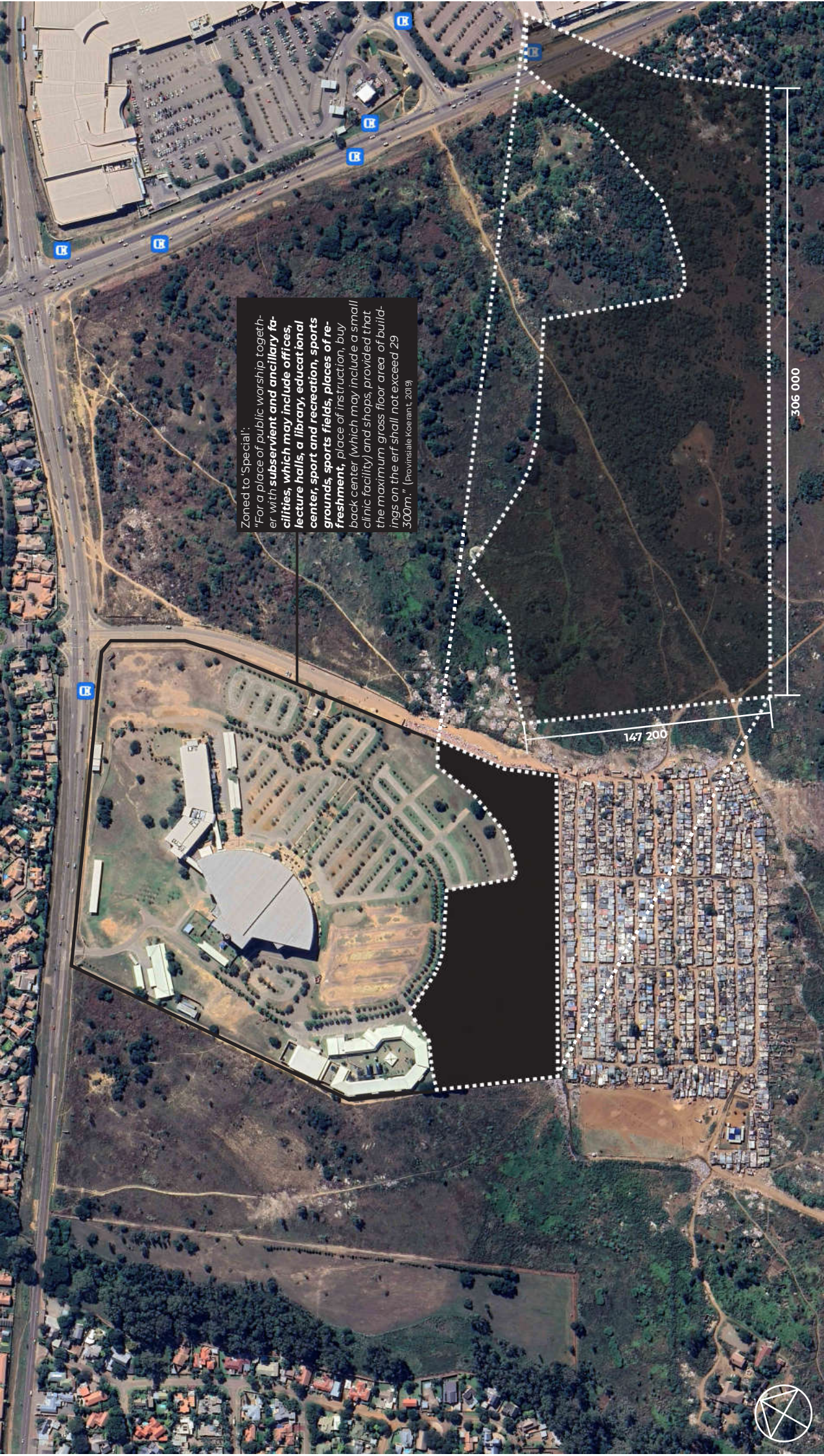
Duijies School



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Zoned to 'Special':
"For a place of public worship together with **subservient and ancillary facilities, which may include offices, lecture halls, a library, educational center, sport and recreation, sports grounds, sports fields, places of refreshment, place of instruction, buy back center (which may include a small clinic facility) and shops, provided that the maximum gross floor area of buildings on the erf shall not exceed 29 300m²." (provisiale Koerant, 2013)**



306 000

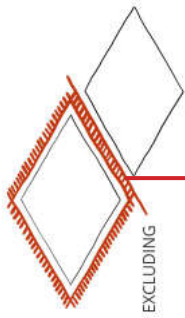
147 200



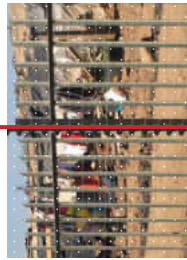
Sharing the Cathedral

A system of property law that relies on exclusion orients attention toward the question of which one party has formal title, and away from an inquiry into what interests underlie any given dispute (Dyal-Chand 2013). Sharing the Cathedral proposes a model for enhancing property outcomes and, in particular, for promoting sharing as a preferred outcome.

In cases where legitimate interests to disputed property exist on more than one side of the dispute, a determination of title should not be determinative of outcome.



The boundary between the church and the settlement exists as a 2 layered and at some places, 3 layered fence with a single, small entrance gate, allowing people to access to the clinic and children access to the Pure Hope school.



The Plastic View settlement has no service delivery (no access to running water, electricity or drainage). There exists an opportunity to not only share the physical land of the site, but also the services.

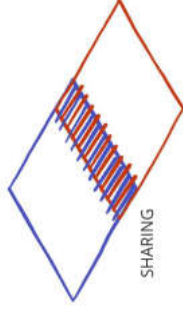


Exclusion Model

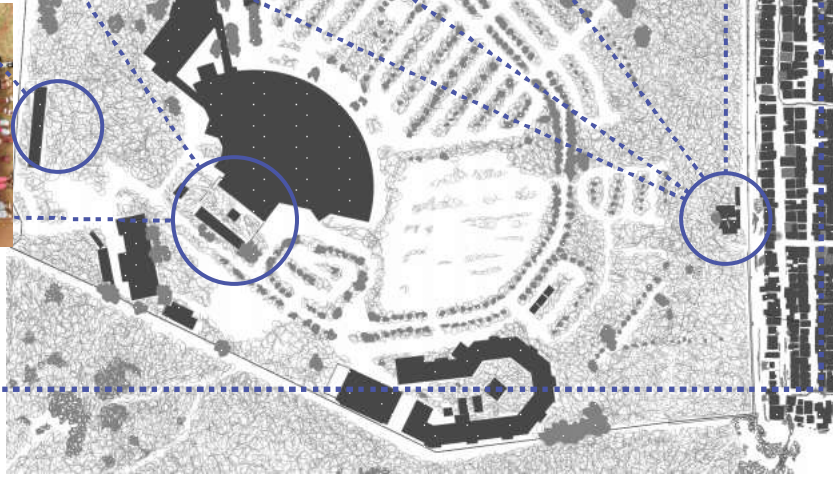
- Protects owners by excluding non-owners.
- Emphasises title as the first-order decision in property law.
- In property disputes, a decision about ownership determines the outcome and that outcome amounts to exclusion.
- The party who is judged to have title wins a broad "keep out" injunction.

Sharing Model

- As fair use is the exception to copyright law, sharing is the exception to the rule and right of exclusion.
- An example of how this model could be applied in trespass disputes: Courts avoid searching for an equal and opposing right, and instead evaluate whether the alleged trespasser demonstrates a need to use the owner's property and whether such a need could be answered by a limited opportunity to share.



Instances of sharing already exists



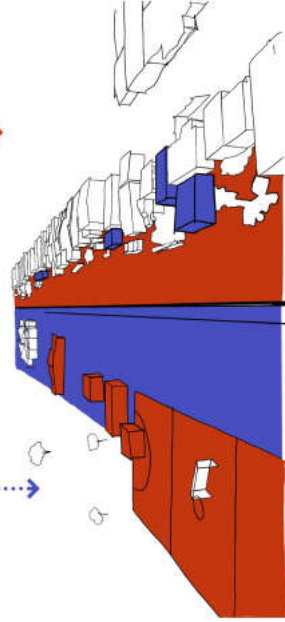
A different way of handling property disputes

Interest-Outcome approach Outcome before Ownership

The PLASTIC VIEW scenario

Church owns land. Service access. Zoned for 'Special' (multi-use). Large portion of unused land.

Squatters' rights. On privately owned land. No tenure security. No access to services.



Existing Need

Affordable Preschooling in Joe Slovo township

Community's Response

Preschool at Ms Piyani's house

NGO involvement

Contacted Collectif SAGA

Bolstered Existing Initiative

Bigger and more classrooms

Additional Programmes

Multi-purpose gathering hall

Urban agriculture planters

Collectif SAGA

Silindokuhle Preschool | Lim'uphile Co-op



Collectif SAGA worked with the local community and the project partners to build the Silindokuhle Preschool in the Joe Slovo township in Cape Town.

The project was built using locally sourced, found and reclaimed materials. Using low-tech construction techniques, the community took part in the physical building of the intervention.

These architects held various workshops and information sessions with the community to inform the design and build process.

Prior to the commencement of the design and build process, the community was invited to participate in a series of workshops and focus group sessions with site and staff around the site, and developing a shared vision for the school and its role in the community.



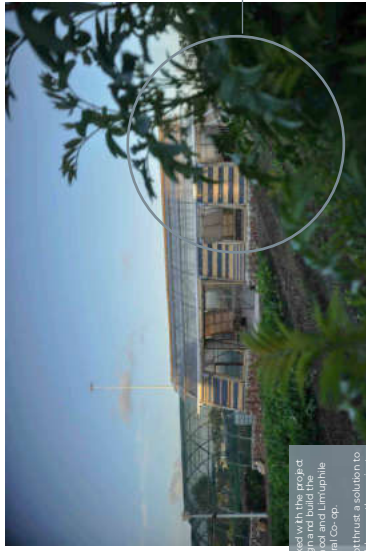
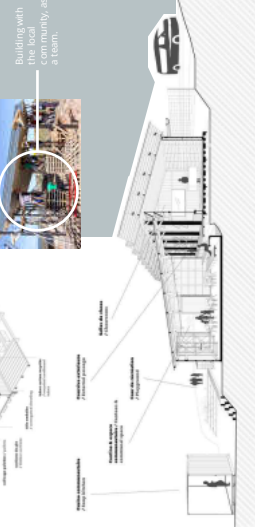
Architects taking part in the construction process.

Architects working with various groups of volunteers, community members and project partners during construction.

Found/reclaimed materials used.

Using local skills and expertise during construction.

Building with the local community as a team.



Existing Need

Agriculture and feeding scheme in Walmer township

Community's Response

Agricultural Co-Op

Word of mouth

Informed Collectif SAGA

Bolstered Existing Initiative

Soup Kitchen

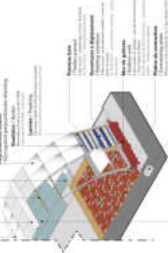
Additional Programmes

Ablutions

Multi-Purpose nursery hall

Collectif SAGA worked with the project partners and local volunteers to build the Lim'uphile Co-op structures in the Walmer township in Cape Town. The project resulted in a new ablution block and kitchen. The project was built using locally sourced, found and recycled materials.

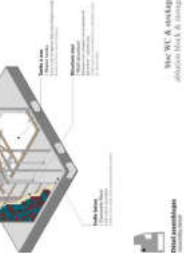
These architects went through an extensive, iterative design process to make sure the project partners' needs and opinions were heard in the decision making.



