



UNIVERSITEIT VAN PRETORIA
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Chapter 6 _Precedents

6.1 Precedents

6.1.1 Precedent 1

Constitutional Court of South Africa, Johannesburg omm Design Workshop in association with Urban Solutions.

Situated on Constitution Hill, it incisively suggests that the South African past requires inverse narratives. Conceptually, the building is representative of elders openly discussing justice under a tree and this can be seen through the abstraction of column angle and random placement. The architectural language and values are represented through the views and positions of the collective judiciary, as well as the constitution of the country. The result of this approach was a building which reflected the victory of ideals and human rights over despair. The architectural style originated from the existing surroundings and evolved into a language that utters of openness and interwoven layering.

The project is an ensemble of modest but dignified buildings where an all-inclusive approach was taken, where the existing minor buildings are brought into compositional play to create a sense of enclosure for staff and visitor alike. The urban design and planning of the project were not seen as separate processes, but as a single unified process.

Relevance:

Transparency and participation:

The constitutional court celebrates change and invites users of the building to experience the ideals for which it stands. The uncharacteristic, slight feel of bureaucracy and



Fig. 6.1: Constitutional Court southern facade

openness are elements which make the participant feel welcome; it aims to undo the old spatial order and heal a portion of the city by creating a safe accessible and dignified environment for use by all.

Material use:

Construction systems are uncomplicated, and the palette of material was limited. The concrete formwork is untreated and left exposed with plastered brickwork and glazed curtain walls being the infill.



Fig. 6.2: Great African Stairs

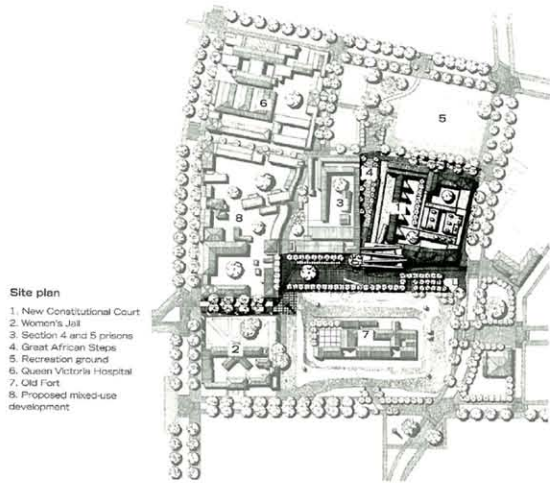


Fig. 6.3: Spatial Planning and location within context

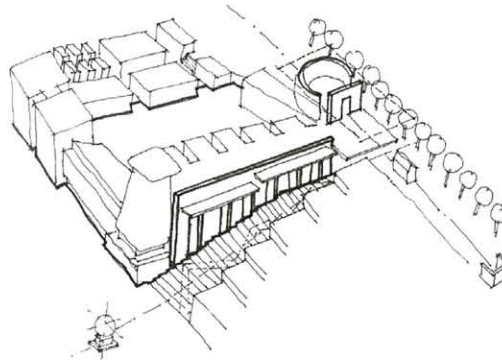


Fig. 6.5: Diagrammatic representation of connections

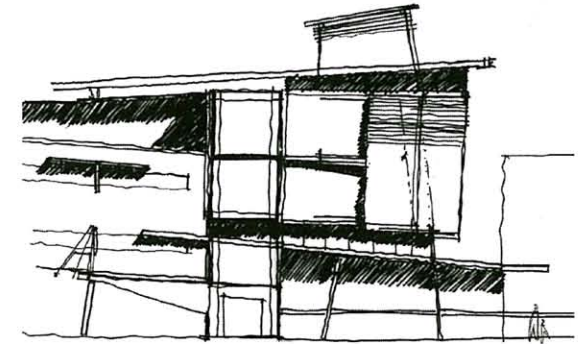
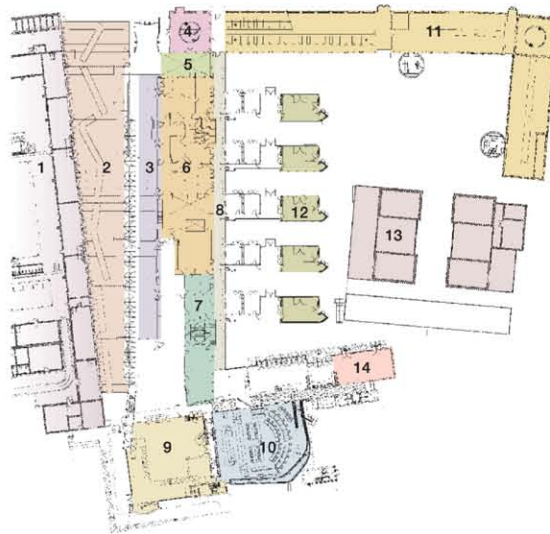


