



DESIGN DISCOURSE

CHAPTER 05

client
programme
conceptual design
design development
intervention plans

DESIGN DISCOURSE

client

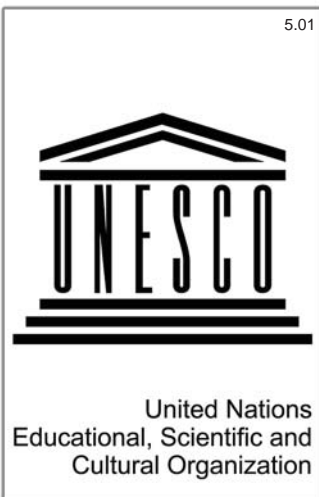
the client structure is a collaborative framework in terms of the financing, occupation and operation of the building. the aim is that a network of understanding would develop such that all the partners contribute to the network of facilities within the building. the collaboration would be between: UNESCO (financier and advisory), the Department of Trade and Industry (financier and active advisory), Project Literacy (financier and operations), the Brooklyn City College (financier and operations) and Nedbank (financier and active advisory).

unesco

In terms of the everyday literacy context of the project, UNESCO becomes an ‘umbrella’ partner within the collaboration as the organisation’s principles and strategies would be implemented into the programmes. As part of its Millenium Development Goals, UNESCO initiated the ‘Decade of Literacy’ (2003 - 2012) which aims to reduce all forms of illiteracy and promote: empowerment, lifelong learning and learning societies, which are integrated into public life. The organisation works with a wide range of partners, including civil society, in order to achieve its goals and acknowledge that there are many practices of literacy embedded in different cultural processes, personal circumstances and collective structures. It would therefore contribute in a financial and advisory capacity in establishing the facility and integrating its strategies into the various programmes.

dti

The Department of Trade and Industry has numerous initiatives which support business development. The ‘Softstart’ Business Technology Incubator is specific to Gauteng-based business and nurtures start-up businesses. It provides three phases of support for shaping ideas (Concept), go-to market (Development) and output (Commercial) and has services for viability of ideas, business plans, financial management, legal implications, investor advice and opportunities. The DTI would collaborate in initial finance and consistent active advise to the incubators.



project literacy

This national literacy organisation would be responsible for the everyday operations within the building. Outcomes of the approach include developing public collectivism, empowerment and the cyclical impact of literacy practice, making Project Literacy an ideal collaborator with UNESCO and the DTI. The organisation would impact the college programmes of the facility in addition to the functioning of the forms of everyday literacy and start-up businesses. The numerous programmes which Project Literacy run, from the Adult Basic Education Training, Small Medium and Micro Enterprise Training, Environmental Awareness to the Run Home to Read programme, will allow for a varied approach to literacy. The programmes are accessible and will be influential in the functioning of the facility within the theoretical argument of an architecture of opportunity.

brooklyn city college

An existing tenant within 239 Pretorius Street, the college has 900 students enrolled in a variety of courses and currently has inadequate facilities for this volume of people. The largest lecture venue can only accommodate 100 people and storage and office space is at a minimum. The programmes of the college will be adapted in terms of UNESCO and DTI principles, making the college more accessible and catering for a variety of everyday literacies. In adapting the approach, the college will extend its hours to accommodate members of the workforce who can't take time off work. The Brooklyn City College will act as a financier within the client collaboration and take charge of its own operations subsequent to the programme adaptation.

nedbank

Through its own mentorship programme and partnerships with Business Partners, Sizanani Advisory Services and Khula Enterprise Finances, Nedbank will assume a role of active advisory within the facility. As a financial backer to the scheme, they will be initiative sponsors for the start-up business incubators and therefore client mentors as the start-ups develop. In collaboration with the DTI's Softstart strategy, Nedbank will advise throughout the everyday operations of the facility and the developmental growth of the incubators.



PROGRAMME

In response to the existing conditions within 239 Pretorius Street and the pedestrian connections to the city, the programme aims to improve the office and learning environment such that everyday literacies develop new opportunities. As a direct reaction, the programme acknowledges the layers of meaning when combining everyday literacies with learning, production and business incubation, without being too prescriptive. In order to allow for maximum exposure and to harness the idea of phenomenal transparency, the interaction between users of the various components of the building must be promoted.

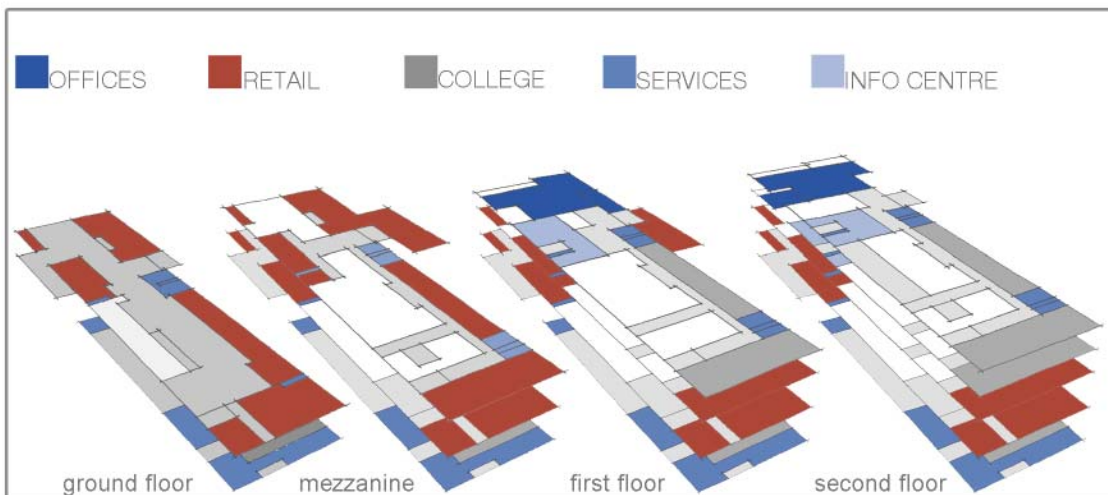
The programme is divided according to existing conditions and relates to the hierarchy of the Softstart BTI initiative. The forms of everyday literacies are based in three distinct cores: the public forum, business incubators and learning forum.

the public forum

The development of an adapted arcade allows for a greater variety of retail spaces. The intervention allows for vendors and information booths at street level while maintaining small retail spaces for general trade to Pretorius Street. The progression of the arcade into the building and the block, opens up new spaces for public gathering and trade. Programmes which encourage shared usage across the users of the public forum, incubators and college are encouraged. Daily literacies such as filling in forms, paying bills, banking and trade will be provided by the post office, ATM hall, internet café, vendors, the Nedbank, DTI and Project Literacy information centre as well as the book and stationery stores. The transfer of information, through conversation is also acknowledged in the provision of the Information centre and public spaces such as the canteen and coffee bar. Exposure to these retail and 'everyday' elements forms part of the individual's route through the city, revealing the opportunities within the block.

business incubators

The existing building is predominantly an office building and in conjunction with the current zoning regulations, will remain so. Office space is provided within a shared facilities network that focuses on economic and creative forms of literacy. As part of the Softstart BTI and with the ini-



tiatives of UNESCO and the DTI, the offices allow for tenants to develop their small businesses within fields specific to Softstart, namely finance, information technology and logistics. The framework also allows for small businesses working under the umbrella of established firms, such as Old Mutual to grow. The shared network includes reception, meeting rooms, computer and technology access and hot-desking as are required. A variety of office sizes are provided in flexible conditions to allow for individual change.

The information centre, which provides archives for the Brooklyn City College, a computer centre and resource information appropriate to economic and creative business forms as well as the principles of UNESCO, the DTI and Project Literacy which are incorporated by the college, are available. This becomes a larger shared network, maximising exposure between users and programmes and can be used by college student, office worker or member of the public.