Local community members, project partners and volunteers worked together in the construction process.

Lowtech construction using locally sourced, found and reclaimed materials.

Architects building with the local community as a team.



Architects building with the local community as a team.

Education

The Pure Hope school is a educational institution for underprivileged children. The school has been established to fulfill in the developmental needs for underprivileged children. It accommodates children from Plastic View, as well as the nearby Cemetery view informal settlement.

"All the children attending the school come from underprivileged circumstances and broken homes. Most have received very little stimulation in their lives. At Pure Hope School they are exposed to a new and positive world where we endeavor to broaden their perspective."

The school occupies the church's children's church classrooms, some of the church's offices as well as an additional external school building.

The SA Cares for Life creche school is situated in the Plastic View informal settlement and caters for children in the community.

The school hosts about 100 children at any given time, which about 350 children attend on a rotational basis.

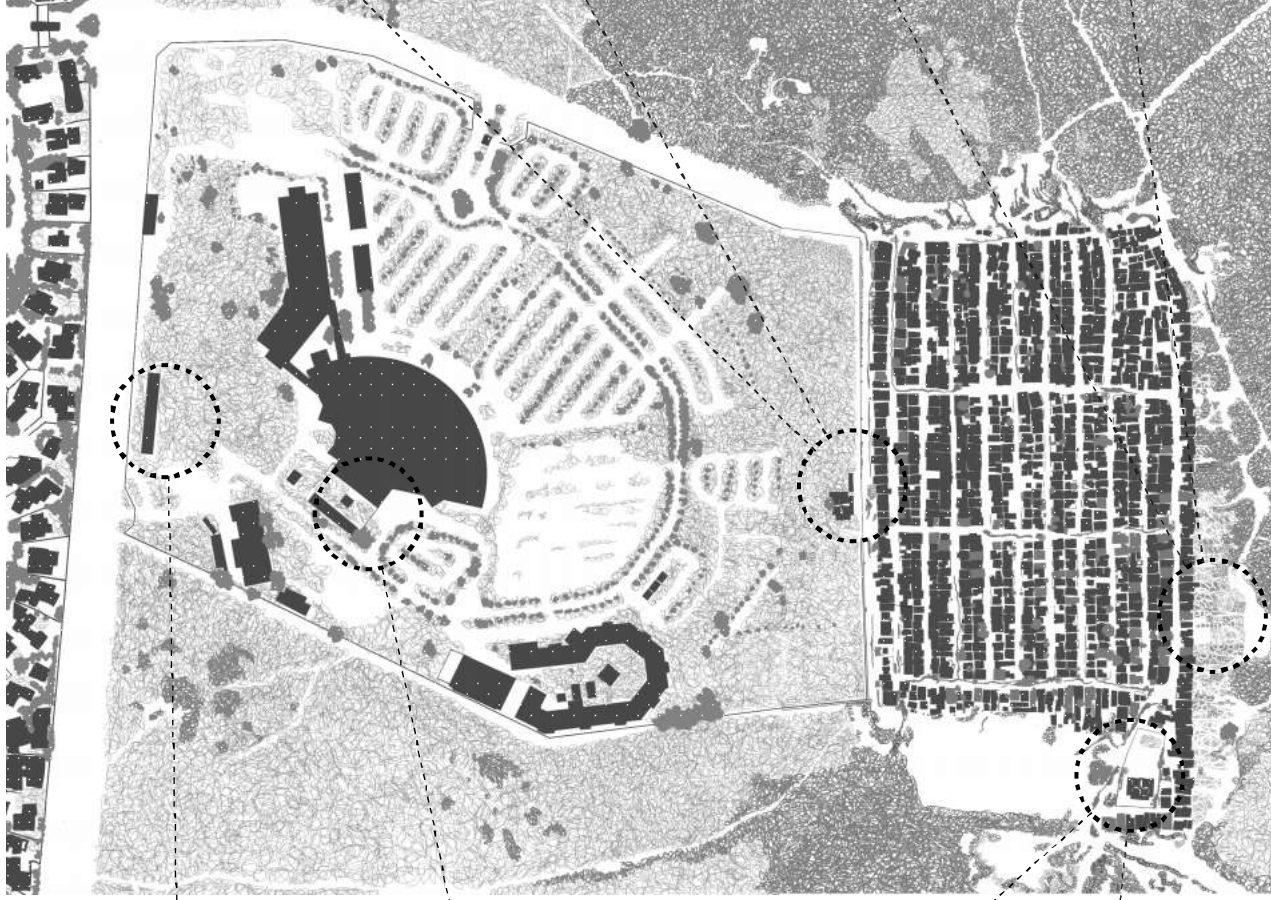
The creche schools run by the SA Cares for Life NGO and offers free meals to the children at the school.

The school has no access to electricity and the only water access they have is from a community water tank that is filled up by municipal water trucks.



Pure Hope

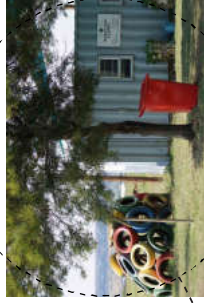
SA Cares for Live creche



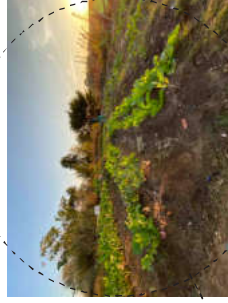
Healthcare

The Clinic is run by the LIFT Community Development NGO in partnership with the University of Pretoria. It is part of the CPC (Community Oriented Primary Care) project that UP has in cooperation with the Department of Health in informal settlements. The clinic offers basic healthcare, family planning, medication distribution, and patient follow up.

Since the clinic focuses on basic primary care and screening only, many patients are referred to Pretorius Park Clinic or Fishwane District hospital. They are not able to supply chronic medicine, HIV's, drug blood, test, sputum etc. All pregnant women are also referred. We help and nourished children with supplementation for iron and when they are also referred to Pretorius Park for further supplementation.



Plastic View Clinic



Urban Agriculture

Agriculture

There exists various instances of community members facilitating urban agriculture at their homes.

It is the desire of the community's correspondent from the SA Cares for Life NGO for an urban agriculture facility that can host large scale urban farming and agriculture.

The facility will supplement the feeding scheme at the SA Care for Life creche school.

Design as Political Activism

Open-Source Design

Advocacy Design

Social Construction

Collective Capability

Participatory Action Research and Practice

Grassroots Design Practice

Pro Bono Design Services

Architect Facilitator

Role of the Architect

Primary Author
The architect acts as the primary author of the design, contributing to spatial design.

Interpreter
As an interpreter, the architect acts as one of the roles of interpreting and fulfilling human desire. In this role, the architect interprets the existing context and conditions and translates them into spatial design.

Mediator
Mediation is also a role that the architect plays. The architect acts as a mediator between different interests, values, cultural norms and practices (Hammad, 2010) and to act as the catalyst between human needs.

Enabler
Enabling activities through participation is another competency and is key in PID (Bainbridge & Bell, 2003:17-144; Albenroth & Bell, 2003:106). In this role, the architect enables the community to appropriate the design that affects them. (Skembris, 2007:70; Straus and Doyle, 1978).

Facilitator
By or through the role of the architect, not directly a problem solver, as architecture is often understood outside of PID, but is instead the facilitator of problem solving. (Skembris, 2007:70; Straus and Doyle, 1978).



Primary Author

Interpreter

Mediator

Enabler

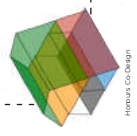
Facilitator

Advocating Change

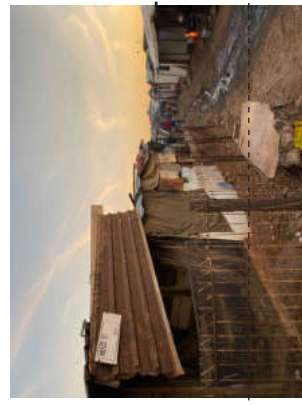
Small Scale Upgrade

With Tenure

Without Tenure



Through developing or building on existing programmes that aim to **benefit underprivileged communities**, it relates to Grassroots Design Practice.
Through providing **access to education and healthcare to an underprivileged community** deemed to illegally occupy the settlement, it relates to Design as Political Activism.



Public Interest Design

Humanitarian Architecture

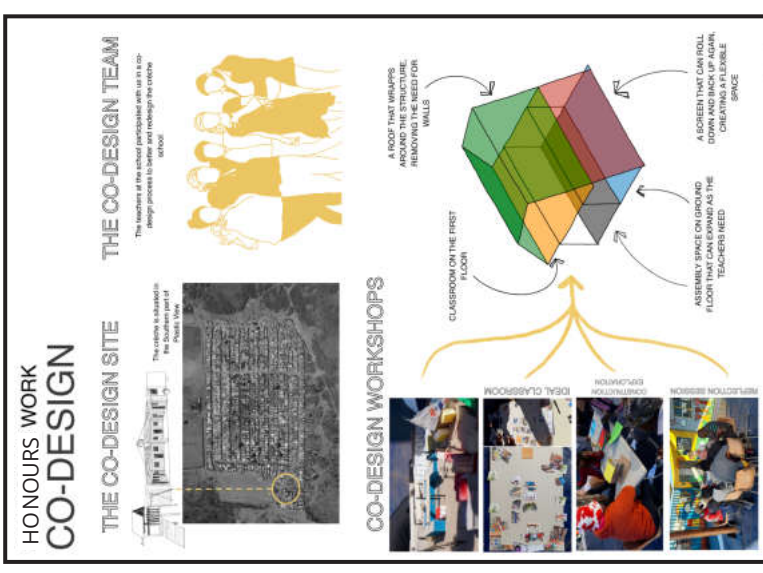
Community Architecture

Participatory Architecture

Pro Bono Architecture

Design that serves the Public Good

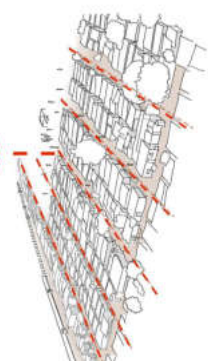
Architecture as instrument for Public Change (Kim in Karim, 2018)



Upgrading of Informal Settlements Programme

The Upgrading of Informal Settlements Programme (UISP), aims to upgrade the existing living conditions of informal settlements. Communities are included in the upgrading process to reduce the disruption of upgrading, and to ensure communities are involved in the upgrading of their areas. It is an incremental process, where upgrading is done in four stages. The First three focus on community participation, supply of basic services, and tenure security. And the last phase will then be known as the consolidation phase (Social Justice Coalition, n.d).

1 **PHASE APPLICATION**




Collect community and technical data. Conduct socio economic survey. Develop upgrading plans. Conduct detailed studies and designs.

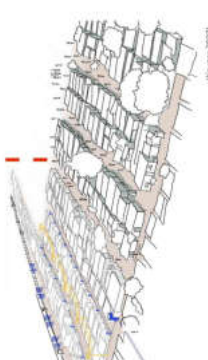
Stakeholders: Tshwane Municipality, MEC Mashatle, Ward Committee.

Project Phase 1
Provide basic additional healthcare facilities: Wash facilities and flexible consultation spaces.

Stakeholders: LIFT Community Development NGO.




2 **PHASE IDENTIFICATION**




Acquisition of land. Socio-economic survey. Conduct environmental surveys. Install basic services. Provide basic tenure recognition.