Fig. 6.8: Conceptual façade fenestration



- | | |
|------------------------------------|--|
| 1 Existing 4 & 5 gaols | 8 Internal walkway |
| 2 Great African Stairs | 9 Foyer |
| 3 Exhibition arcade | 10 Court |
| 4 Rex Welsh collection | 11 Reference library |
| 5 Public auditorium | 12 Judges' chambers |
| 6 Administration | 13 Existing sub-station |
| 7 Council robing and meeting rooms | 14 Judges' lounge, conference and comitee room |

Fig. 6.4: Floor layout and building use



Fig. 6.6: Western façade and entrance podium. The old and new are used to express the concept of harmony.

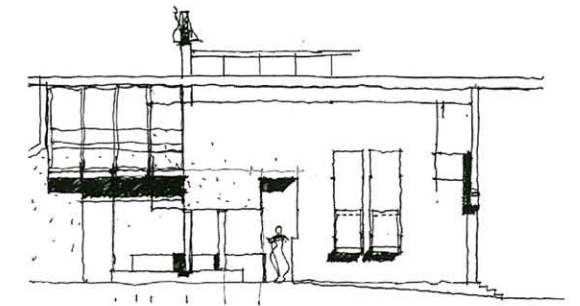


Fig. 6.9: Conceptual façade fenestration

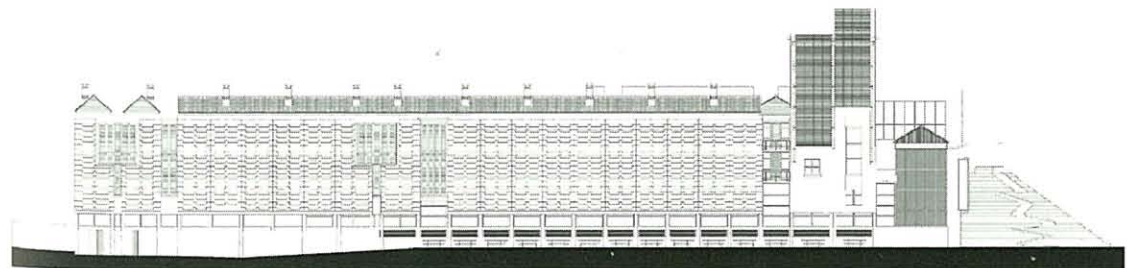


Fig. 6.7: Northern façade of Constitution Court

6.1.2 Precedent 2

Hotel Watt13, Milan, Italy Studio CaberlonCaroppi 87 Room Capacity— 4 Star

The project is situated in the Navigli canal district, where land use is a combination of design-orientated clubs, artisan workshops, homes and industrial warehouses that have been converted into lofts.

The objective of the design brief was to experiment with new concepts of hospitality, not only for the tourist and business community but also for the city and its inhabitants. The architects aim was to offer the city residents with aperitifs, brunches, business meetings, parties and events which would allow the hotel to respond to the city as a whole.

The project concentrates primarily on the image-communication aspects and on the internal-external relationship with particular emphasis being placed on the interface between intimacy and collectivity. The restaurant and bar areas are connected through spacious entrances that also extend outwards into a large open courtyard. Spatial planning, lighting, material use and chromatic effects were thoroughly studied in order to connect the hotel restaurant with the urban context. The project alternates material and chromatic contrasts, styles that range from new ethnic to technical, harmonies between natural and artificial and the relationship between full and empty volumes. The objective was to create movement which would provoke user experience and discovery.

Relevance Inclusive hospitality for the city

The hotel has positioned itself at the centre of a dynamic system of relationships ensuring that it is usable for everyone, an example being the hotel common areas, which have become multi function areas that can be exploited by the general public and in turn become a multi function complex for the city.