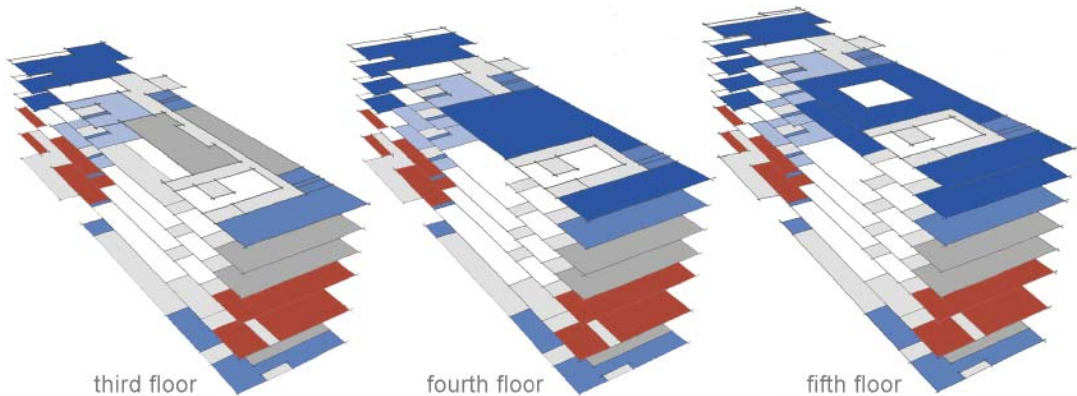
learning forum

The adaptation of the Brooklyn City College will provide new facilities capable of holding larger groups in formal lecture and meeting place facilities. A 224 seat auditorium is constructed into the existing basement and is accessible by ramp from the public forum. Two medium sized lecture venues, with a capacity of 100 people each or 200 people when the spaces are combined, couple with breakaway meeting venues. Two small lecture venues, with a capacity of 50 people each or 100 people when combined are provided, in addition to new administration and staff offices, as well as archive and information resources. Access to these facilities is controlled, but the vertical circulation through the building allows for maximum exposure and opportunity.

The programme accepts the limitations of scale and population. The intervention is designed to respond to adaptation while suggesting a solution for the current context. Functioning for users within the 'everyday', the intervention supports spontaneous and planned pedestrian movement and acts primarily as a continuation of the pedestrian patterns of the city. The by product of a feasible addition to the city's retail environment is retail association, where the arcade within 239 becomes a destination. The principal users of the building will be students attending the Brooklyn City College and the business people working within the economic and creative incubators. The interaction of programme, users and architecture will contribute to an architecture of opportunity and possibility within 'everyday' literacies.

5.07 PROGRAMMATIC GUIDE PER FLOOR.

 PUBLIC CIRCULATION



CONCEPTUAL DESIGN

concept as project spectrum

legibility between the lines

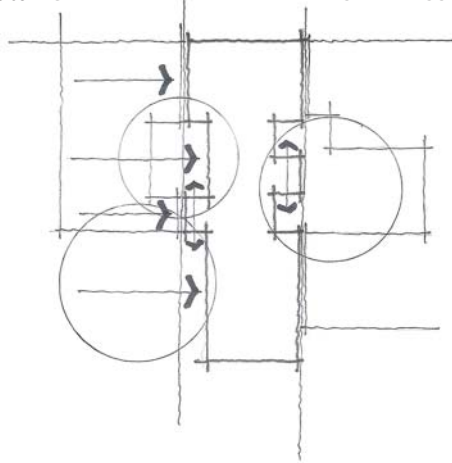
The conceptual statement defines the intervention in terms of the spatial, programmatic and accessible requirements for the scheme. Responding directly to the theoretical and contextual background, 'legibility between the lines' offers the principles which guide the spatial arrangements and interactions of the users in relation to the building, where as the concept is further developed to address the architectural motivation and guidelines of the intervention.

Legibility between the lines refers to all the proverbial lines of interaction that the city user encounters in everyday life. The visual lines between user and the city, user and the block and the relationship of the site to its neighbours. The lines which separate the pedestrians themselves and distinguish individual from the collective. The statement refers to the lines between the understanding of process as a result of the city wall and layers of programmatic, visual and architectural transparency as well as to the lines of transfer of knowledge. Therefore the interaction of the everyday becomes an expression of the concept itself. The established lines which have served to conceal and reveal the city's identity, in terms of the lightwells, courtyards and structural possibilities are considered as a means of new legibility within the theoretical context of the city as possibility, overload and intervention of meaning.

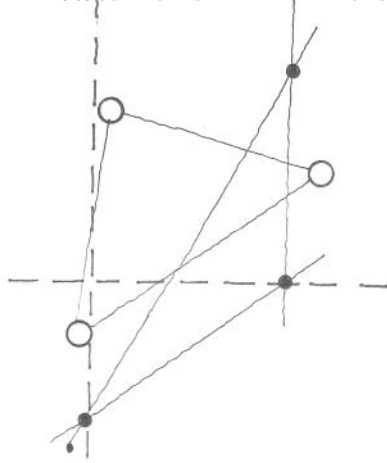
A noticeboard environment develops as a result of legibility between the lines. Where the noticeboard is an accessible element which can be freely adapted on a variety of scales. The observer, the passer by, the outsider and the updater all interact with the noticeboard and have the ability to change the hierarchy in some way, connecting with knowledge within the context of everyday literacies. The gradual development of a hierarchy within the noticeboard environment owes to the intake of legibility within the programmatic and spatial constraints.

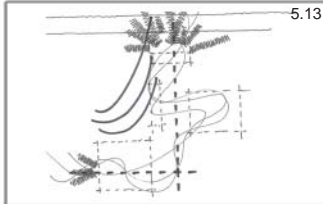
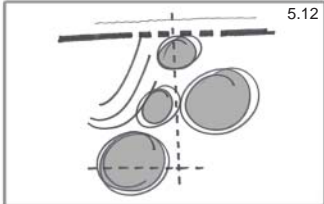
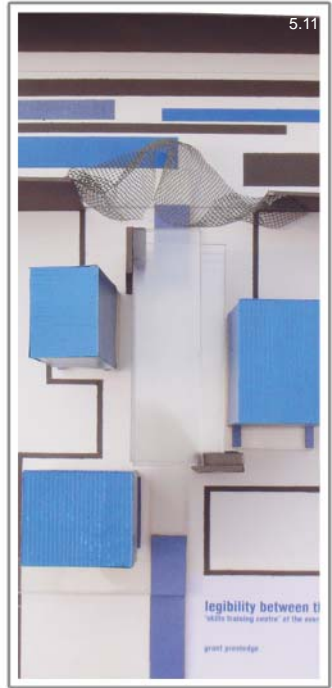
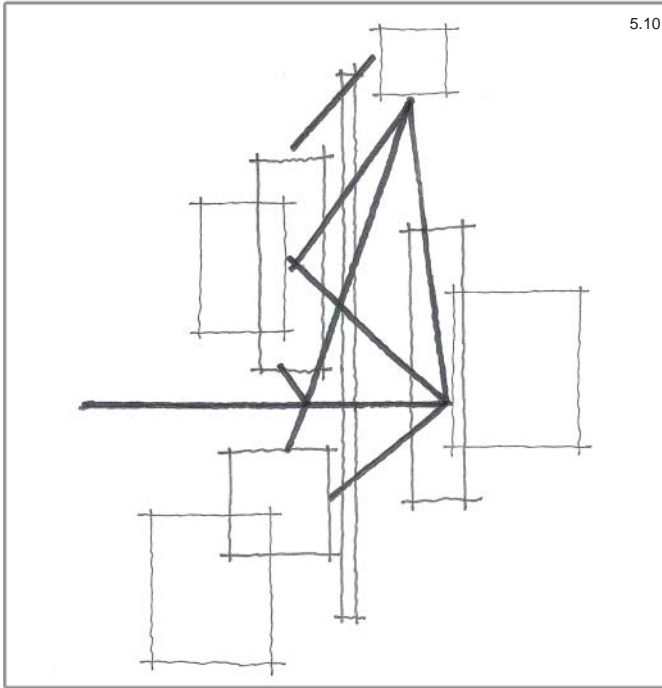
In order to define an architecture of opportunity, the legibility of the context must be widely understood such that all the lines of interaction are acknowledged. Yet, as the context is the city as possibility, change inevitably occurs, accordingly new legibility is found *between* the lines.

