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The Johannesburg municipality broadly classifies open spaces in primary, secondary or tertiary space categories. Primary open spaces are those that have ecological importance such as bird sanctuaries, botanical gardens and nature trails; secondary open spaces include social spaces (sports facilities, places of worship), institutional spaces (cemeteries, schools, municipalities), spaces of heritage (monuments, museums) and agricultural lands. Tertiary open spaces are defined as those that “complement the primary open space network to varying degrees depending on the extent of connectivity between the two types of open space “ (City of Johannesburg 2003:32), in other words spaces that connect existing open spaces.

These tertiary open spaces are lacking within Johannesburg’s CBD. Give buildings the assumed identity of ‘social space’ and the contrast between street, active and crowded with informal traders, pedestrians and loiterers, and empty buildings becomes clearer. Often having no relation to each other, the two (building and street) have conflicting interests resulting in severed relationships. Extending, rather than connecting, the two spaces this dissertation aims to ‘re-energising’ building spaces and create more integrated city spaces that merge the street environment, the build environment and the city’s movement network.

Simply speaking, the brief of this dissertation is to create social spaces that integrate street and building.

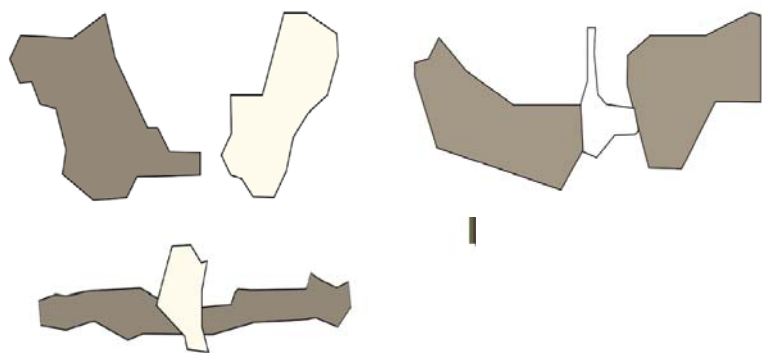


Fig. 001 Isolated Tertiary Spaces

Fig. 002 Connecting Tertiary Spaces

Fig. 003 Supplementary Tertiary Spaces

Focus

- The focus is on tertiary social spaces and their relation to the following four subjects:
- the role of public space in **urban regeneration**,
 - **integrating** existing fragmented public spaces
 - **interior spaces** as a platform for public spaces
 - **integrating** interior and exterior spaces

Design Guidelines

- The project has two parts, first is an urban intervention and second is an architectural intervention. An urban intervention should address the following problems:
- the mass of dilapidated and redundant buildings in the CBD
 - the lack of diverse functions
 - poor pedestrian movement at points
 - poor relationships between building and street and
 - the poor relationship between public spaces.

- The architectural project should contribute to a proposed comprehensive urban intervention and meet the following criteria:
- the intervention should address and resolve a building’s urban problems
 - the project should be legible and read as public space
 - the project should cater for a realistic client profile
 - the design should not be exclusive to a single function but adaptable, keeping possible future occupants in mind.

Client

The Johannesburg Municipality is a chief client, but local companies with vested interest in the CBD such as Sanlam, ABSA, Standard Bank and Anglo-Gold Ashanti could be interested parties should the municipality decide to enter into public-private partnerships to manage public space. Local media groups such as radio stations (Kaya FM and Classic Fm) and regional media networks such as SABC and eTv could also be interest parties as was the case with Bryant Park, New York. A Bryant Park Restoration Corporation (BPRC), established to privately maintain and manage grounds, has companies such as HBO (Home Box Office) and NYNEX (a regional telecommunications company) as its biggest corporate members; HBO now shows old movies in the park in the evenings (Zukin 1995:29). The Corporation is funded by a tax incentive system called BID’s (Business Improvement District), which allows local businesses to form an organisation and manage public spaces (Zukin 1995: 33). BID Assessments account for 33% of BPRC’s annual income (Tate 2001:31). The Johannesburg Municipality plans on implementing similar organisations, CIDs (city/business improvement districts), for urban maintenance and management (City of Johannesburg 2003: 20). SABC or other media stations could similarly screen old movies, soccer or rugby matches or important national and international events such as the President’s ‘state of the nation’, Pope John Paul II

Programme

The primary function of the project is public space and, as mentioned above, these could be social, educational or institutional spaces. The following functions were selected:

Function	Area
Sunken Plaza	
Gallery	
Restaurant	
Retail	
Library	
Auditorium	
Offices	

Performance Criteria

- The project will be judged according to:
- its meeting of design guidelines
 - its spatial integration with the street and built environment (integration will be graphically represented according to a model based on Hillier’s configuration of space).
 - its abiding by the theoretical principals discussed below.

Site

A site in Johannesburg’s city centre on the corner of Jeppe Street, between Smal and Delvers Streets, was chosen for its pedestrian activity, the lack of local public space and the poor street interaction of the two skyscrapers, the old Sanlam building and the Johannesburg Sun.



Fig. 004 Site