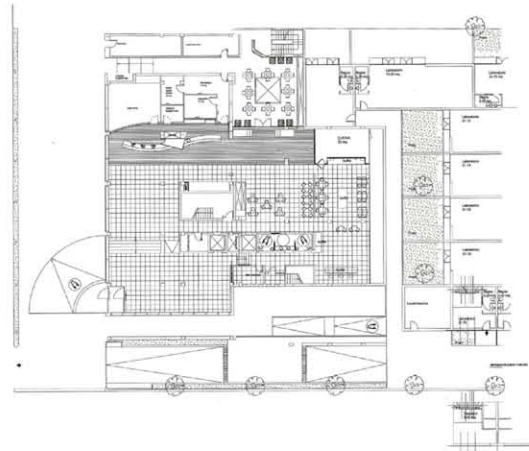


Fig. 6.10: Ground floor plan



Fig. 6.11: Hotel entrance lobby

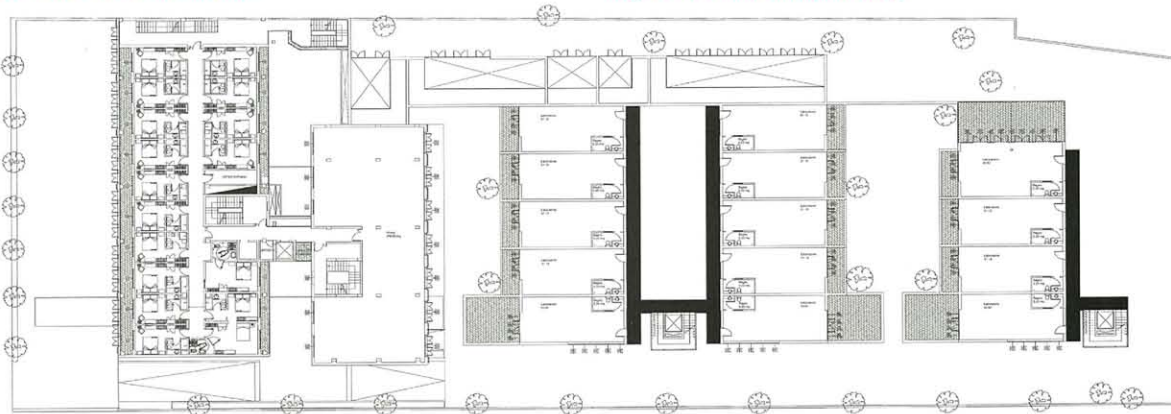


Fig. 6.12: Typical upper floor plan



Fig. 6.13: Lighting, material use and finishing of the interior create spaces that are perceived to be bright and airy.

6.1.3 Precedent 3

Olympic College, Poulsbo, Washington, USA Muller/Hull Architectural Partnership

The area was expanding rapidly, with little room to build outwards due to the existing physical constraints. The program of the building offers adult continuing education and distance learning in a combination of classrooms, seminar rooms and labs. The brief called for a building that could readily adapt to changes in curriculum should the need arise. From the outset, the community was actively involved in the design process. The interviews with the local inhabitants led the architects to recognise the towns' modern Scandinavian roots and this is expressed throughout the building with extensive use of wood.

The classrooms are built tightly to the north of the site. The classes act as shed like volumes with clerestories and high window walls which opened to the south allowing low winter light to filter through. The treatment of lighting and climate control became primary design element to the design as does the vernacular style carpentry.

The focus was concentrated on the importance of sociability, as the structure operates during the day and evening to serve both the adult education and degree earning programs. The flexibility of the classrooms is further revealed by the accommodation of culinary arts, which has now become a standard course.

Relevance:

Planning and sociability of structure

The spatial planning encourages social interaction between students, staff and visitors alike. The lounge and lobby offer the opportunity to relax into furnished breakaway areas where informal discussion can take place without interrupting traffic flow, while enjoying optimal views. The provision for multiple functions which are grouped into a single building are simple yet effective, it allows varying groups of users to utilize the intervention at different times of day which shows its adaptive qualities.



Fig. 6.14: View along northern façade of building



Fig. 6.15: Floor plans and area use



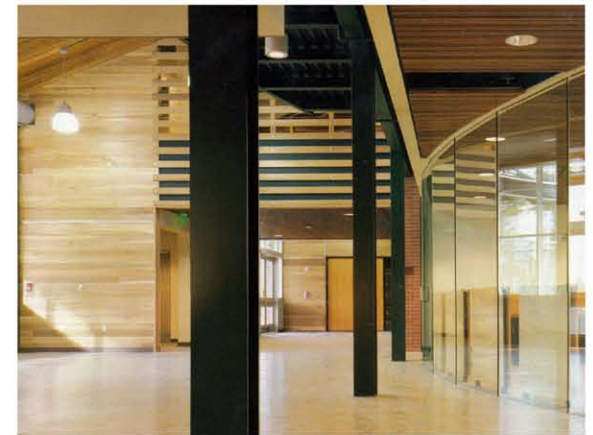
Fig. 6.16: Wooden shed like structures enclose space where students socialize .