5.08 LEGIBILITY IN THE REVEAL AND DEPTH OF THE BLOCK

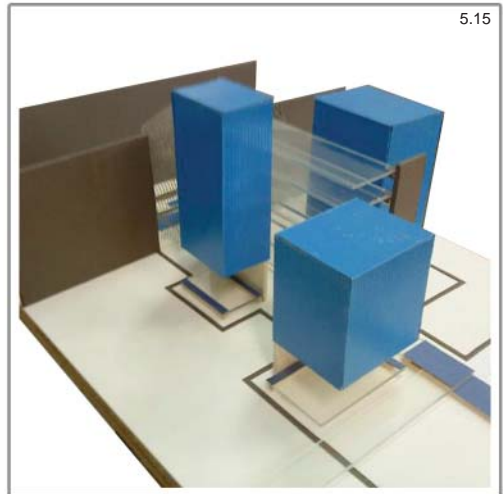
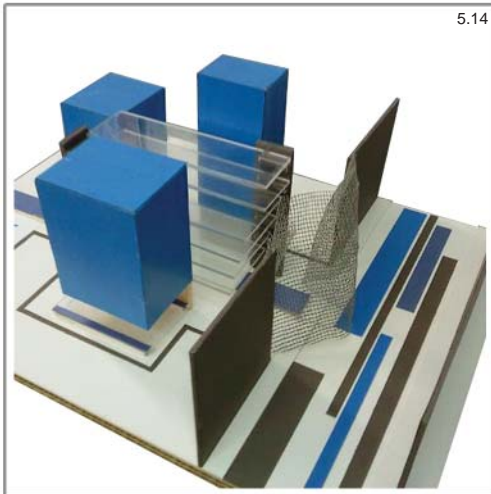


5.09 CONNECTING THE REVEAL AND CIRCULATION





5.10 LEGIBILITY BETWEEN THE LINES
CONCEPT SKETCH
5.11 BASIC LEGIBILITY CONCEPT
MODEL. AERIAL VIEW
5.12 ELEMENT OF SURPRISE
5.13 DEVELOPING THE EXPERIENCE
THROUGH MAXIMUM INTERACTION
5.14_ 5.15 BASIC LEGIBILITY CONCEPT
MODEL. NORTH-EAST_SOUTH-WEST



concept as architectural approach

walk along a line, so often near falling

[the everyday] **walks along a line**, and, perhaps, our greatest pleasure is in seeing it **so often near falling**, without being ever actually down (Goldsmith, 1987: 153).

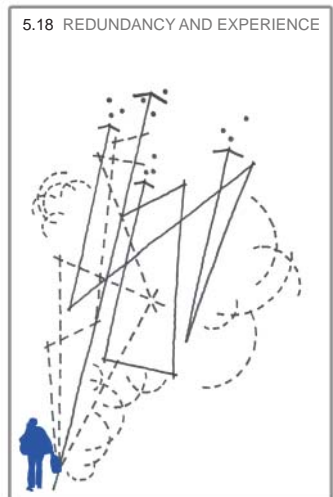
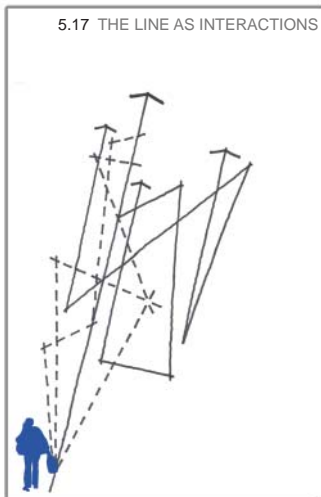
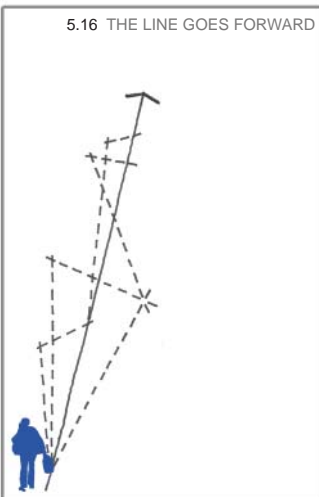
239 Pretorius Street can only become an integrated and valuable city entity as a result of manipulating the legibility in all aspects of everyday interaction. The line becomes the element and destination which will allow for new found understanding and must be investigated through spatial, aesthetic and technical considerations.

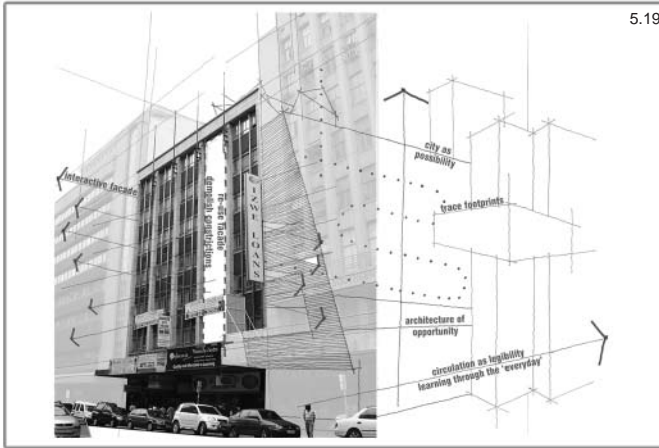
the line may circle back

Along the line, legibility must be a developing scenario for the individual, such that despite the route taken, understanding can be nurtured. The line as a walkway can be manipulated in part by the spaces it encounters and thus a programming hierarchy becomes evident. In order for the hierarchy to remain within the public realm, maximum exposure between programmes must be encouraged and maintained. The questioning of spatial dimensions in relation to interaction between individual and the line relates to the phenomenal transparency of the environment and is contextualised by the narrative of the city and intervention of meaning.

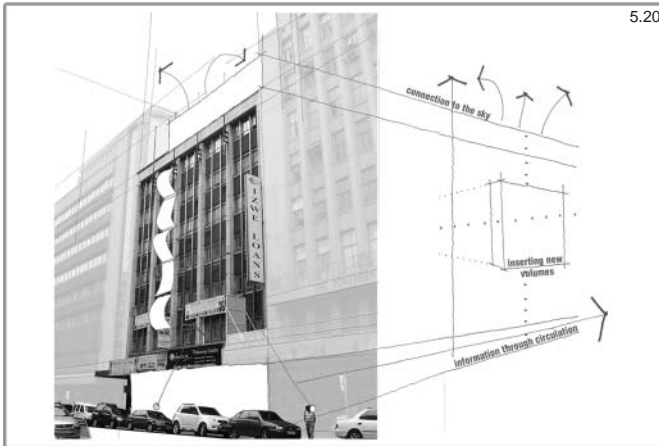
depending on the location. what experience you feel

The line develops as a progression, where you can see the path before you and thus expectations build. The architectural response is to support these expectations in terms of the everyday and variations which lead to memorable experience and the element of surprise. The path itself (walk along a line) becomes the experience, influenced by the thresholds, where the path develops legibility of programme, education, literacies and a place within the city. Maximum exposure takes effect in volumetric visibility and variation, the non-prescriptive and enabling environment. An architecture of opportunity. The line continues in section and the chosen route taken, where redundancy creates new experience and new legibility.

