

7 Precedents

7.1	Campus	:	44 Stanley Avenue
7.2	Function	:	The Innovation Hub
7.3	Structure	:	Nedbank Building
7.4	Function	:	Inhyambane Market
7.5	Structure	:	Law Faculty
7.6	Structure	:	Daventry Road



Fig.7.1 Main Courtyard @ 44 Stanley Avenue

7.1 Campus: 44 Stanley Avenue

“...the collection of buildings and open spaces that constitute 44 Stanley Avenue in Milpark, Johannesburg, have been transformed into a successful retail and commercial node. Its honesty, simplicity and human scale are among the qualities that make it so attractive.”

(Darroll, 2004:16)

Project:

With minimum intervention, Brian Green, the developer of 44 Stanley Avenue, transformed the old AA workshops on the 8 000 m² site into a successful retail and commercial node.

“There’s no fancy stuff... no glamour... nothing neo” in this cluster of old buildings. “There’s nothing here that’s not needed”.

He describes 44 Stanley Avenue as “accommodating, inclusive, comfortable”.

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“Our focus is on urban renewal and the task is to provide an unparalleled lifestyle centre...”

www.44stanley.co.za



"The sunlight in the courtyard and the sight of people seated on the raised veranda of the restaurant overlooking it, draw one in from the street, through the covered walkway."



Concept:

The tenant mix was crucial and focused on entrepreneurial start-ups. All tenants were carefully selected for their creative spirit and passion for a concept aimed at reviving the area with energy, enthusiasm and new ideas.

Execution:

The project was an interactive process, where tenants could make decisions concerning signage, sun shading and detailing of individual shops. The loose grain and informality of the buildings and open spaces was to be retained, resulting in two courtyards being linked by a covered walkway, stairways linking office and retail, and an informal arrangement of eclectic shops.

Urban Renewal:

44 Stanley Avenue is located near the CBD of Johannesburg and thus could be considered a stepping stone for people from the northern suburbs to return to the inner city of Johannesburg. The development has sparked the refurbishment and conversion of various other buildings, creating spaces for film studios, Atlas Bakery, news rooms, the Media Mill and even residential facilities, i.e. the Refinery. Brian Green hopes to create places where people want to be and has already identified a site in the city centre for his next project.

Lessons Learned:

- The successful execution of one project to generate others and renew a derelict urban area.
- Respecting the existing fabric can result in an interesting combination of spaces.
- Involving the tenants gives rise to individual expressions and details making the place more believable than a standardized shopping mall.
- The presence of people attracts other people.

Fig.7.2 Personalized signage and sun shading

Fig.7.3 Attention to detail

Fig.7.4 Staircases linking retail with offices

Fig.7.5 44 Stanley Avenue

Fig.7.6 Secondary courtyard

Fig.7.7 Open toilets

Fig.7.8 Existing brickwork kept

Fig.7.9 Western courtyard

Fig.7.10 Creating windows of intrigue

Fig.7.11 Keeping and exposing the existing structure

Fig.7.12 Courtyard leading to tenant parking

Fig.7.13 View over main courtyard

University of Pretoria etd – Moore, N (2007)



7.2 Function: The Innovation Hub

Bring like-minded people together.

Incubation concept:

Graduates compile business plans and apply to become part of a pre-incubation process. Graduates are selected according to the innovative level of their ideas. Pre-incubation provides the graduates with rent-free premises for six months and with mentors in their particular field of study. The Innovation Hub recruits experts in the required fields to work as mentors. After the pre-incubation period, and if the industry makes use of an idea, the student graduates to the incubation period where he/she may rent an office for a period of two years to set up a business (Maboya, personal communication, 2006).

Blue IQ:

The Innovation Hub is one of the eleven provincial Blue IQ developments and serves as the first Science and Technology Park in South Africa. It is envisioned to be completed before 2010, with all land parcels sold off and developed. The Innovation Hub owns the Innovation Centre Building as well as the Enterprise Building. These buildings contain offices and conference facilities that can be rented by graduates or the public. A system of 'hot' offices exists where offices can be rented on a weekly basis.

State-of-the-art facilities are provided, with the latest in technical support. Europa@hub is the restaurant provided on the campus. It is thought that by bringing like-minded people together, innovative ideas can be generated from within (Maboya, personal communication, 2006).

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Lessons Learned:

The Innovation Hub, although unique in its function, is no more than a state-of-the-art facility consisting of offices and conference facilities. It seems that the concept of a business incubator has little or no effect on the design of the building. The Knowledge Centre is linked to various universities and, although only an office, can source books within 3-4 days from any university library. This type of facility could be a useful tool in linking the three campuses of the Tshwane University of Technology.

- Fig.7.14 Fingerprint identification system
- Fig.7.15 Conference facilities
- Fig.7.16 Tribute to innovation
- Fig.7.17 Knowledge Centre
- Fig.7.18 Enterprise Building
- Fig.7.19 Display Panels
- Fig.7.20 Europa@hub



7.3 Structure: Nedbank Building 252 Church Street

- This seven-storey building designed by Norman Eaton is located within walking distance from the site.
- It consists of two six storey office blocks on either side of a courtyard on top of the mezzanine level and basement.
- **Service Core:** The office blocks are accessed on the western façade from a passage where lifts, stairwells, ducts and toilets are situated.
- **Floating Roof:** The roof houses water tanks, cooling towers, a caretaker's cottage and roof garden.
- The ground floor, clad in travertine marble, serves as a plinth.
- The other floors, placed above the plinth, are of specially designed face brick, with a hierarchy of openings enhanced through the use of varying brick sizes.
- The windows are deeply recessed into the building and have steel frames.
- The windows are framed by horizontal projections of face brick.
- Four bronze-clad columns frame the entrance leading to two bronze doors.
- Face brick and travertine are used throughout the building.
- The south-east corner has a water fountain (Le Roux 1991:7).