Fig. 6.17: Grand entrance to the school from the drop-off point



Fig. 6.18: Extensive use of full height glazing allows student visibility and the merging between interior and exterior





6.1.4 Precedent 4

Hotel Bohemia, Prague, Czech Republic Eva Jiricna Architects 110 Room Capacity — 4 Star

Prague is a city of enormous and invigorating stylistic diversity. This magic arises from its disposition over the Vltava River, with Prague Castle omnipresent on the left bank, dominating the city's labyrinth streets and squares, hidden courtyards, grand boulevards and palaces. The French, Italian and German influences have intensified the fantastical Bohemian imagination, resulting in the decorative richness and strange dream-like juxtapositions.

The hotel is located on an urban clearing formed by the junction of three streets. The square is dominated by a decorative nineteenth century police station, which flanks the developments south side. The hotel's plain white façade is articulated by the rhythm of lightweight perforated awnings over the windows of the six floors. The building mass produced by projection and shadow is reminiscent of Czech Cubism without the distortions. The building gently introduces modernity into the historic quarter by means of using transparency, light and selective use of materials.

The hotel consists of two wings which are separated by an internal courtyard and linked by a glass corridor. The quality of light, and space as well as clear plans were important factors in the design process, and this is accomplished through the use of generous windows and glazed curtain walls, with rooms that overlook the city or into the courtyard.

Relevance

Perception of the urban experience

The city has a rich and diverse history where fantastical tendencies seem to find a place within the city fabric. The new hotel, although clearly modern, does not detract from the urban richness. Instead the building responds to the historic site and the strict building requirements.

Material choice, application and attention to detail has the ability to strengthen the perceptive experience of the guests and by doing so ensure customer loyalty.



Fig. 6.19: Consideration of the Prague context and heritage



Fig. 6.22: Typical bedroom with balcony overlooking city



- 1 entrance
- 2 lobby
- 3 bar
- 4 reception
- 5 seating
- 6 glazed lift
- 7 sunken conference courtyard
- 8 courtyard/garden
- 9 breakfast room
- 10 kitchen
- 11 bedroom
- 12 road
- 13 lift

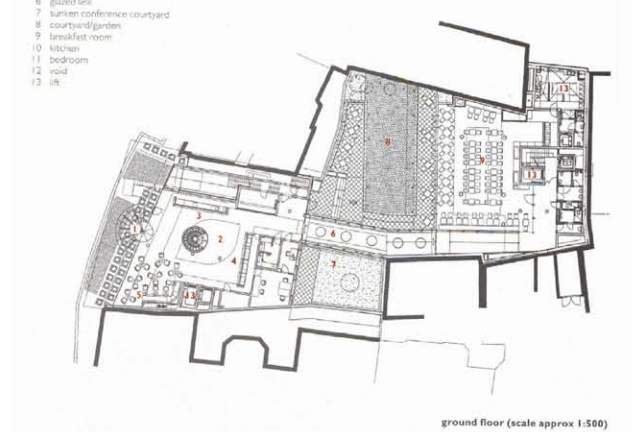
typical floor



Fig. 6.20: Internal courtyard allowing light penetration



Fig. 6.23: Attention to detail and material use.



ground floor (scale approx 1:500)



Fig. 6.21: View over Prague's skyline from hotel suite



Fig. 6.24: Presentation adds to the hotel experience

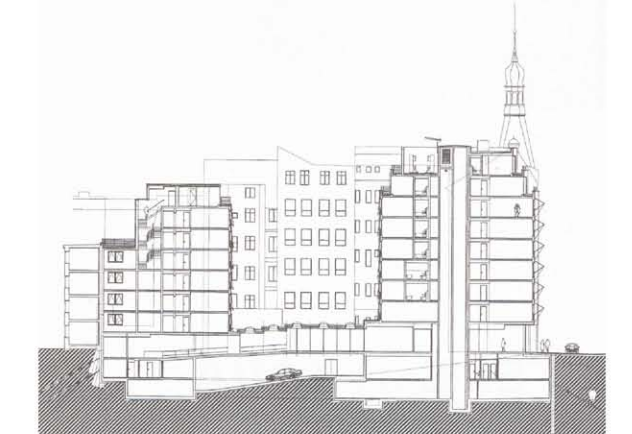


Fig. 6.25: Plans and Sections of Hotel Bohemia

6.1.5 Precedent 5

Law Faculty, University of Pretoria, Pretoria StudioKrugerRoos Architects

This precedent has been included with a particular intention as a result of the sitting on campus.