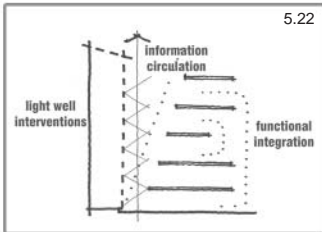




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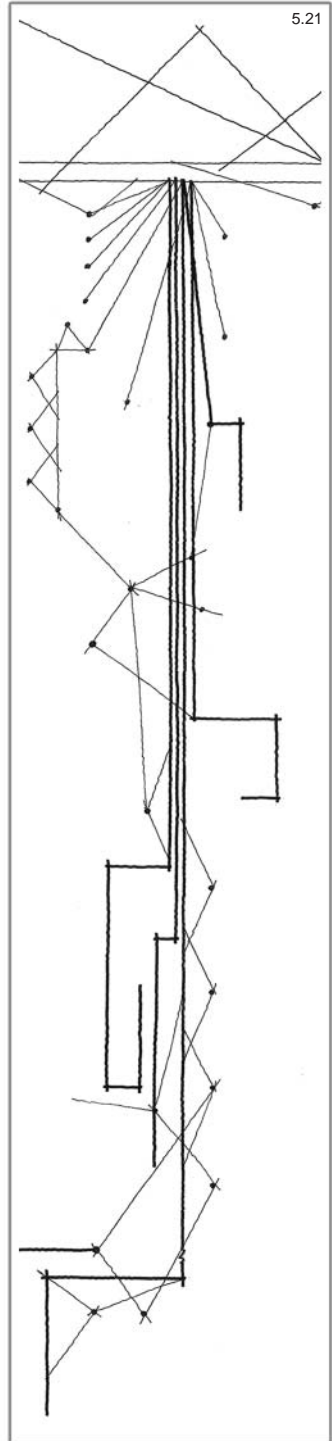


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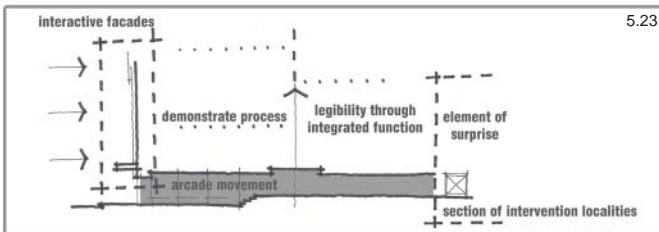


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5.19 EARLY CONCEPT SKETCH. LEGIBILITY THROUGH BOLD INTERVENTION
5.20 EARLY CONCEPT SKETCH. LEGIBILITY THROUGH CIRCULATION
5.21 CONCEPT SKETCH. WALK ALONG A LINE
5.22 SKETCH. VERTICAL LEGIBILITY IN SECTION
5.23 SKETCH. LEGIBILITY THROUGH THE EVERYDAY



5.21



5.23

concept as architectural approach

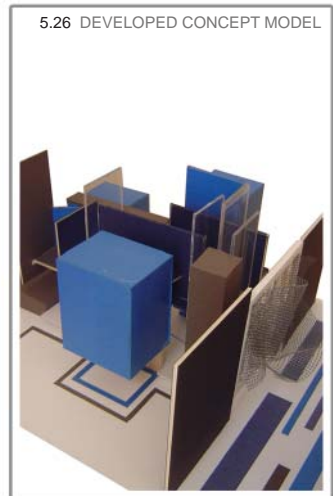
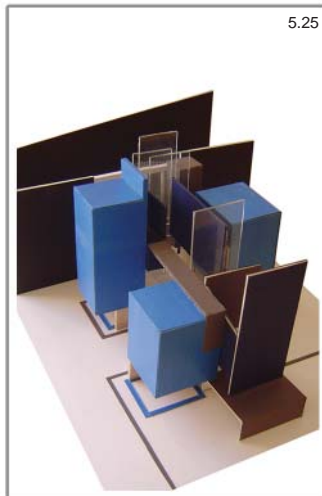
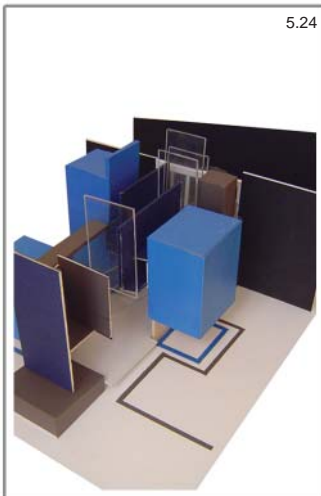
walk along a line, so often near falling

define the theoretical requirements

The line stems from the city as possibility in its optimism, pressures and interactions. The experience is tempered by the response to the overload and without the element of 'so often near falling' and varying spatial dimensions the temporary takes over. The line acknowledges the everyday, that the intervention may be a fleeting experience within the individual's stressful day, a thorough-fare. Yet the line allows for and encourages adaptation in order to sustain legibility.

sky. earth. destination experiences

Deriving the form of re-use, exploration and variance is produced in the distinction of new, within the narrative of the city. The line interacts with sky and the canopy (ceiling / service), the earth (floor / level change) and the destination experiences (walls / touchable surfaces / visibility) which influences the legibility of the experience. To walk along a line, so often near falling the legibility of the intervention must produce encounters to avoid the status quo, maximise exposure and grasp the everyday, so that we are never actually down.





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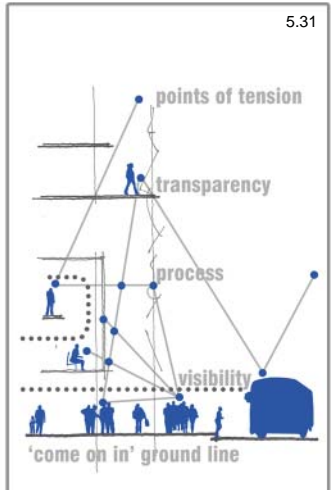


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5.27 PERCEPTION OF LITERACY
5.28 PERCEPTION OF LITERACY POST RESEARCH
5.29 LITERACY AS LEGIBILITY AND PROCESS
5.30 ARCHITECTURAL LEGIBILITY OF 239 PRETORIUS STREET
5.31 LEGIBILITY AS AN INTERACTIVE FACADE



5.29



5.31

conceptual implimentation

The intervention first accepts its position as part of a greater network of movement routes within the city as opposed to a singular destination point. The destination environments within the building, such as the repurposed Brooklyn City College, the resource centre or start-up office incubators, in accordance with 'legibility between the lines' and 'walks along a line, so often near falling' are to integrate as part of the greater movement networks. The experience of walking along a line and the associated and manipulated legibility that is derived responds to the building as a network of through-movement in order to maximise exposure to everyday literacies.

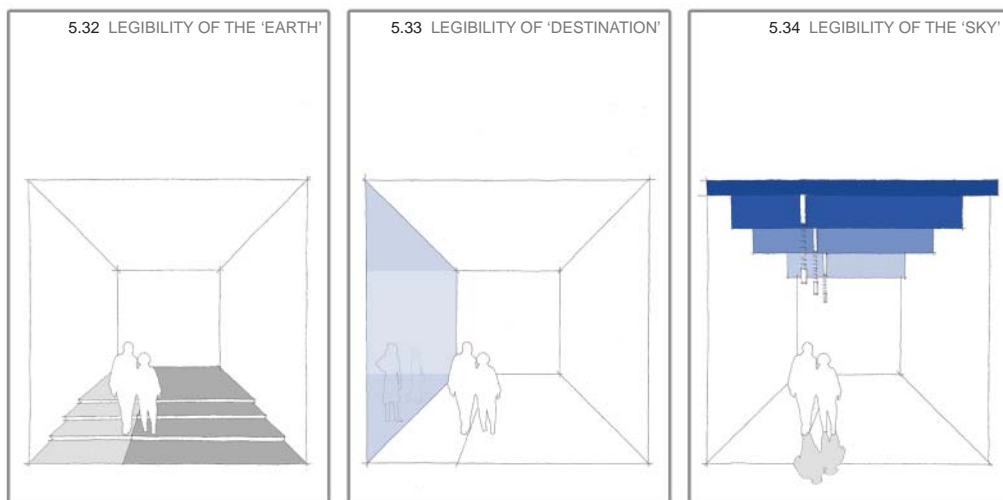
The mundane existing environment of 239 Pretorius Street must be reworked to expose the legibility between the lines. By opening up the building, greater interaction is available on a programmatic and spatial basis, in which to clarify the processes which occur within the inner realms of the block. Connection to the existing networks of movement in the block, allows for the connection to the element of surprise. The space between the bounding lines of 239 Pretorius Street and Polley's Arcade, part of the unfinished arcade, is an example of this surprise. The adaptation of this space, as a consideration of the existing conditions allows for a continuation of the theoretical approaches in revealing a sub-servient environment.