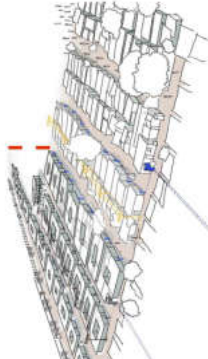
Stakeholders: Tshwane Municipality

Project Phase 2
Provide community kitchen and smaller scale urban agricultural intervention.

Stakeholders: LIFT Community Development NGO, SA Cares for Life NGO




3 **PHASE IMPLEMENTATION**




Provide housing support services. Start to provide social, economic, and community services and facilities. Relocation assistance. Install permanent services.

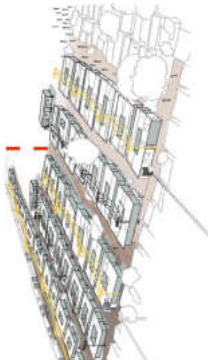
Stakeholders: Tshwane Municipality and Moreleta Community.

Project Phase 3
Extend health care facility and urban agriculture, providing full scale healthcare services and feeding scheme programmes.

Stakeholders: LIFT Community Development NGO, SA Cares for Life NGO




4 **PHASE CONSOLIDATION**




Provide tenure upgrade. Provide services upgrade. Build subsidised houses.


Stakeholders: Tshwane Municipality, MEC Mashatle.

Project Phase 4
Provide first phase of school facility, including classrooms and school office building.

Stakeholders: Pure Hope School, SA Cares for Life NGO




5 **PHASE ONGOING DEVELOPMENT**




Ongoing development of upgrades.

Stakeholders: Tshwane Municipality

Project Phase
Extend school, providing additional classrooms, library and sports facility; provide multi-use community hall.

Stakeholders: Pure Hope School, SA Cares for Life NGO




WASH Rights

"Growing up in a clean and safe environment is every child's right."



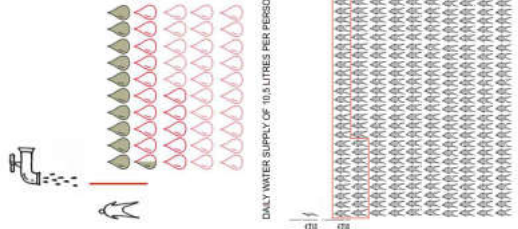
According to UNICEF, every day, more than 700 children under the age of 5 lose their lives to diarrheal diseases because of the absence of suitable WASH services (Water, Sanitation and Hygiene (WASH)) (UNICEF, no date)



This is also made provision for in **chapter 2 of the Constitution of South Africa** that provides that:

Everyone has the right to have access to sufficient food and water. (Constitution of the Republic of South Africa 1996).

This is not the Plastic View reality.



Access to Education

The Constitution of the Republic of South Africa, 1996 Part B of Schedule 4 in the Constitution grants local governments the power to **enact laws and formulate policies pertaining to child care facilities.** Furthermore, municipal planning, which encompasses the **regulation of land usage for child care facilities,** is recognized as a responsibility and jurisdiction of local authorities.

Children's Act (No. 38 of 2005, April 2010)

This framework includes a specific chapter (Chapter 6) dedicated to **early childhood development (ECD)**, which mandates the creation of a comprehensive national strategy aimed at ensuring a well-resourced, coordinated, and effectively managed ECD system.

National Development Plan

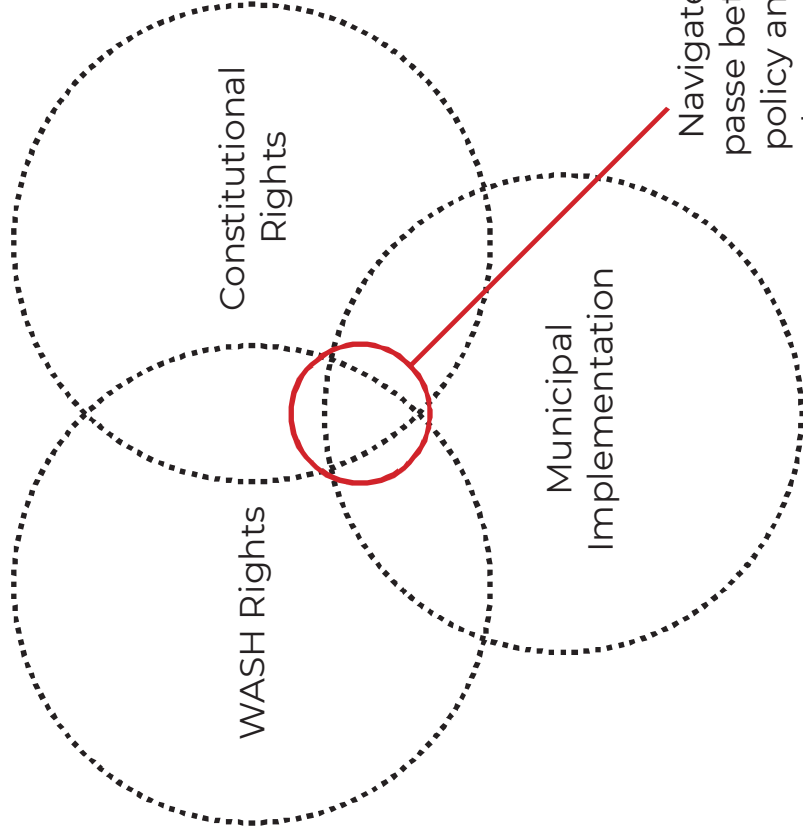
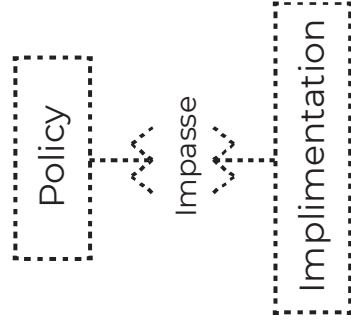
As part of the National Development Plan's vision to eliminate poverty by 2030, **education, training and innovation** are main focuses, and the NDP aims for **universal access to quality ECD** by 2030.

City Of Tshwane Integrated Development Plan: Revision For 2020/21

The CoP IDP outlines that the infrastructure program of the Gauteng Department of Education (GDE) aims to advance several national and provincial objectives to **enhance the quality of education, increase ECD accessibility, and improve school management.** Nonetheless, this assistance is solely available to public schools in the province and not to temporary ECD centers.

New ECD Registration Framework (gold-silver-bronze)

In 2017, the National Departments of Social Development (DSD) and Health (DoH) jointly developed an **ECD registration framework**, known as the 'ECD Registration Framework', that provides a gradual pathway for **ECD centers with limited resources** in underserved communities to attain conditional registration as a partial care facility at the 'bronze' or 'silver' levels. This registration allows the centers to be incorporated into the government's system of oversight and support, as well as to gain access to much-needed ECD subsidies for operating costs.



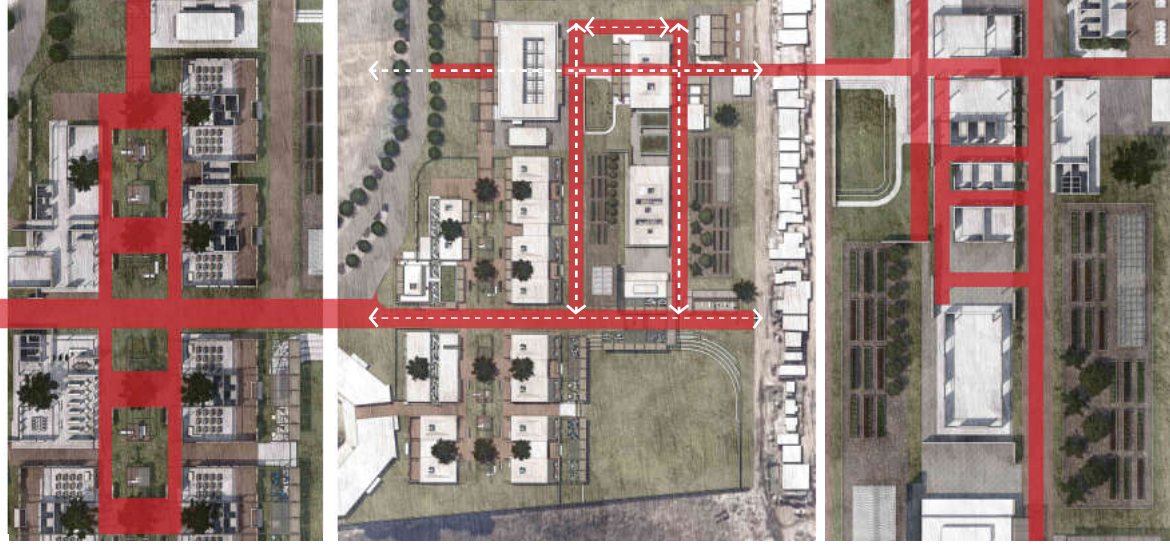
Navigate Impasse between policy and implementation through NGO and faith based intervention.