- The building shares the frayed north eastern edge of the Campus, situated to the west of the proposed development covered in this thesis, as well as sharing a common axis being the pedestrian avenue.
- The Law Building addresses similar arguments in terms of contextual setting.

Conceptually the Law Building is similar in principle to the Constitutional Court in that the brief required a transparency and dignity which reflects the ideals of South African law. It attempts to integrate urban and contextual relationships through the extensive use of lightweight performance glazing, resulting in a strong visual relationship between the campus to the south and the library. The building is host to various programmes which include administration, seminar and lecturing facilities as well as a law library. The dual main entrance to the faculty opens toward the south for students and northwards for staff.

The various functions of the building are connected by a multilevel circulation corridor or gallery arranged along its entirety. The majority of student facilities are located on ground floor in an attempt to integrate them with the rest of the Campus student realm.

Spatially the Law Faculty was designed as a city of buildings along a street with courtyards acting as nodes of interaction.

The building acts as a campus within the Campus, where the solid external walls are planes of white modern architecture that abstractly defines the edge to the surrounding neighbourhood, whilst allowing visual connections from. The contemporary building mass forms the perimeter to the proportionately scaled open air courtyards where student discussion is promoted.

Relevance

Site constraints and contextual relationships

Although the programme varies considerably to the proposed development contained within this dissertation the restrictions of site are of a similar nature. The Law Building challenges the issues of access, campus integration and hierarchy of space. Examples being:

- The north-south pedestrian avenue previously terminated without purpose, this informed the design as to where the most appropriate entrance to the intervention was.
- Vertical implementation of the programmes required various design responses; this was addressed by placing the majority of student related and public activities on the ground floor allowing the upper floors to cater for the more private functions.
- The Pretoria modern regional vernacular is perhaps best demonstrated within the built environment of the University of Pretoria; as such the building embraces this heritage by using elements such as floating roofs, pilotis, glass facades, and unfinished concrete.