To continue the line and the experiences based on the spontaneous location, a series of new volumes must be inserted into the existing building. A greater sense of legibility, varied spatial dimensions and interaction between the lines is possible. The volumes aim to increase encounters, improve sight lines within the building and develop the spectacular element of appeal for the arcade. The three scales of intervention represent a progression along the route and the connection of legibility within the city as possibility.

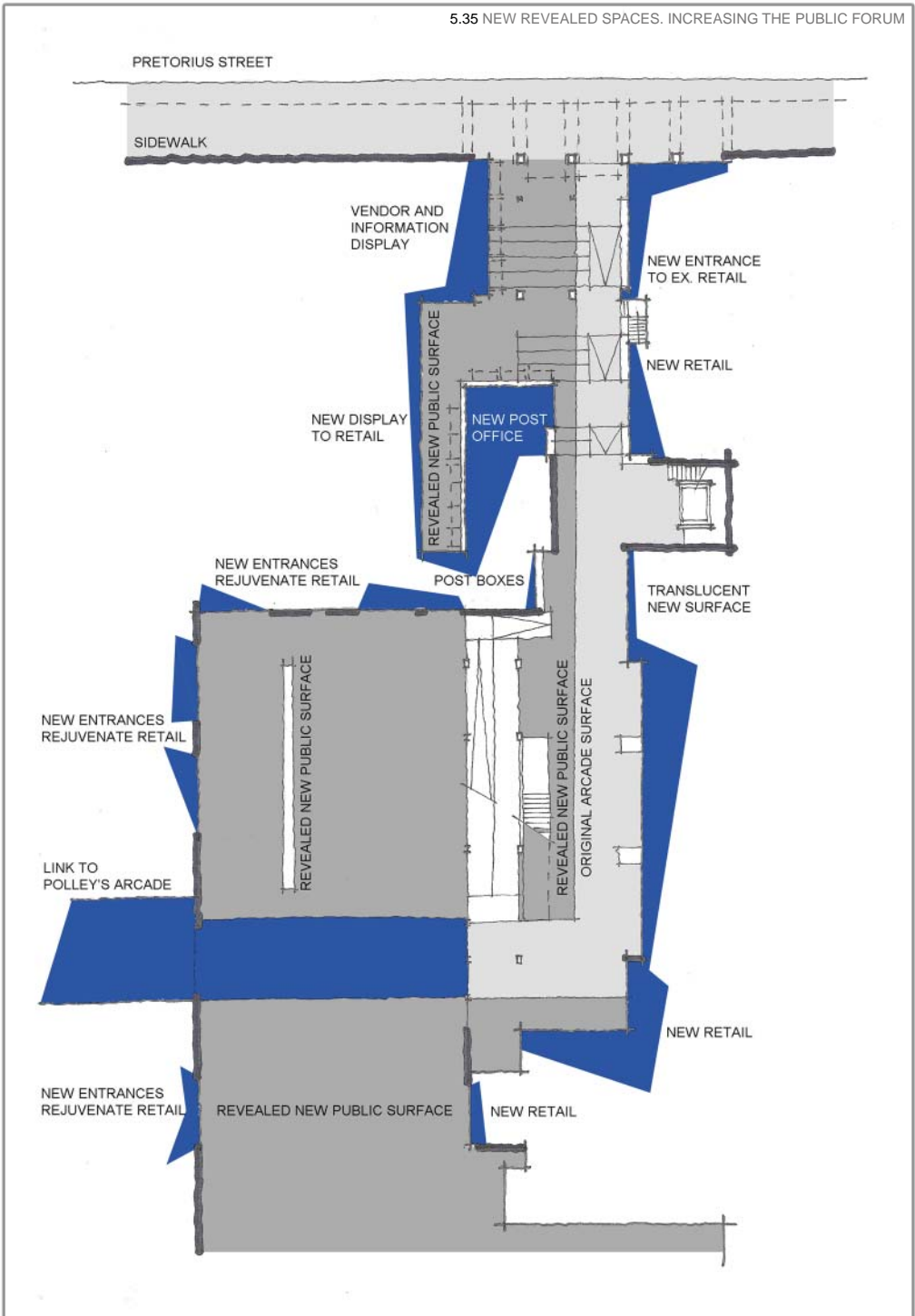
Public Forum: A greater reception to the street, announcing the arcade and opposing the urban canyon in order to render the non-prescriptive a reality.

Resource Volume: Connects the ground floor and the sky, the public and the office environment, whilst exposing the concealed spaces of the block and the existing through interaction.

College Volume: Exposes the inside of the building and its services as distinctive new work as a reminder of the adaptability of the city and tracing of the past meaning.



5.35 NEW REVEALED SPACES. INCREASING THE PUBLIC FORUM



DESIGN DEVELOPMENT

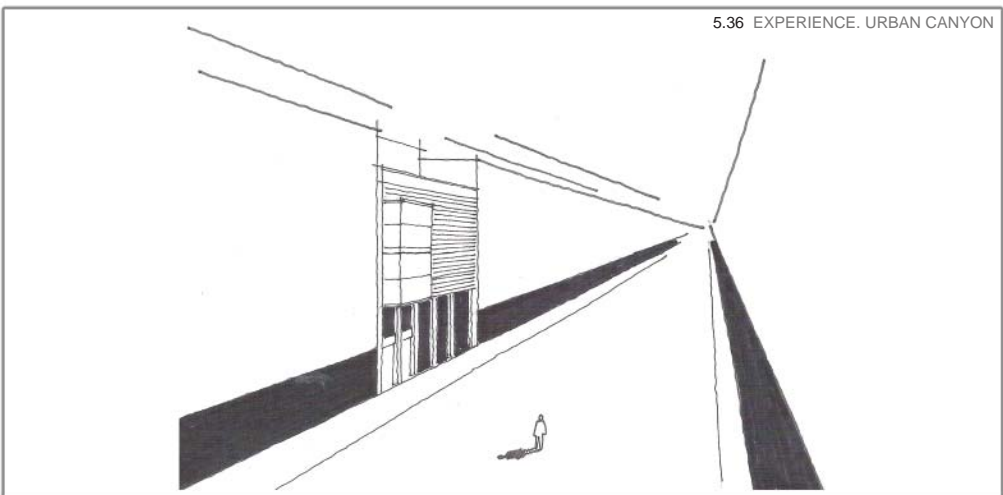
This section is written as an experience of the conceptual approach: to ‘walk along a line...so often near falling’ and to encounter the various legibilities that the intervention reveals. In terms of defining an architecture of opportunity, this section aims to explain the variations, legibilities and ‘stop and stare’ qualities that arise out of the mundane. The theoretical positions of the city as possibility, the overload, the intervention of meaning and adaptation which define the intervention are considered throughout each point of experience.

Street Approach (facade)

The new facade of 239 Pretorius Street becomes the defining element of the scheme. It articulates the translation of an architecture of opportunity and responds to the contextual conditions of the urban canyon, overload of information and continuation of the city wall narrative. The challenge of the new facade is the legibility of the solution. In order to reveal the meaning of the building and clarify the programs and possibilities within, legibility must address form, transparency and everyday ‘interaction’ which become an ‘everyday’ literacy.