Safety without exclusion

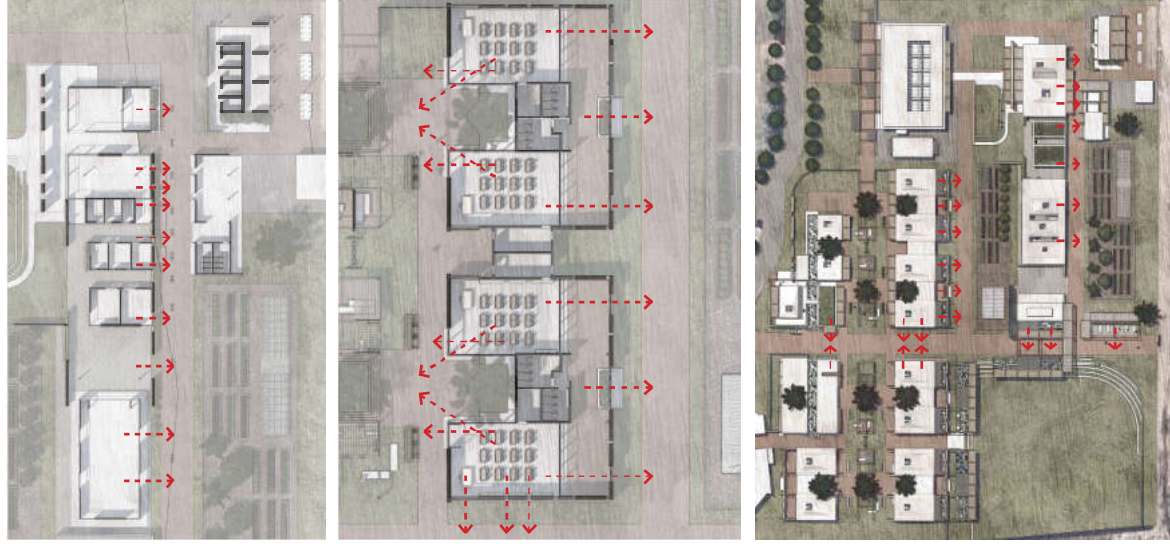
Owned Spaces



Defined Access and Movement



Surveillance and Visibility



Ownership

1. The University of California, Berkeley is a public institution. The campus is owned by the state of California.
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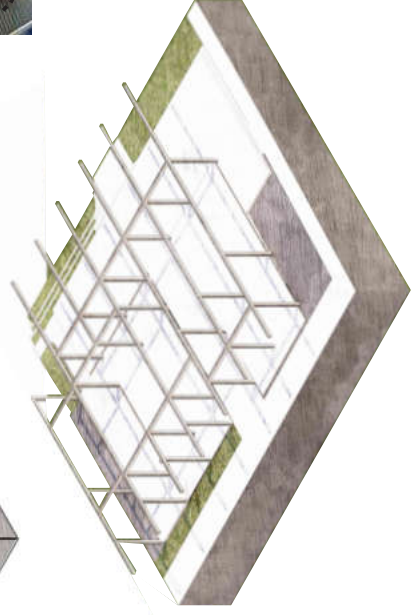
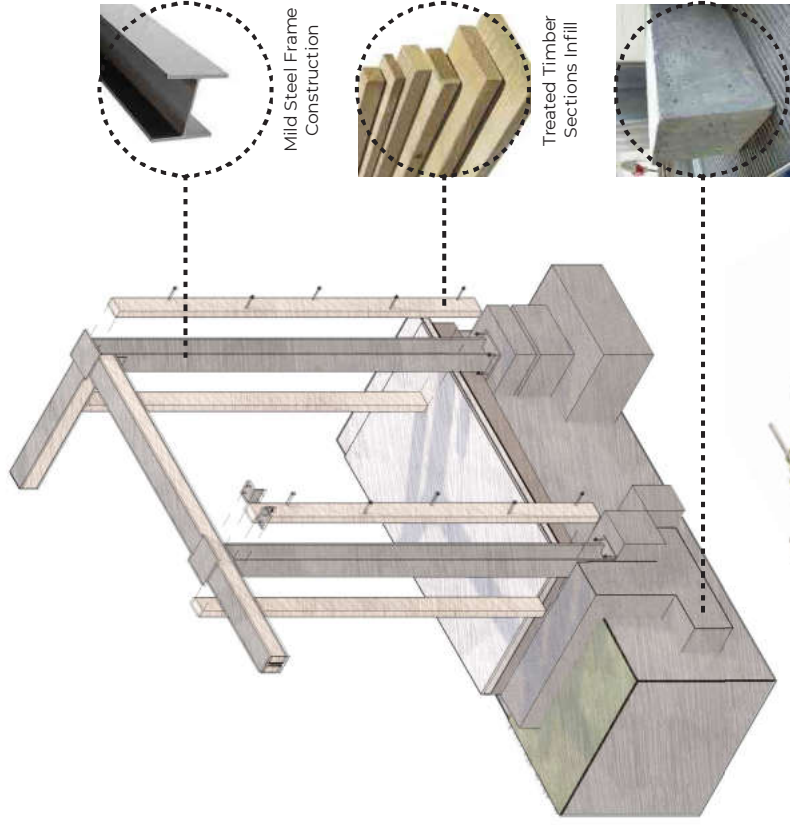
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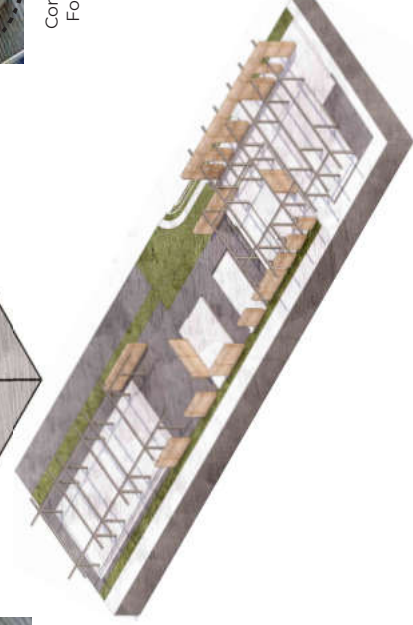
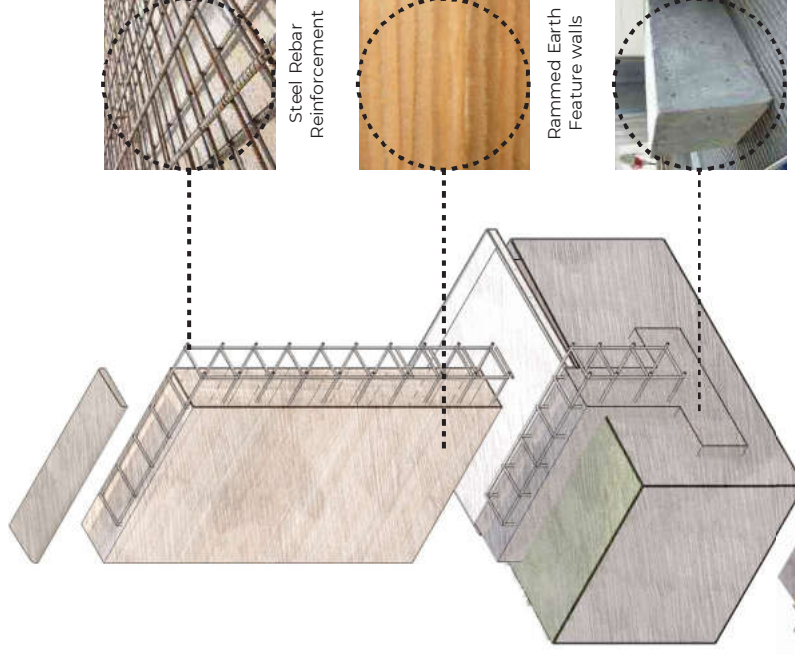
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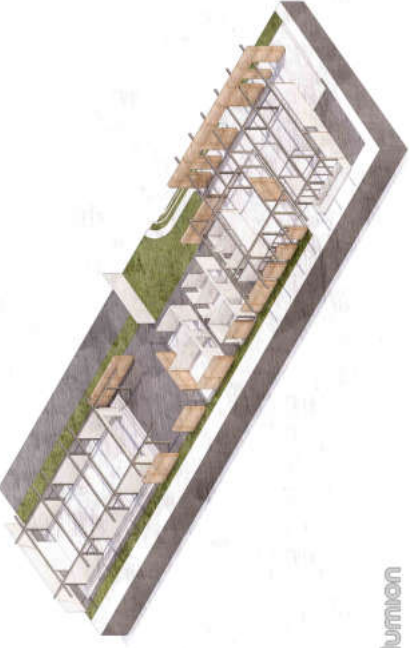
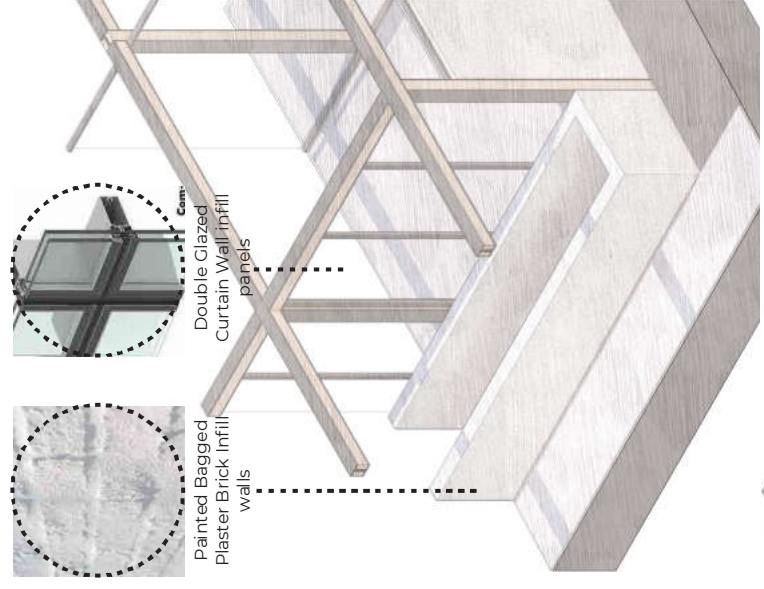
Mild Steel Frame Construction

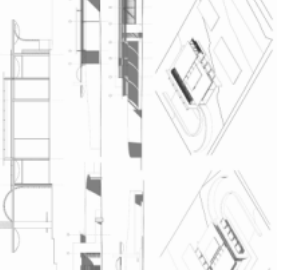
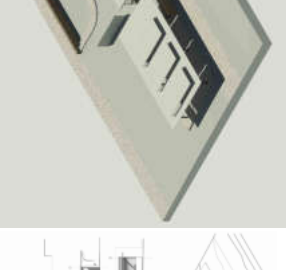
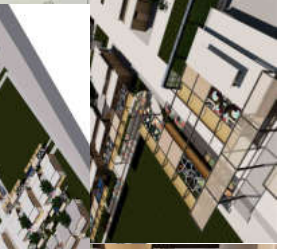
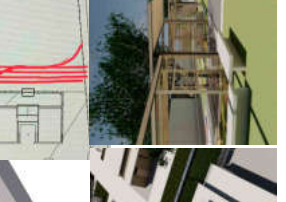
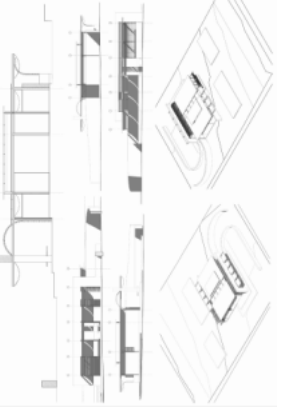
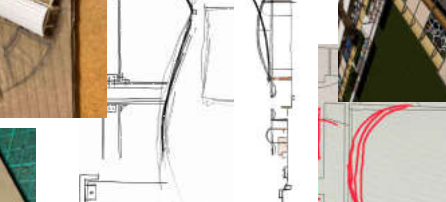
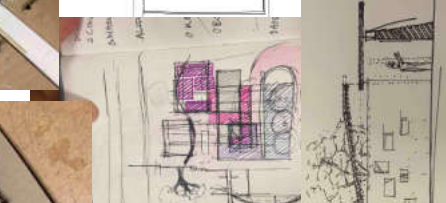
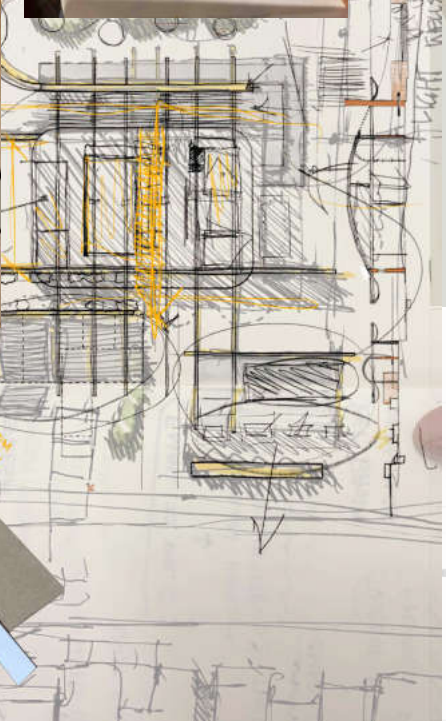
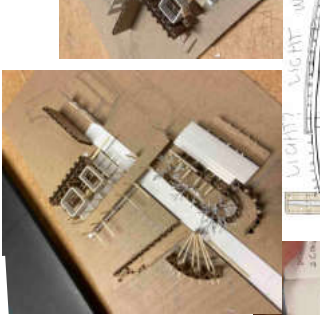
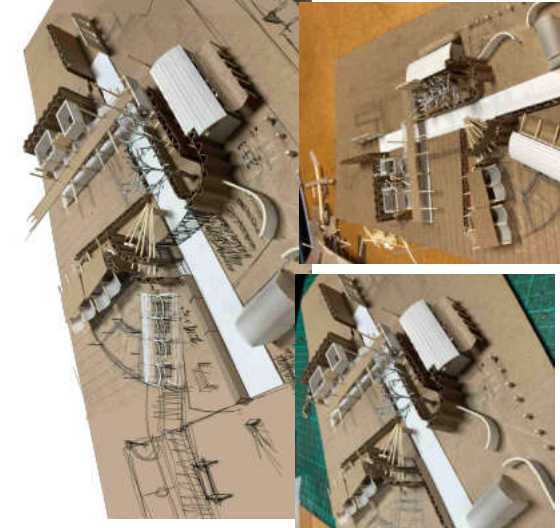
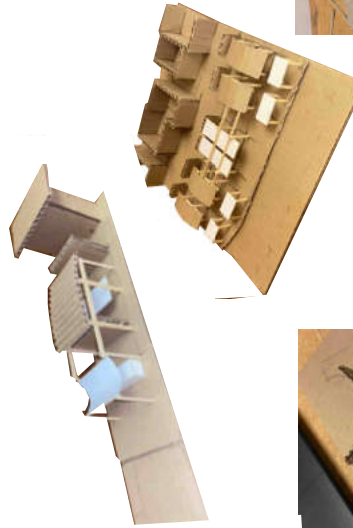
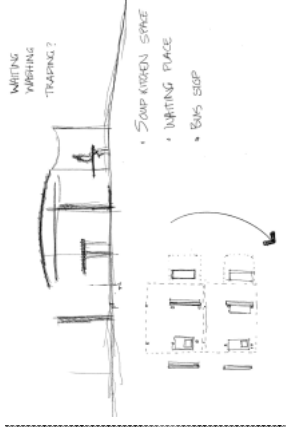
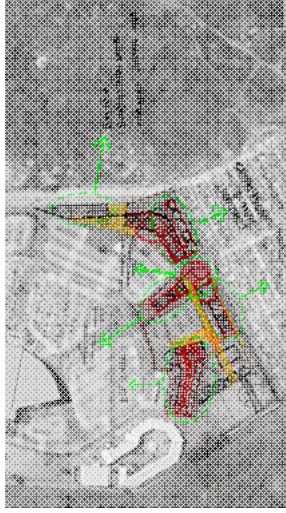