Fig. 6.26: South eastern building mass



Fig. 6.27: Triple volume allows light penetration



Fig. 6.28: Concept of transparency on southern façade

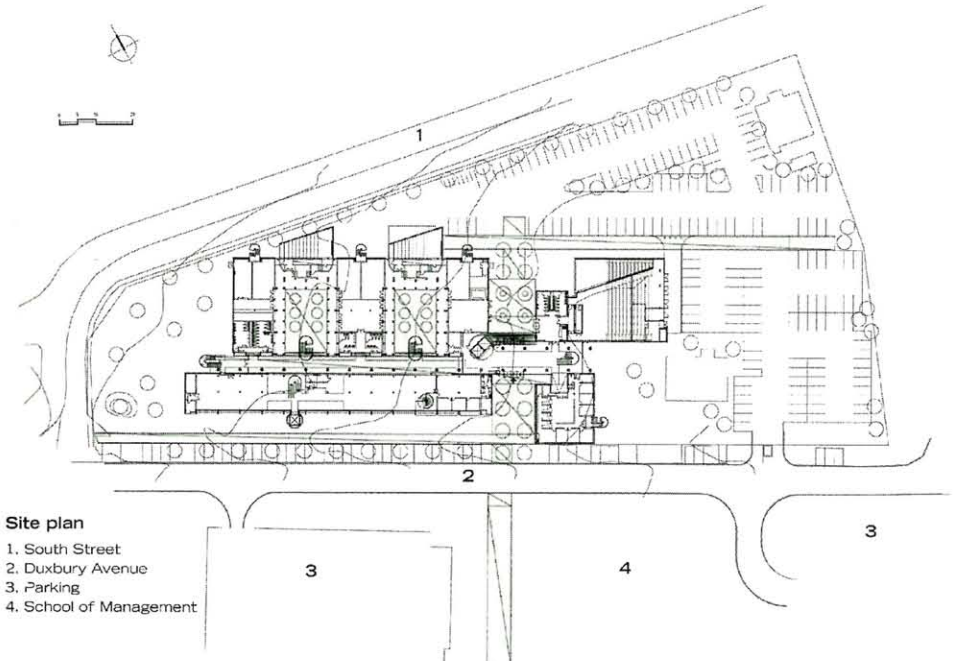


Fig. 6.29: Building placement along primary pedestrian axis



Fig. 6.30: Northern elevation

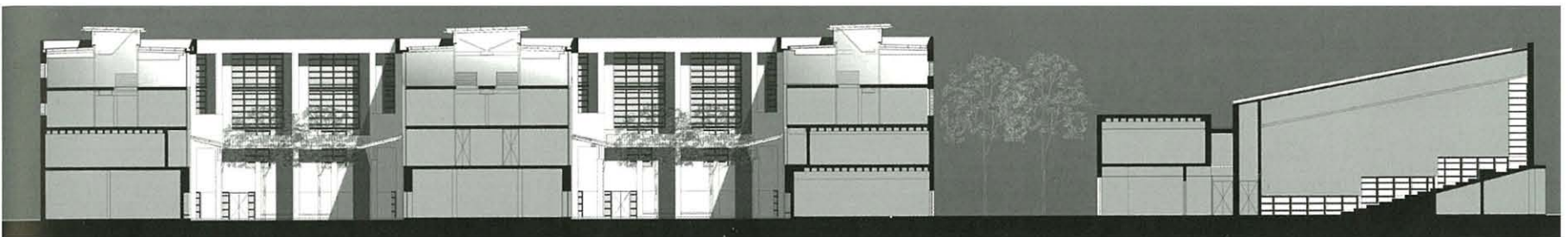


Fig. 6.31: Sectional elevation showing relationship between building and courtyard

6.1.6 Precedent 6

The Kerzner Building School of Tourism and Hospitality, University of Johannesburg

In order to fully understand the extent of the programme as well as the physical plant in relation to the activities offered, The author found it necessary to visit the Sol Kerzner School of Hospitality. The Kerzner School has the capacity to teach between 600-800 students of both Tourism and Hospitality programmes; however due to the specialist equipment and spatial relationships needed to operate the proposed development contained in this thesis attention will only be placed on the hospitality requirements of the programme.

It became clear from the outset of the exploration of the building that adaptive qualities of space were of vital importance. Commercial activities such as conferences and business lunches take place within public spaces as well as programme specific venues such as lecture halls and auditoria, however in the event of corporate functions being hosted in the dining areas the spatial requirements must be accommodated for. This is achieved through an extensive open plan front of house area.

In terms of back of house operations and requirements, the planning strategy is similar in nature to that of a large food distribution centre or retail store. The arrangement of space is linearly organised along a central service corridor from which all supportive functions branch off. The goods are received and follow this spine to their eventual destination.

Of particular importance was the fact that although the kitchens and related functions seemed to work well, management of the entire process, from goods receiving to guest service is what keeps the entire school functioning as a unit. As part of the experiential learning set out by the curriculum, the students are separated into workable groups which are assigned a task leader. This process is then repeated with responsibilities rotating so as to afford all students the opportunities of learning through the process of task accomplishment.

Although the aim of this thesis is about an architectural event, the management and control over every aspect of the day to day business of the school is critically important and must be taken into consideration.

Relevance

Understanding

The functional operations employed by the Kerzner Building are an essential component of the proposal contained in this thesis. Valuable knowledge was gained by experiencing the programme and management of such a curriculum as well as the relationship between the various functions and their spatial requirements.

Importance of Industry links

Partnerships with the private sectors are crucial aspects to consider, as the relationships fostered grow and support each other. The affiliation between the industry leaders and skills developer are of an interdependent nature.

The hospitality sector receives a continuous flow of skilled human resource and in return the school receives either funding, product support, strengthening development through sponsorships/grants or additional support concerning training and skills development.

“I have often said a country is only as promising as the future of its youth. The new School of Tourism and Hospitality will not only contribute to the future of our youth, but also ensure that our youth become experts at showing off our beautiful country. This initiative will undoubtedly ensure even more jobs for our people and the partnership with the Kerznors and industry will help our youth to acquire the best skills in this industry to compete on the international stage.”

Nelson Mandela 2006



Fig. 6.32: Interior views of restaurant and lounge



Fig. 6.33: Shared workstation for cookery students



Fig. 6.36: Approach to the main entrance of the Kerzner Building



Fig. 6.34: Skills Kitchen for practical/experiential learning



Fig. 6.37: Interior and exterior of the dining area



Fig. 6.35: Lecture facilities for theory based learning



Fig. 6.38: interior of the Private Cigar Lounge