Lessons Learned:

- The use of a plinth, mid-section and floating roof are elements occurring throughout Tshwane.
- The use of a service core provides an easy consolidation of services.
- The use of materials enhance the hierarchies created in the design.
- The entrance is celebrated by the use of columns.

Fig.7.21 Church Street Facade of Nedbank Building
Fig.7.22 Windows
Fig.7.23 Water Fountain
Fig.7.24 Three Tiers
Fig.7.25 Floating Roof



7.4 Function: Inhyambane Market

Layout:

The market is made up of four courtyards framed by areas under roof. The open areas are planted with trees which allow for natural shelter to be provided overhead. No formal market structure is in place and vendors create their own spaces in and around the trees. Under roof the perishable goods are sold in a more formal organization.

Lessons Learned:

The use of trees instead of formal vending stands provides for a spontaneous interaction between seller and customer. The market has an informal vibrancy and is used throughout the day. The most sought-after spaces are those under the trees. Bringing natural elements like trees into the concrete of Tshwane's inner city could be used as an attraction for people driving or walking by the proposed development.

- Fig.7.26 Inhyambane Market - Courtyard
- Fig.7.27 Inhyambane Market - Stalls under trees
- Fig.7.28 Inhyambane Market - Roofed areas
- Fig.7.29 Inhyambane Market - Displays of goods
- Fig.7.30 Inhyambane Market - Courtyard



7.5 Structure: Law Faculty University of Pretoria

Layout:

The Law Faculty of the University of Pretoria, designed by Kruger Roos Architects in 2003 has a legible and rational structure. A long gallery runs from end to end on all floors, giving access to four functional zones: the lecture and seminar rooms, the linear library, the administration tower and the main auditorium. The building is designed in a clear and logical manner which makes it easy to orientate oneself and use the building.

Circulation:

The main circulation routes at ground and first floor level, including the main gallery which serves the upper floors, are outside but under cover. Four stairways and one set of lifts connect the circulation routes. The building can therefore make use of passive ventilation systems due to the significant decrease in depth of the building.

Structure:

The different spaces are all tied together with a functional grid of structural and load-bearing columns. The structure is well integrated with various spaces, creating a colonnade of deep columns along the library's south face and defining spaces with rows of colonnades, creating a rhythm along the façade's of the building. Uncluttered detailing and clear understandable spaces further improve the legibility of the building.

Facades:

The façade's are deliberately treated as transparent and translucent planes, allowing the inside to be seen from the outside and vice versa. The south façade of the library is completely glazed and allows a restful connection with the outside and spectacular view from outside of the interior spaces at night.

Lessons Learned:

This project represents a South African idiom and is furthermore located in Pretoria. The program is also highly significant and relates to an education building, housing different departments. The use of a rational structure can improve the legibility of a building. The proposed building could make use of such an element to orientate users of the campus and create a building which is legible and has defined spaces. The use of transparent façades could be used to increase interaction between interior and exterior spaces.

Fig.7.31 Law Faculty - Ground floor circulation

Fig.7.32 Law Faculty - South facade (library)

Fig.7.33 Law Faculty - Library circulation

Fig.7.34 Law Faculty - Suspended services

Fig.7.35 Law Faculty - Stairs

Fig.7.36 Law Faculty - Staircase



7.6 Structure: Daventry Road Lynnwood

Structure:

This concrete structure is being erected in Daventry Road in Lynnwood. The architects, Boogertman and Partners have designed an office building with an external staircase and a concrete roof which appears to float.

Roof:

The 'floating' concrete roof drains onto a second concrete roof which in turns takes the water down into the storm-water system. The roof is screeded to a fall and waterproofed with a torchon product. There are no full-bores or parapets on this upper and thus it appears as a thin concrete roof. The 255 mm roof slab is thinner at the edges (100 mm) and provided with a drip joint to prevent staining.

Facades:

The façade's are deliberately treated as transparent and translucent planes, allowing the inside to be seen from the outside and vice versa. The south façade of the library is completely glazed and allows a restful connection with the outside and spectacular view from outside of the interior spaces at night.

Lessons Learned:

The thinning of the roof slab would make the roof appear to float. The screed and waterproofing does create the desired effect. The proposed building for the Tshwane University of Technology will have to drain roof surfaces individually to prevent the migration of water to interior spaces.

- Fig.7.37 Daventry Road - Roof
- Fig.7.38 Daventry Road - Concrete slab
- Fig.7.39 Daventry Road - Northern facade
- Fig.7.40 Daventry Road - Windows
- Fig.7.41 Daventry Road - Void for staircase
- Fig.7.42 Daventry Road - Southern facade
- Fig.7.43 Daventry Road - North-east corner