Rammed Earth Feature Walls



Brick and Curtain Wall Infill



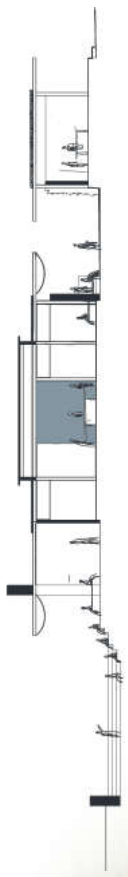
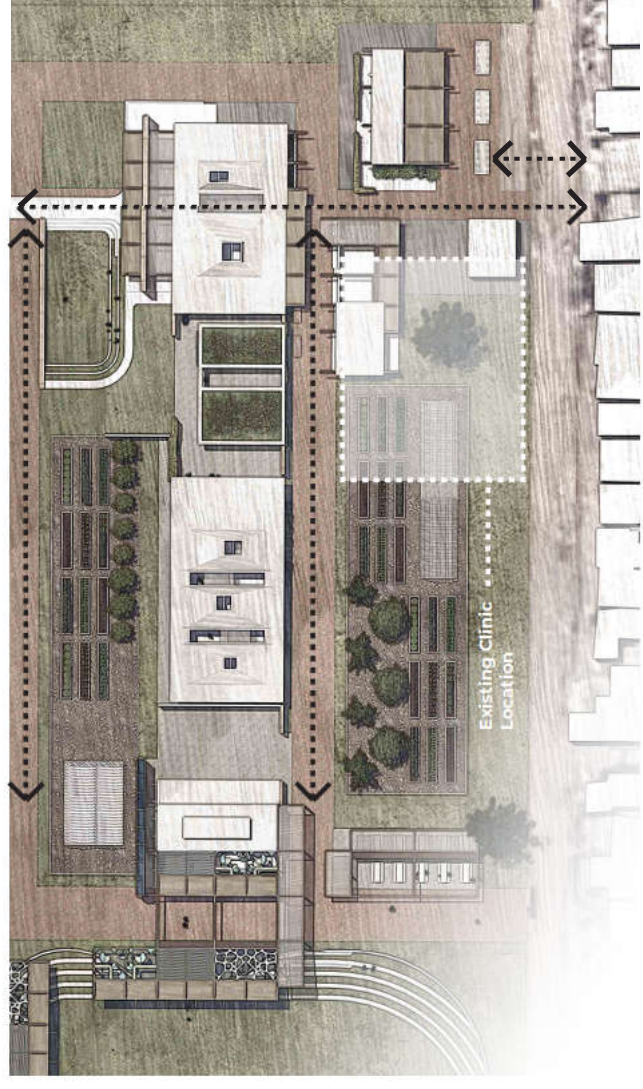




Multi-Purpose hall
for en-masse
medical screenings/
procedures and
educational
trainings.

Specialists' offices/
consultation rooms
and emergency
medical wards

Flexible
consultation spaces

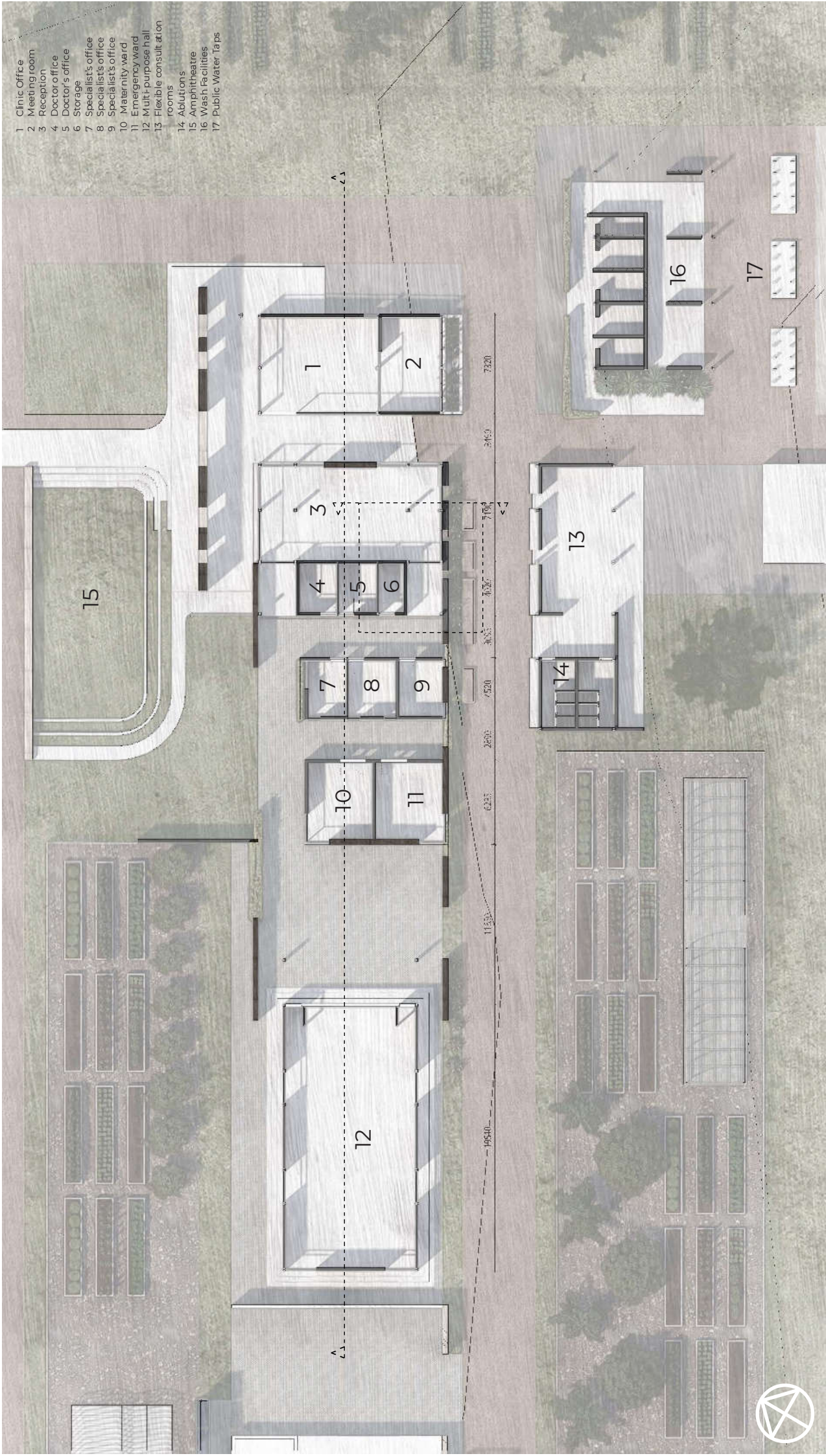


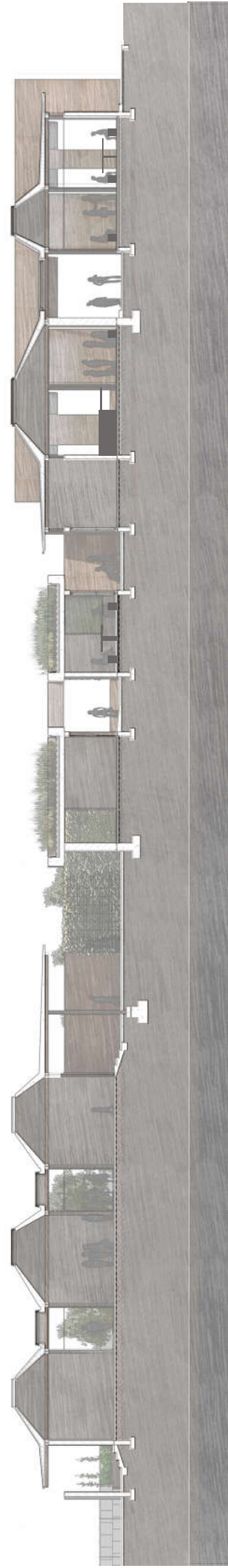
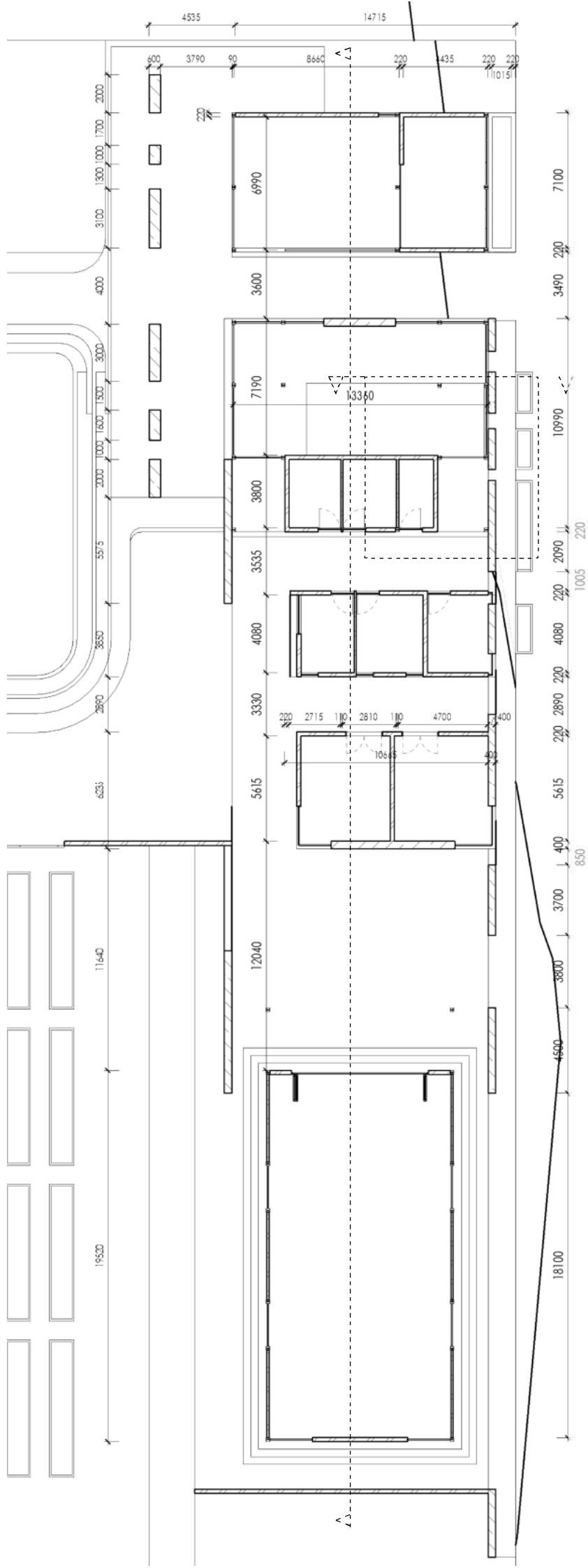
Reception and admin
offices, doctor's offices/
consultation rooms and
storage.

