

# informal

**A Cultural Centre for the Foreign Community, Hillbrow**

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Submitted in partial fulfillment of the requirements for the degree  
Magister in Architecture (professional) in the Faculty of  
Engineering, the Built Requirements and Information Technology.

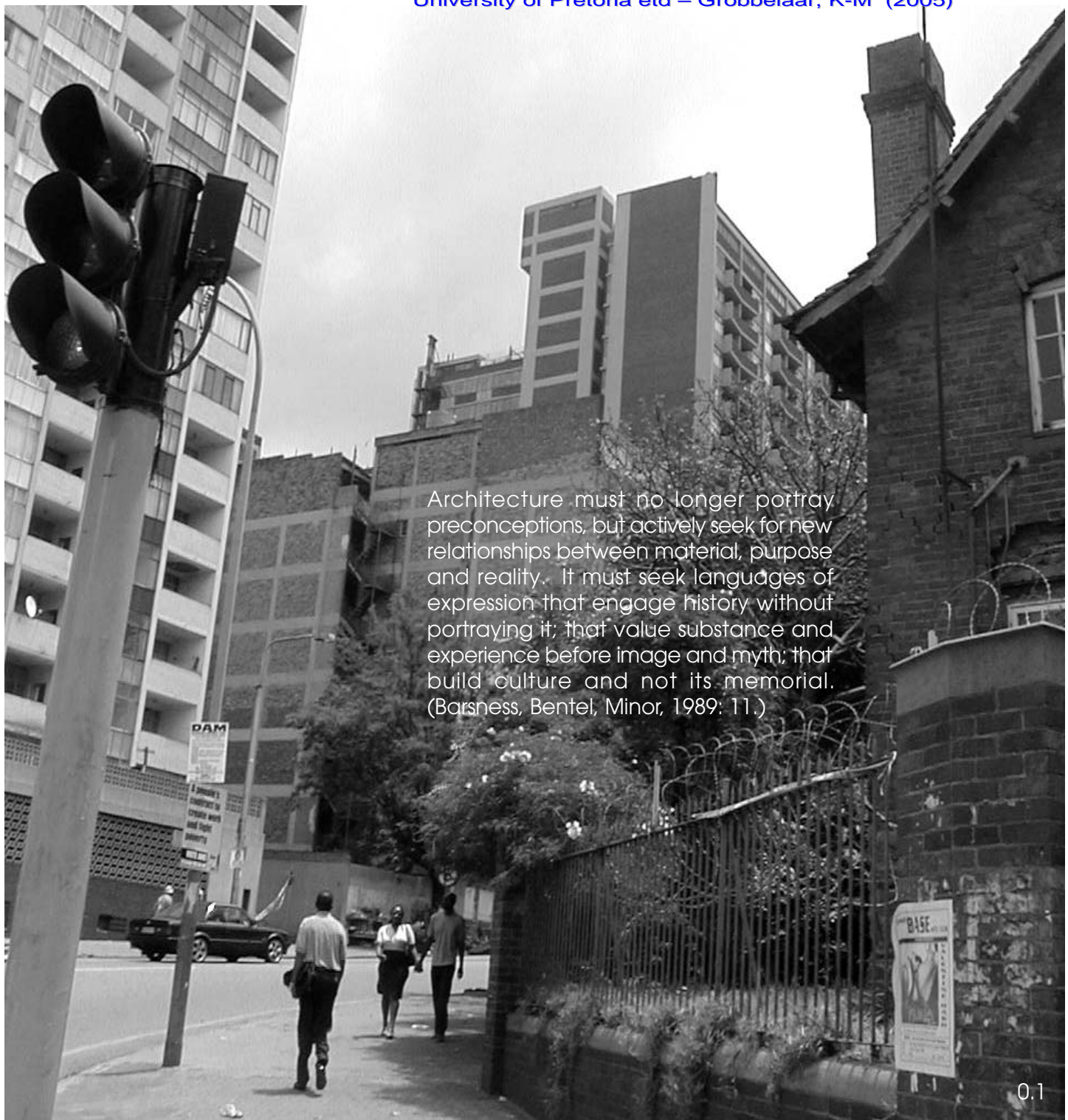
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The discourse investigates the relationship between the hierarchical structure of the *formal* and the network of the *informal* at both a socio-economic and programmatic level and as the generator of an approach to the design problem.

The site is located in the Health Precinct between Braamfontein and Hillbrow, in an area characterised by a thriving informal economy and much illegal activity. During the Apartheid years, Hillbrow came to symbolise the breakdown of racial segregation. Today, the prominence of the foreign population makes Hillbrow a hot-bed of xenophobic sentiment. A study of the social context points towards the emergence in Hillbrow of a new mode of spatial regulation - tending towards the spatial regimes prevalent in African megacities such as Lagos and Accra - which becomes a critical determinant of the entire discourse.