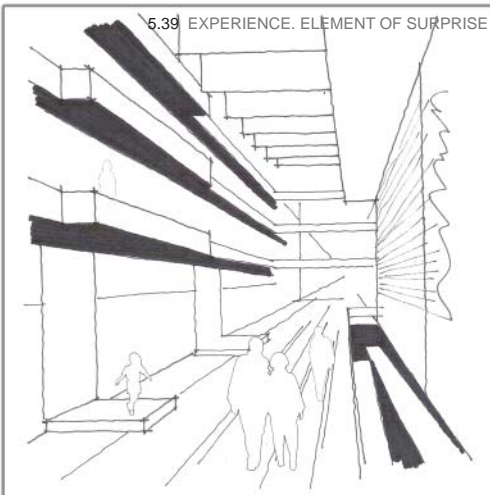
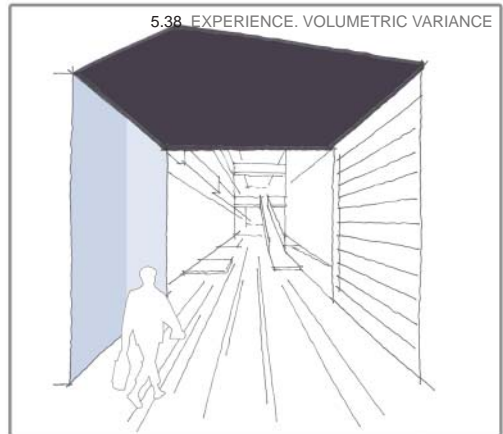
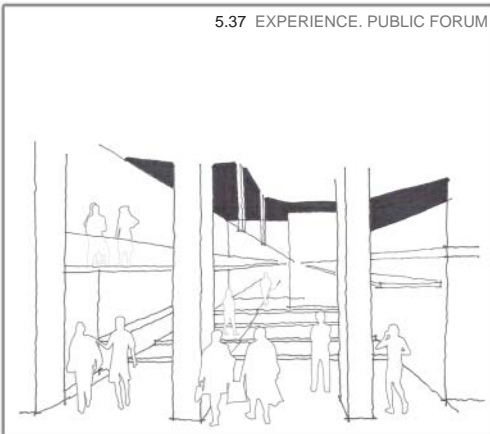
The urban canyon of Pretorius Street is an important informant in the derivation of an appropriate form. A two-dimensional facade which doesn’t challenge the notion of the street and the interaction between users and pedestrians (and vehicles) wouldn’t suggest any opportunity within the new intervention. Accordingly the facade should move in front of and behind the existing line of the facade. As much as the response recognises adaptation, this interplay of a new facade allows for the reveal of new and existing layers of meaning. From a practical perspective, the design requires a negotiation of city air rights in order to protrude into the streetscape, yet remains behind the existing canopy projections and becomes a part of the pedestrian sidewalk canopy system.

The development of a new facade was thoroughly investigated in terms of transparencies, materials and projecting forms. While the aim is to suggest possibility and reveal opportunities, the form needed to reject the existing overload of information within the street’s context. An over complicated form becomes a commodity in itself, competing with the advertising for visual acceptance and attention and accordingly wouldn’t add anything to the existing.



Whilst the facade is a representation of the legibilities and opportunities of the project, it is a single component in the volumetric variance and 'everyday literacy' of the design intervention. The solution therefore needed to be consistent with the language of the existing and the adaptation.

Throughout the facade development it was important to maintain parts of the existing and thus the granite clad, concrete frame consistently remains. The opportunity lies in the positive and negative space and the levels of visual interaction. The 'skyline' above the entablature and the sidewalk (below canopy) are key points of such an interaction and adaptation methodology. As the arcade utilises the middle of five equally sized structural bays, a hierarchy of form developed which separates the facade into a pair of two and three bays (2:3). This announces the potential of through-movement within the intervention and exposure to programmes.



Facade One. The facade is cut back from the original to announce the arcade and re-use the original facade as a solar shield for office spaces. The new volume created forms part of the void to the public forum: the layer between the original and contemporary revealed. The two eastern bays project within the confines of the original structure. New surface treatment is irregularly orientated to maximise north light and connection to street sight lines. (The solution doesn't challenge the existing condition or highlight legibilities.)

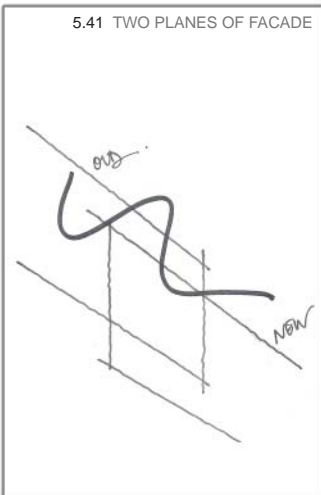
Facade Two. The existing slabs are cut back from the front concrete frame with increasing depth towards the lower floors. Accordingly the new line of the facade would angle to provide solar shading and a legible form as a new intervention. Using a glazing strategy of clear, translucent and opaque glass, the relationship between user and pedestrian is challenged. A veil of large scale glass louvres is added as a new layer to the front of the existing frame. (The solution responds to the negative space but neglects the 'new' layers of meaning in addressing the story of the city.)

Facade Three. The angled and recessed facade is maintained and the form repeated through new projecting elements. The hierarchy of 2:3 bays is continued, with the offices projecting through the existing frame in two parts and retreating in three parts to announce the arcade. The mezzanine and vendor units would appear as the projecting forms. (The solution facilitates difficult junctions between the old and new and doesn't respond to contextual conditions)

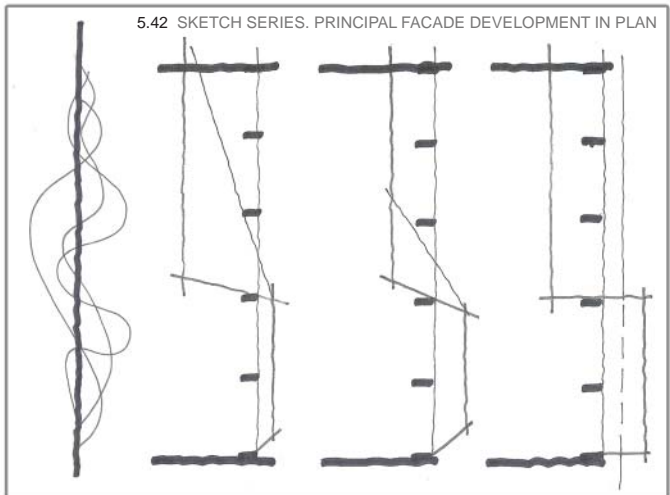
Facade Four and Five. This faceted solution was determined in plan as a response to the urban canyon and aimed to weave the intervention between the existing frames. A successful outcome was that the form projected above the existing entablature, professing a further level of 'freedom' from the existing. The entire facade would be a glazed strategy, using the lines of neighbouring buildings as anchors. (Continuity of this solution with the existing conditions is irregular and the form becomes an unwanted commodity.)

Facade Six. This solution refines the projecting elements and layers of meaning between the existing and contemporary. An over scaled glass louvre veil is applied in front of the existing concrete frame, whilst a four floor glazed box projects to the street. The existing frame acts as as shading to the recessed bays, where the slabs are uniformly cut away to create a new public volume. The cut away line is projected into the 'skyline' as the roof becomes habitable.