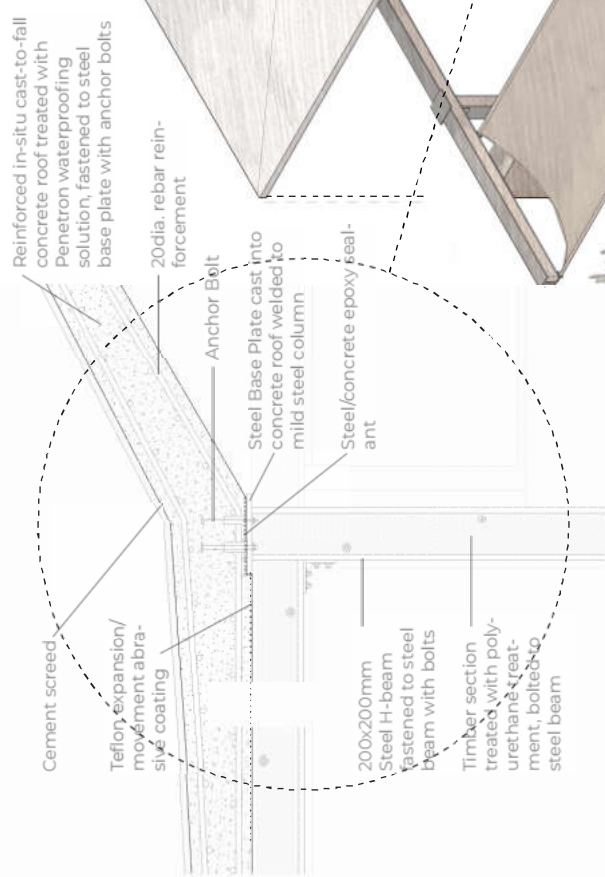
Wash rooms and
public taps



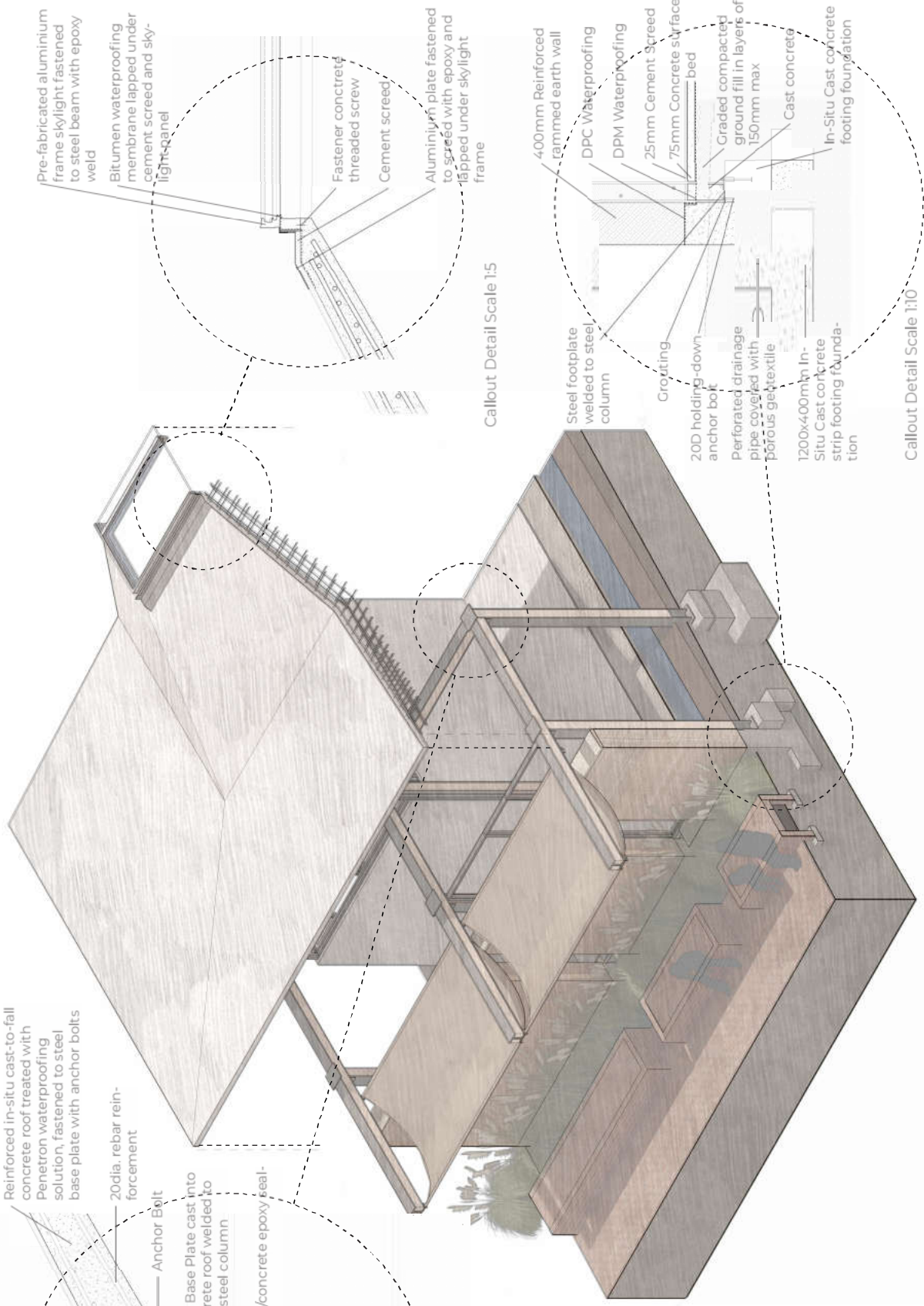
- 1 Clinic Office
- 2 Meeting room
- 3 Reception
- 4 Doctor's office
- 5 Doctor's office
- 6 Storage
- 7 Specialist's office
- 8 Specialist's office
- 9 Specialist's office
- 10 Maternity ward
- 11 Emergency ward
- 12 Multi-purpose hall, rooms
- 13 Flexible consult ation rooms
- 14 Ablutions
- 15 Amphitheatre
- 16 Wash facilities
- 17 Public Water Taps







Callout Detail Scale 1:5



Callout Detail Scale 1:5

Callout Detail Scale 1:10









Colours for Education



In partnership with the Department of Education, Floorworx determined the range of colors best suitable for use in a classroom, according to age groups (Floorworx 2022). These were incorporated into the project through skylights.



Open and Transparent Courtyard Layout



A more **open, transparent design emphasizing windows and clear lines of sight**, even between floors, reduces bullying opportunities and improves the learning environment for vulnerable students, according to architects. (Minero 2018)



Outdoor playground with steel frame and timber shading and jungle gym structure.

School library with IT labs, study spaces, meeting room and library books.

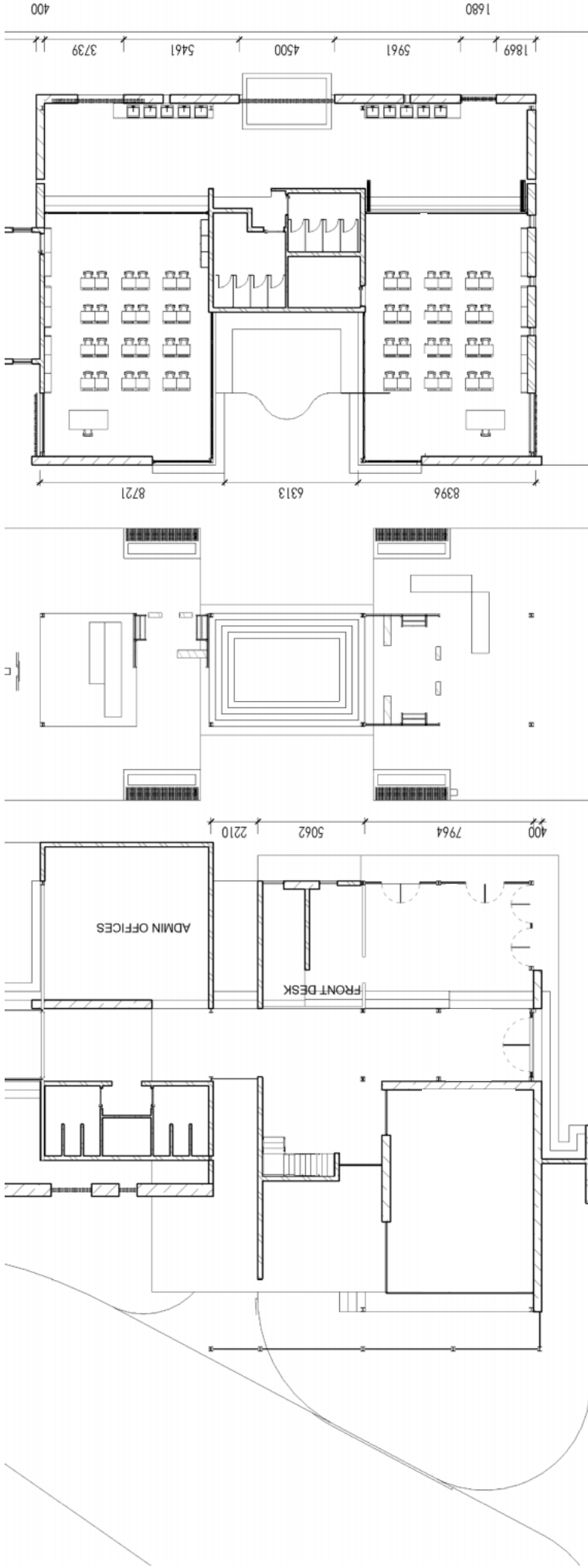
Classrooms with store rooms, ablutions and wash space.