The project is a Cultural Centre for the Foreign Community, providing a refuge for the foreign population; a place of meeting and interaction; a platform for an anti-xenophobia campaign, and a wellspring of economic opportunity through the integration of the programmes of the formal and informal economy.



Architecture must no longer portray preconceptions, but actively seek for new relationships between material, purpose and reality. It must seek languages of expression that engage history without portraying it; that value substance and experience before image and myth; that build culture and not its memorial. (Barnes, Bentel, Minor, 1989: 11.)

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Johannesburg Development Agency 2003	1.18. Johannesburg Development Agency: Development Precincts.
City of Johannesburg 2003	1.19. Conceptual Regional Spatial Regional Development Framework, Johannesburg.
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	1.27. View up King George Street, Hillbrow.
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Author	2.1. Informal Trade, Klein Street, Hillbrow.
	2.2. Klein Street, Hillbrow.

**Theoretical Position**

**impermanence\_**

KZ- NIA Journal 3/2001: 9.

3.1. Warwick Junction: the site between the Shrine of Hazrath Badsha Peer and Berea Road station: before intervention.

Edgar Cleijne in LAVALOU, A. (Ed.) 2001: 696.

3.2. Lagos

Uche Isichei in Isichei 2002: 15.

3.3. Oshodi Market.

Uche Isichei in Isichei 2002: 11.

3.4. Lagos: industry.

Edgar Cleijne in LAVALOU, A. (Ed.) 2001: 698.

3.5. Urban Africa.

Edgar Cleijne in LAVALOU, A. (Ed.) 2001: 237.

3.6. Lagos.

**Design Investigation**

**Urban Design Framework\_**

Author

4.1. Development of Urban Design Framework: bird's eye from east.

4.2. Development of Urban Design Framework: bird's eye from southwest.

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4.6. Urban Design Framework Development Model: bird's eye from southwest.

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4.29. Transverse section through northern wing 23\_06.

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4.31. North Elevation 23\_06.

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5.2. Structural Layout and Materials.

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5.7. Southern Wing: Solar Control and Natural Ventilation.

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**Addendum A: Constitution Hill**

Johannesburg Development Agency 2003

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Author

6.2. Constitutional Hill

- a. Awaiting Trial block, stairwells; Constitution Square.
- b. Southern elevation, Constitutional Court.
- c. Northern elevation, Constitutional Court.
- d. Entrance, Old Fort; Kotzé Street.
- e. Main entrance, Constitutional Court.
- f. African Steps.

**Addendum B: Historical Context**

7.1. Letter of Complaint, 1935.

7.2 (a-b) Hospital Hill, 2004.

7.3. Plan of Johannesburg, 1896, drawn by A. E. Caplan

7.4. View of Johannesburg from Hospital Hill in 1889, showing the secular spire of Palace Building in Rissik Street. Diagonal Street runs along the line of the triangular *uitvalgrond*.

7.5. Commissioner Street, looking west c. 1980: the principal east-west thoroughfare with horse-drawn trams, building rubble on the roadway, cyclists, and pedestrians on the pavements under the cast-iron verandas.

7.6. View down Jeppe Street in the mid-a930's, showing Astor Mansions and, in the background, Anstey's in the process of completion.

7.7. Young South African visitors in Le Corbusier's atelier, pasted into Martienssen's copy of the 1973 edition of *Oeuvre Complète 1910-29*.

7.8. Reading Court, Hillbrow (1936-7), by Hanson, Tomkin and Finkelstein.

7.9. Aiton Court (1937-8), Pietersen Street, Hospital Hill, by W.R. & A. Stewart and B.S. Cooke.

7.10. Martienssen House (1940), Greenside, photographed in 1955 when it was still occupied by Heather Martienssen.

7.11. Banket Street canyon, Hillbrow, in 1965; looking south from Paul Nel Street.

7.12. Von Brandis Heights (1952), by H.H. Le Roith and Partners. The unsigned perspective is probably by Wim Swaan.

7.13. Mongeni Feza and Dudu Pukwana at Downbeat, Hillbrow, 1964.

**Addendum C: Informal**

8.1. Kunsthal, Rotterdam.

8.2. North-south longitudinal section through auditorium, looking east.

8.3. Interior cross road level plan.

8.4. West Elevation

8.5. Hall 1.

8.6. Ramp with auditorium above, restaurant below.

8.7. Entrance.

8.8. Lower level ramp.

Building Plans Department, Johannesburg Metropolitan Council. ERF RE 4352

Author

Africana Museum in Chipkin 1993: 13.

Chipkin 1993: 13.

Barnett Collection 1966 in Chipkin 1993: 14.

Barnett Collection 1966 in Chipkin 1993: 86.

Wits Architectural Library in Chipkin 1993: 181.

African Museum in Chipkin 1993: 170.

Chipkin 1993: 171.

Chipkin 1993: 222.