5.41 TWO PLANES OF FACADE

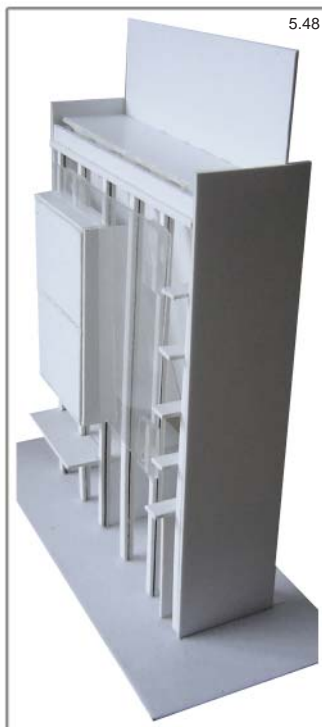
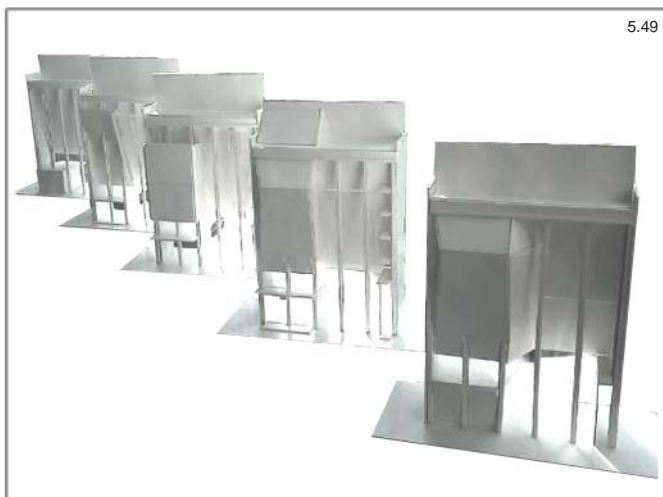


5.42 SKETCH SERIES. PRINCIPAL FACADE DEVELOPMENT IN PLAN





5.43 FACADE EXPLORATION ONE.
5.44 FACADE EXPLORATION TWO.
5.45 FACADE EXPLORATION THREE.
5.46 FACADE EXPLORATION FOUR.
5.47 FACADE EXPLORATION FIVE.
5.48 FACADE EXPLORATION SIX.
SUBSEQUENTLY DEVELOPED.
5.49 SERIES OF MODELS.



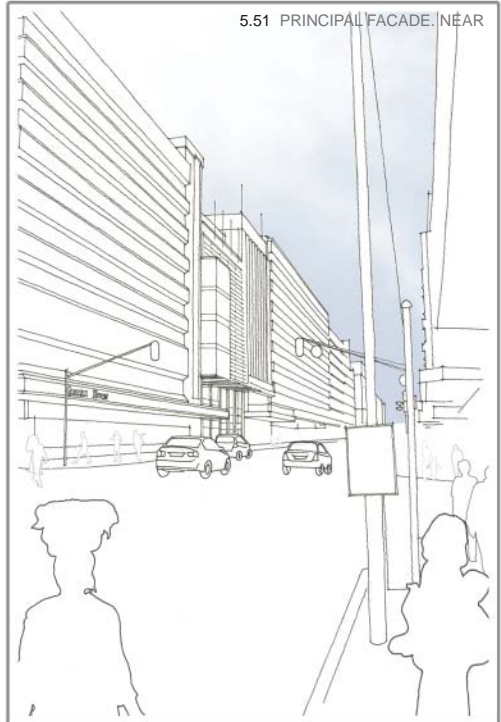
The facade experience manipulates the urban canyon in terms of the existing sheerness of the city wall as well as tracing the past conditions. As an approach, the facade is varied in materiality and form from its neighbours and is considered from numerous perspectives. The facade panels and glazing system of the original building is renewed as an abstraction on the new glass louvre system to be viewed from the easterly approach. The louvres contribute a new visual and intellectual layer to the building where elements of transparency combine old and new. The projecting glazed volume is an important design aspect as it announces the opportunity of 239 Pretorius Street whilst demonstrating the legibility of form, programme and distinctive new work. The volume is double glazed with laminated bamboo louvres within the cavity in order to provide thermal comfort within the office environment. The louvres articulate the volumetric definition of the internal spaces as a representation on the external form. The reflective quality of the surfaces is cognitive of the building's surroundings, whilst the new vertically projecting concrete screen visually connects 239 Pretorius Street to the city wall form of its neighbours.

The adaptation of the facade is evident from the near perspective. The granite cladding of the existing columns is maintained and given priority as a threshold resulting from the new forms and voids created. The signature flagpoles and entablature are also maintained, whereas the existing infill is adapted to suit new conditions. Legibility is revealed through honest connections, an additive approach and transparent surfaces. Balconies project towards the street, the connection of louvres and frames are plainly visible, staircases and circulation are exposed to the pedestrian and the possibility for through-movement revealed as the volume of the public forum is doubled. The process of creating the facade is as much a part of the legibility as the final product, thus opportunity is evoked in every day of construction and accordingly, permeation. To 'walk along a line' is therefore defined by the variation within the context and 'stop and stare' as a result of this variation, where everyday literacies are encountered in the pedestrian experience.

5.50 PRINCIPAL FACADE. APPROACH



5.51 PRINCIPAL FACADE. NEAR





5.52 PRINCIPAL FACADE. ARRIVAL



5.53 PRINCIPAL FACADE. DOUBLE TAKE



5.54 PRINCIPAL FACADE. LAST GLANCE



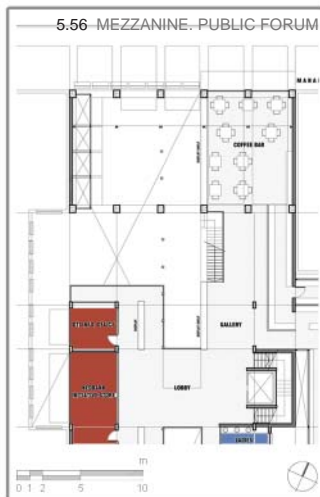
Public Forum

In the design of the public forum, the aim is to enhance the pedestrian conditions of the sidewalk by the provision of new spaces to sit, trade, interact, talk, peer, walk through and 'stop and stare'. As the infill panels of the façade are removed and new lines constructed, the ground floor façade and retail elements are also adapted. The current retail outlet which is the premises of Izwe Loans is to be removed, providing a new three bay threshold and reception to the arcade. New shopfronts are designed for the eastern retail outlets (SA Cellular). To further enhance the variation in developing a public forum, the existing first floor slab is removed in parts, creating a large double volume space and a new mezzanine level from the original first floor, which opens to the public forum and street below. The existing concrete canopy is removed and a new canopy formed above the new mezzanine level.

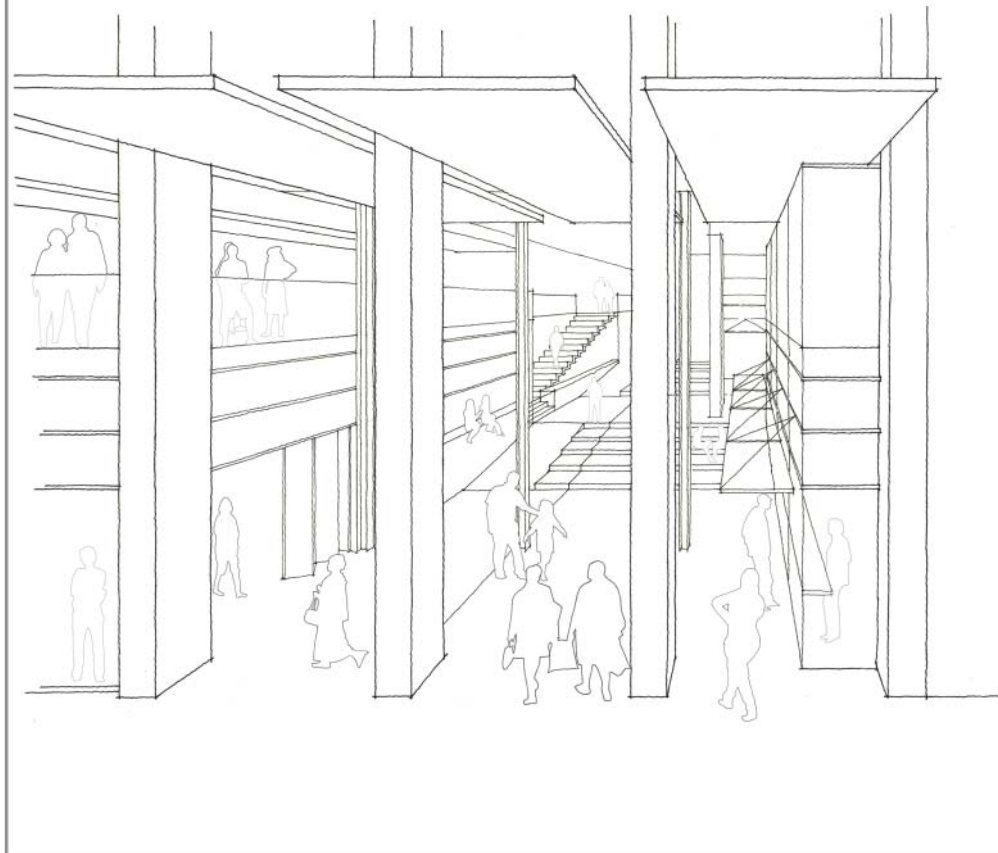
New edges are created as a result of the adaptation. The edge which neighbours the Southern Life Association Building is screened with vendor and information booths which will be highly visible to the pedestrian and vehicular traffic of Pretorius Street. The legibility of a new volume, thoroughfare and programmes is heightened as a result of the adaptation. The booths allow for display and conversation and continue the glazing strategy of the façade above, becoming flexible as a result of timber screens. The edge to the existing retail outlets is opened up, with new access and shopfronts. The threshold is revealed as display and seating 'counters' which are repeated as display units on mezzanine level.