School office building with reception, staff room, admin offices, principal's office, occupational therapy studio and clinical psychologist office



- 1 Staff Room
- 2 Reception
- 3 Admin Office
- 4 Occupational Therapy Studio
- 5-14 Classrooms
- 15 Library
- 16-17 Playground
- 18-21 Wash Space







Reinforced in-situ cast-to-fall concrete roof treated with Penetron waterproofing solution, fastened to steel base plate with anchor bolts

Cement Plaster screed

20dia. rebar reinforcement

Steel Base Plate cast into concrete roof welded to mild steel column

200x100mm Steel-H-beam fastened to steel beam with bolts

Timber section treated with polyurethane treatment, bolted to steel beam

Aluminium framed window

400mm Rammed earth exterior wall

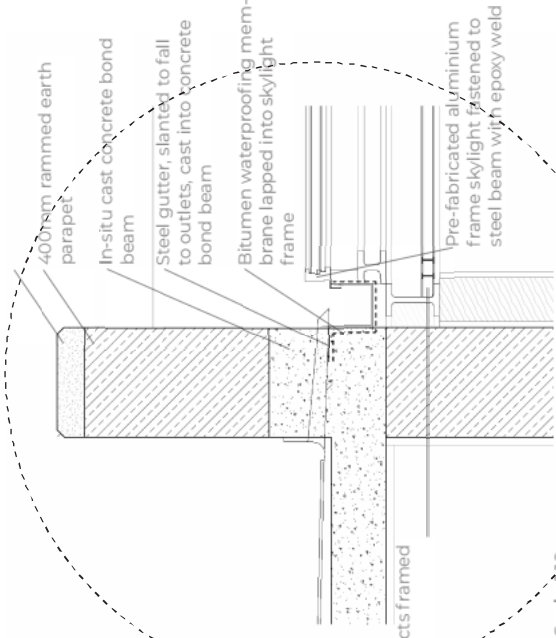
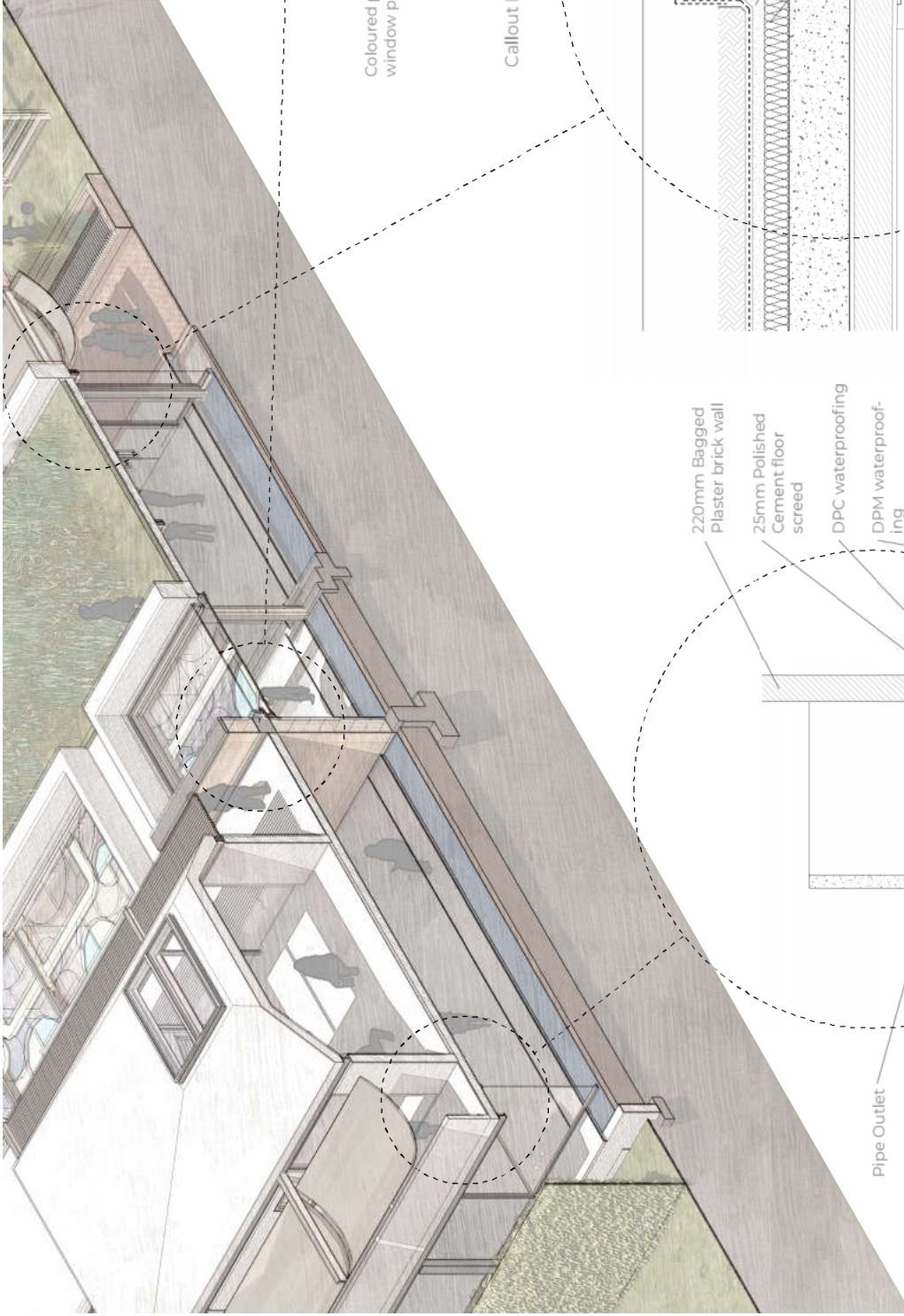
SunShade textile, fastened to round hollow steel section

Shade netting steel anchor plate welded to steel beam

Precast concrete wall cap

DPC waterproofing membrane

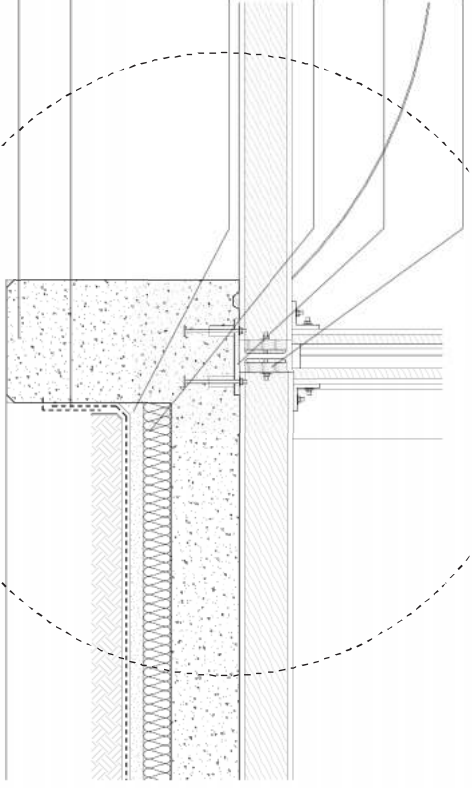
Callout Detail Scale 1:5



- 400mm rammed earth parapet
- In-situ cast concrete bond beam
- Steel gutter, slanted to fall to outlets, cast into concrete bond beam
- Bitumen waterproofing membrane lapped into skylight frame
- Pre-fabricated aluminium frame skylight fastened to steel beam with epoxy weld

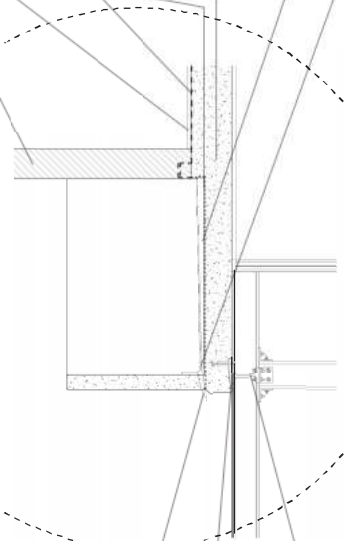
Coloured perspex framed window panel
Callout Detail Scale 1:10

- 255mm thick reinforced concrete roof slab fastened to steel base plate with anchor bolts
- one layer bitumen counter flashing;
- bitumen waterproofing membrane with 75mm side laps and 100mm end laps, sealed to primed surface with 'torchfusion'
- min. 50 screed to fall to outlets with 75x75mm concrete fillet at ends
- 100mm expanded polystyrene insulation board
- Steel Base Plate cast into concrete roof welded to mild steel column
- Timber section treated with polyurethane treatment, bolted to steel beam



Callout Detail Scale 1:5

- 220mm Bagged Plaster brick wall
- 25mm Polished Cement floor screed
- DPC waterproofing
- DPM waterproofing
- 300mm Reinforced in-situ cast concrete floor slab
- Cast-to-fall cement screed
- Gutter



Callout Detail Scale 1:10

- Pipe Outlet
- Steel Base Plate cast into concrete roof welded to mild steel beam
- 130x200mm Mild steel beam fastened to 200x200mm Mild steel column with bolts