Photo: J.G. Boss in Chipkin 1993: 227.

H.H. Le Roith collection in Chipkin 1993: 263.

Basil Breakey in Chipkin 1993: 209.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 74.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 86.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 86.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 86

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 104.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 102.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 76.

Hisao Suzuki in *EL CROQUIS 79 OMA/REM KOOLHAAS 1992 1996*: 77.

**warwick junction\_**

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|-----------------------------|--|
| KZ- NIA Journal 3/2001: 8.  | 9.1. Herb Traders' Stalls: OMM Design Workshop.  |
| KZ- NIA Journal 3/2001: 11. | 9.2. Traders' Stalls on Leopold Street Pedestrian Bridge: Langa Makhanya & Associates. |
| KZ- NIA Journal 3/2001: 10. | 9.3. Herb Traders' Stalls: OMM Design Workshop.  |

**faraday precinct\_**

- |   |   |
|---|---|
| Author  | 9.4. Faraday Precinct: unused taxi ranks - note taxis under motorway in background. |
| Wim Botha in <i>Digest of South African Architecture 2004</i> : 32. | 9.5. Faraday Precinct: Herb Market.   |

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|--------|--|
| Author | 9.6. Faraday precinct: view of taxi ranks. |
|--------|--|

**metro mall\_**

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|---------------------|--------------------------------|
| Christelle Ferreira | 9.7. Metro Mall, Johannesburg. |
|                     | 9.8. Sculpture: Bree Street.   |

**rockey street market\_**

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| Author | 9.9. Covered trading area.     |
|        | 9.10. Rockey Street perimeter. |

**johannesburg inner city\_**

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|--------|--|
| Author | 9.11. Informal trade: Kapteijn Street, Hillbrow. |
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**bellevue road campus\_**

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|---|--|
| SA Architect November /December 2001: 31. | 9.12. View towards north of courtyard. |
| Author                                    | 9.13. Existing house: South Elevation. |
|   | 9.14. Site Plan.                       |
|   | 9.15. View of courtyard.               |
|   | 9.16. Original stone columns.          |

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|---|---|
| SA Architect November /December 2001: 31. | 9.17-18. Integration of buildings and existing trees. |
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|---------------------------|---------------------------------------|
| Domus 860 June 2003: 115. | 9.19. View of interior: ITI Building. |
|                           | 9.20. Perspective                     |

**rosenthal center for contemporary art\_**

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|---|---------------------------------------|
| Roland Halbe <a href="http://www.contemporaryartscenter.org/newbuilding">www.contemporaryartscenter.org/newbuilding</a> | 9.21. Eastern Elevation.              |
| ARCHITECTURE August 2003: 46.   | 9.22. South-eastern perspective view. |
| Domus 860 June 2003: 115.   | 9.23. Lobby with Urban Carpet.        |
|   | 9.24. Ground Floor Plan.              |
|   | 9.25. East-West Section.              |

**laban centre for movement and dance\_**

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|--|--|
| Dennis Gilbert in <i>The Arup Journal</i> , 2/2003: 5. | 9.26. View of foyer.   |
| Armin Linke in <i>Domus</i> April 2003: 54.            | 9.27. Curved western façade.                                       |
| Domus April 2003: 67.                                  | 9.28. Longitudinal Section.  |
| Armin Linke in <i>Domus</i> April 2003: 77.            | 9.29.-6.30. Interior views of stepped library and internal street. |
| Architectural Record June 2003: 130.                   | 9.31. Cross Section.   |
| Domus April 2003: 66.                                  | 9.32. Ground Floor Plan.   |
| Domus April 2003: 67.                                  | 9.33. Upper Floor Plan.  |
| Armin Linke in <i>Domus</i> April 2003: 74.            | 9.34. Daytime view of Dance Studio.                                |

**addendum c: baseline document\_**

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|---|---|
| Author  | 10.1. Kotzé Street, Hillbrow.                             |
| John Chitty in <i>Architectural Record</i> . June 2003: 41. | 10.2. Marocco.  |
| WALL, R (Ed). 2000: 24.                                     | 10.3. Infomal trade, Durban.                              |
| Klaus Frahm in <i>Los</i> 1994: 109.                        | 10.4. Scarpa: Fondazione Querini-Stampala, Garden Detail. |
| Author  | 10.5. Disused Chapel, Hillbrow Hospital.                  |
| Annette LeCuyer in <i>Betsky</i> 2002: 76.                  | 10.6. Miralles & Pinos: Iqualada Cemetery.                |



GJMC

HBRI

JDA

NCRA

OAU

SAHRC

SMME

USAID

Greater Johannesburg Metropolitan Council

Hillbrow Berea Regeneration Initiative

Johannesburg Development Agency

National Consortium on Refugee Affairs

Organisation for African Unity

South African Human Rights Commission

Small -, Medium - and Micro Enterprises

United States Agency for International Development