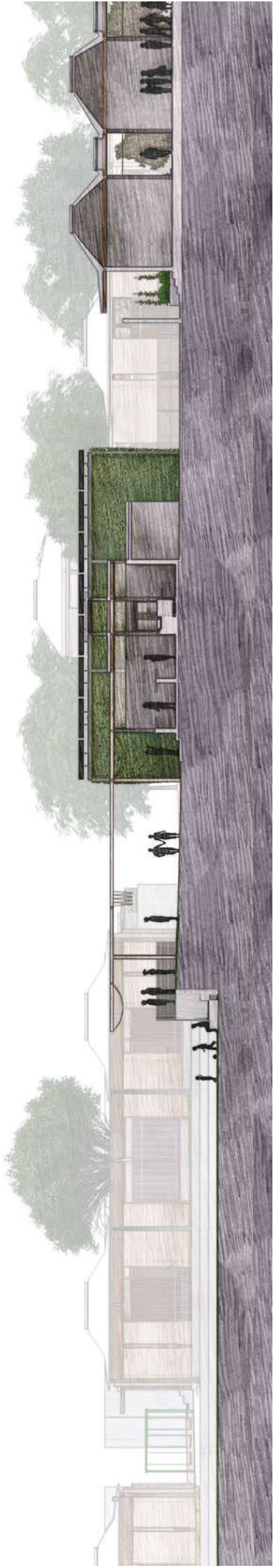
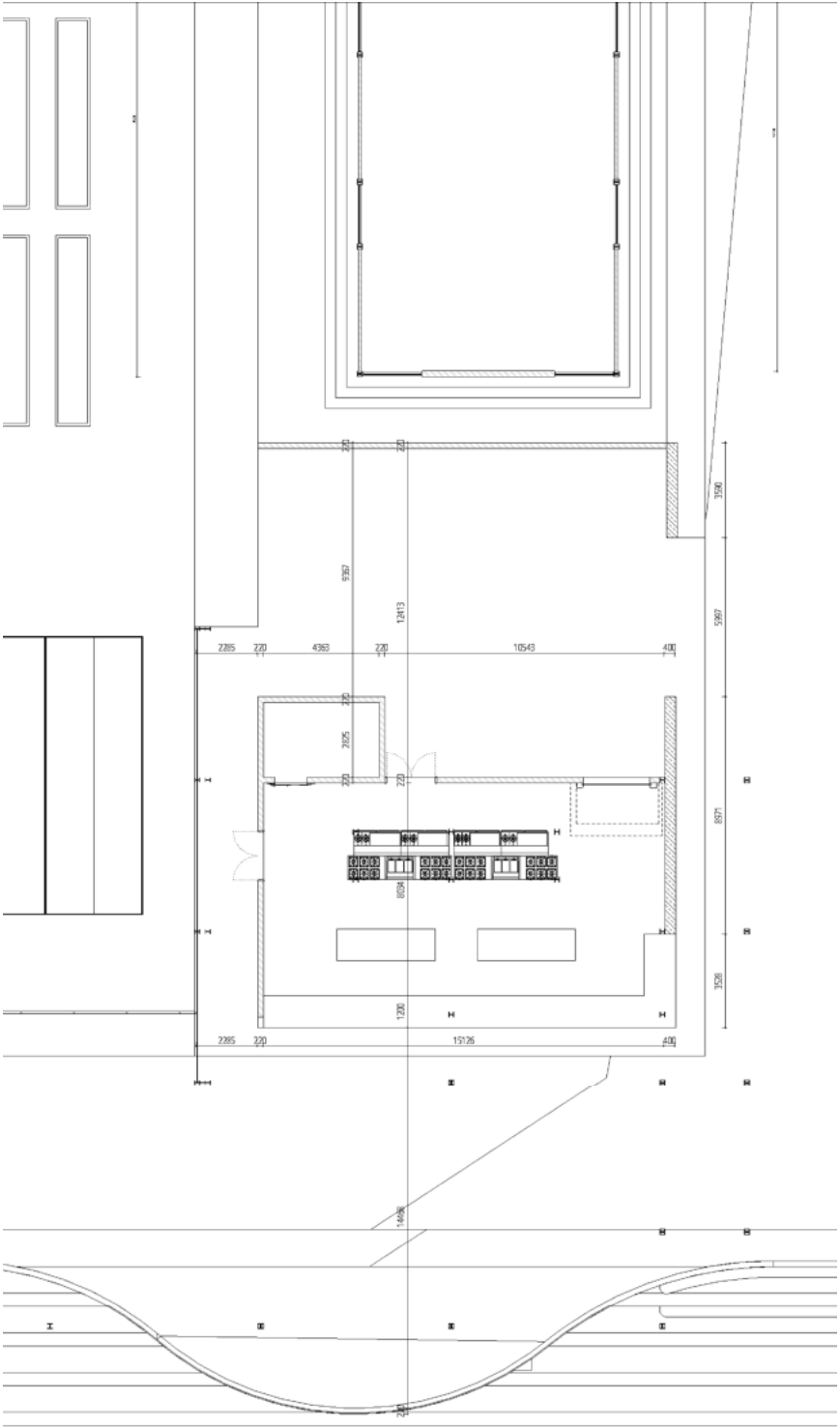






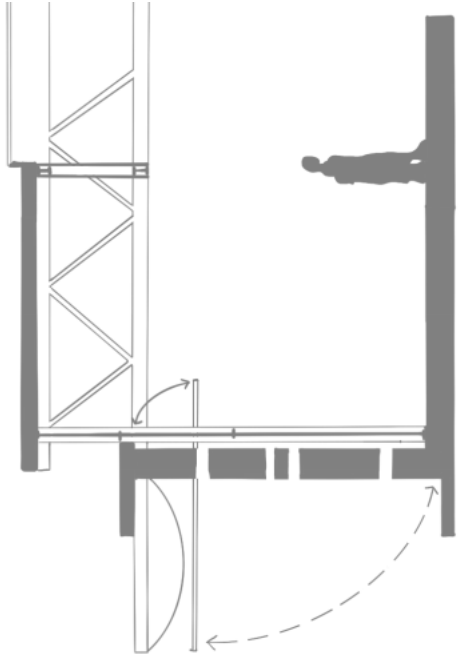
- 1 Service Counter
- 2 Kitchen
- 3 Cold Storage
- 4 Service Yard
- 5 Utilities
- 6 Multi-use space
- 7 Pavilion
- 8 Sports Field



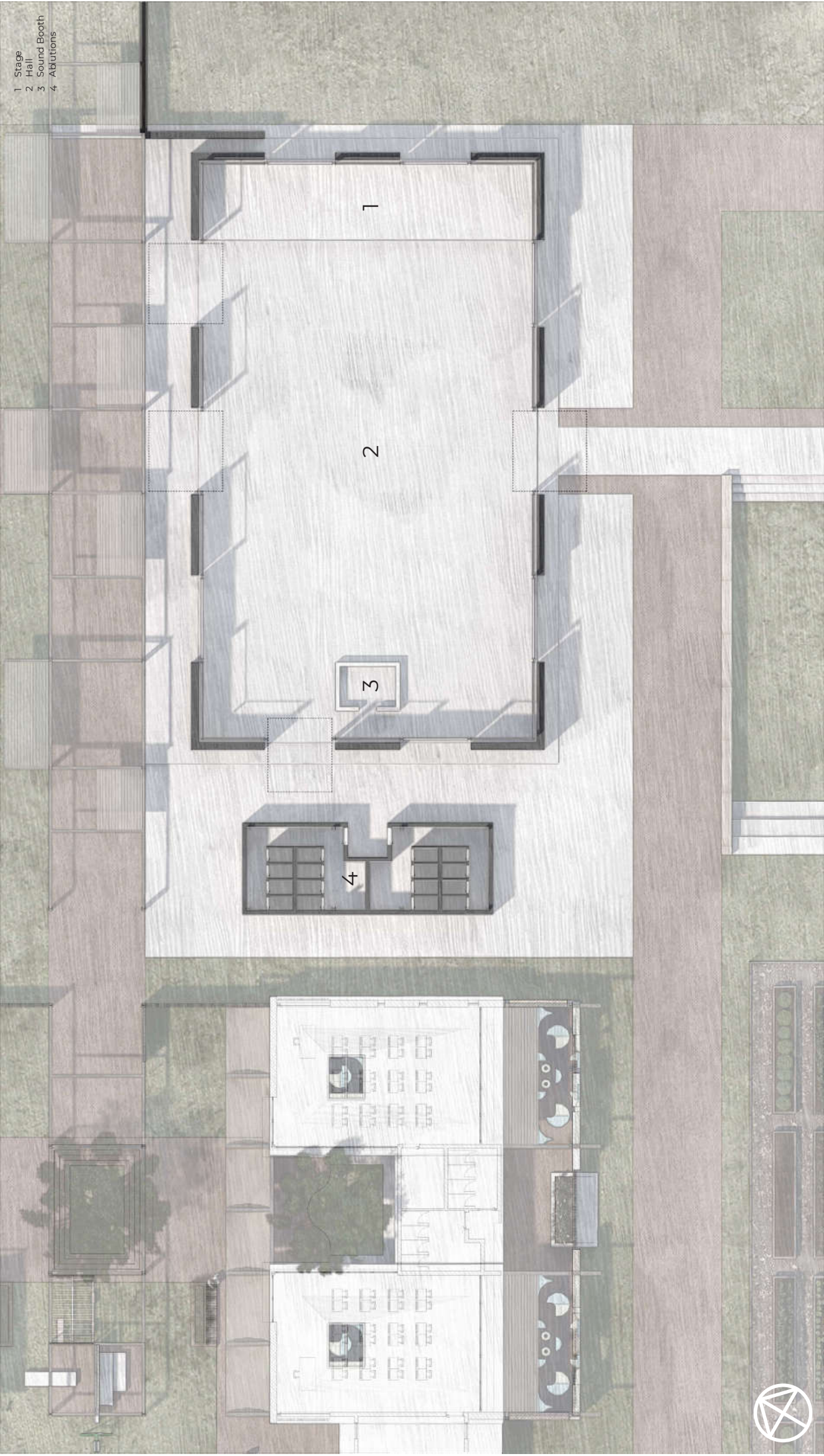


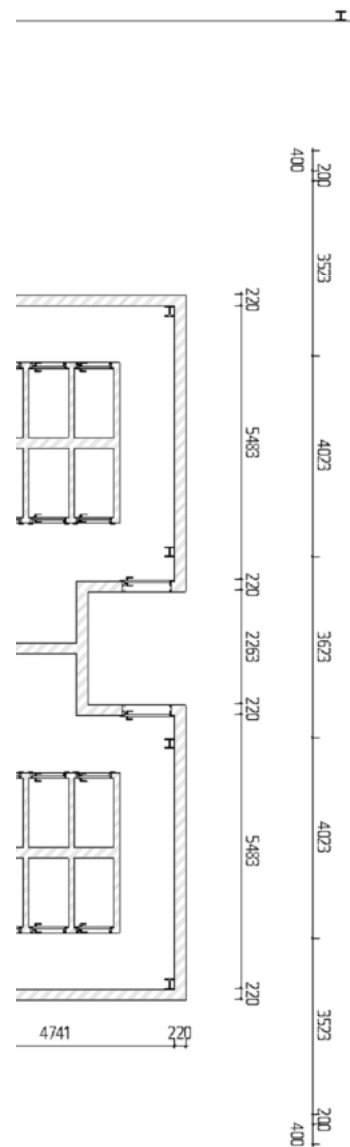
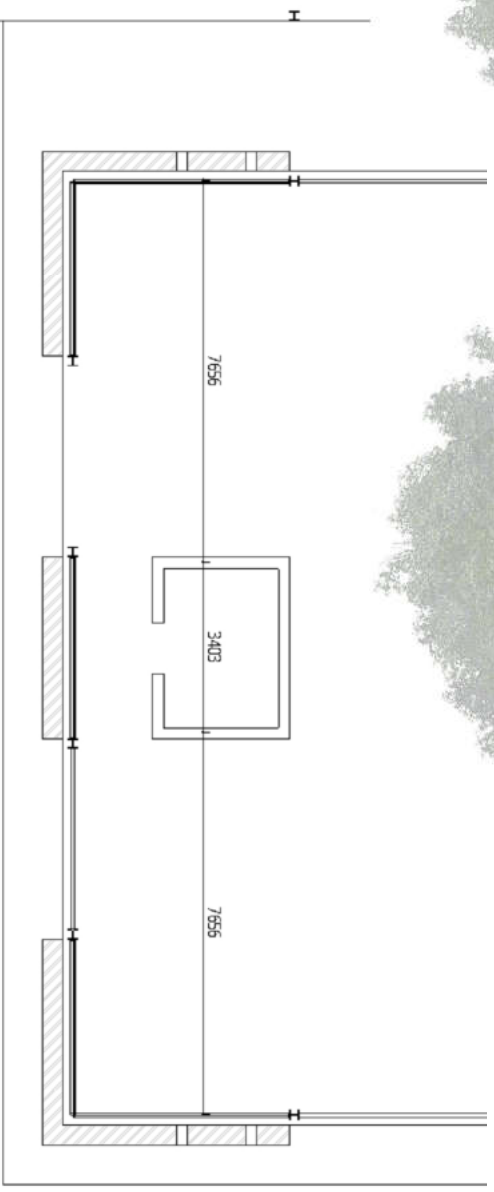






- 1 Stage
- 2 Hall
- 3 Sound Booth
- 4 Ablutions











References

Mahlokwane, J. (2020) Tshwane curb on Plastic View homes. Available at: <https://www.iol.co.za/pretoria-news/tshwane-curb-on-plastic-view-homes-f94daec1-3497-40da-a741-d7412049d94a> (Accessed: 9 November 2023).

Urban Citizen Studio 2021 (Photos taken: 2021).

Urban Citizen Studio 2022 (Photos taken: 2022).