The level change in the existing arcade provided an opportunity for creating a public space. The ramp and stair progression is expanded upon and brought closer to the street. The stairs allow for spontaneous seating, shelter from the street, space to consider the new surroundings and as a place to re-group. In terms of tracing the line of the original arcade, the floor material changes colour, the size of tile is reduced and suspended vertical lighting tubes are fixed to the ceiling in reflection of the original arcade line.

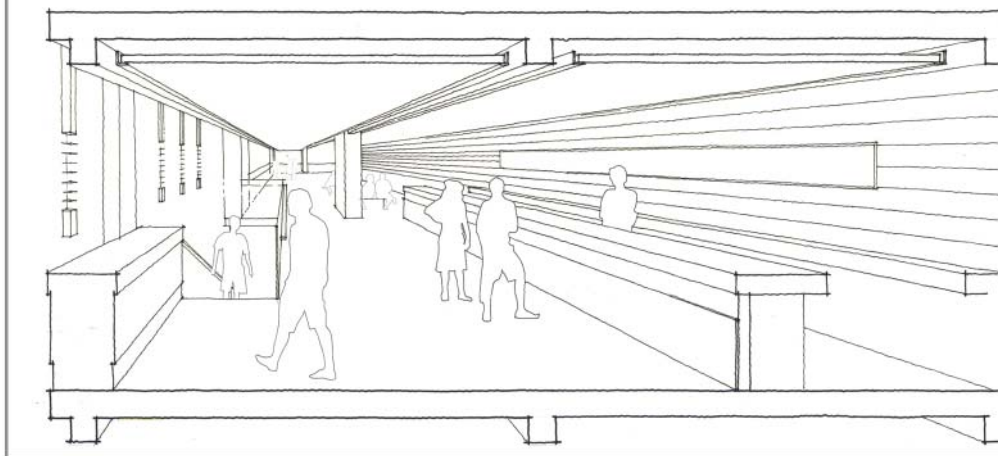
By revealing the inner processes of the block, the intervention exposes the existing lightwells as new public spaces. The first lightwell which is freely encountered is the space between 239 Pretorius and the Southern Life Association Building. The existing environment remains hidden from daily view and houses a fire escape and refuse area, yet the design aims to highlight



5.58 PERSPECTIVE. PUBLIC FORUM FROM STREET



5.59 PERSPECTIVE. MEZZANINE COFFEE BAR



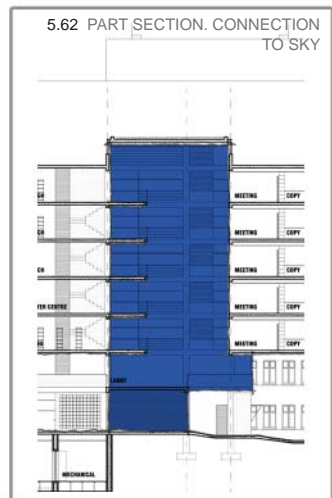
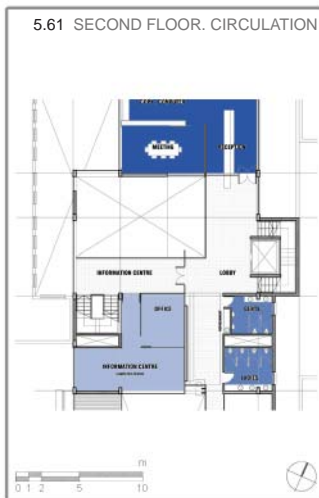
the value of lightwells as a legible element within the city block. The lightwell will be adapted to function as a waiting hall for the new post office, thus exposing the ground floor windows of the Southern Life Association Building to everyday activity, allowing for possible rejuvenation of the retail outlets. The facade of the neighbouring building will be maintained in its current state to reveal the existing conditions and the contrast between the new intervention and the block. This legibility reveals the state of the 'city as possibility', where meaningful interventions are informed by everyday experience as opposed to temporary experience.

The second lightwell which is revealed as part of the design intervention is accessed on the mezzanine level and is the courtyard between 239 Pretorius Street and Manaka House. It serves as a semi-public space for the users of both buildings and a spill out space from the coffee bar and bookstore. The new intervention which occupies part of the existing lightwell is constructed from prefabricated steel members with lightweight cladding and wall systems to ensure the adaptability of the space. The coffee bar is a public entity which overlooks the public forum and the street and is easily accessible to the rest of the building. It provides gallery space for temporary display as well as a redundant point of circulation and phenomenal transparency. An extended counter serves as the permanent feature within the space and the ceiling panels extend to become the external sidewalk canopy.

Circulation Point and Connection to the Sky

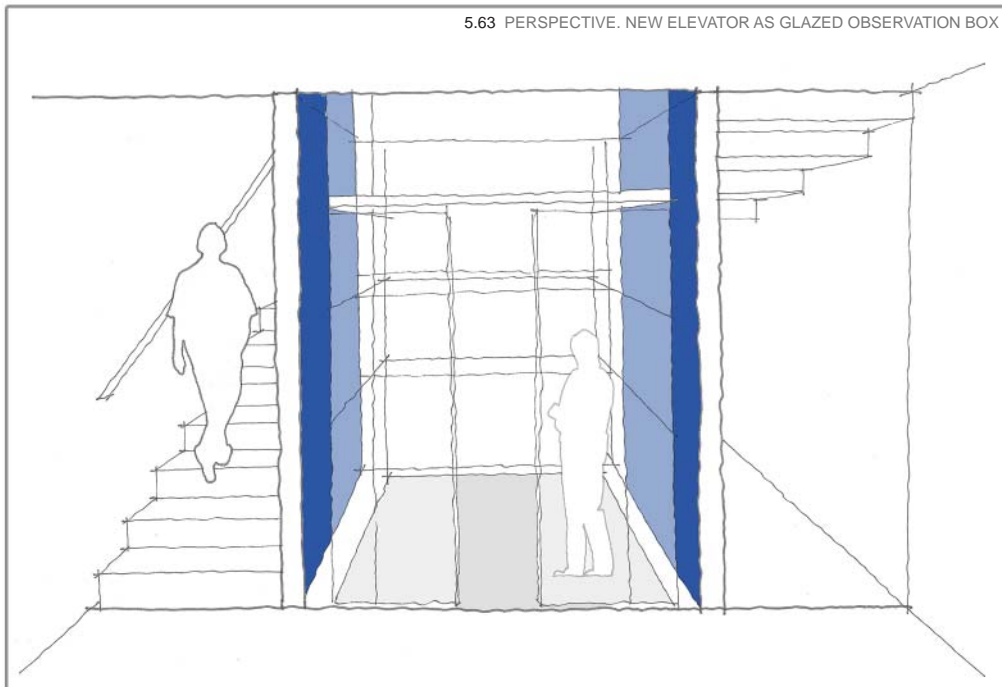
The only point along the route through the building where the existing first floor slab remains is at the principal lobby. In continuing the volumetric variation as the experience, the stairs and elevator themselves are instead manipulated. The original elevator is replaced within the lift shaft with a new 'glazed box' which is used to emphasize the hierarchy in the learning process.

In consideration of the feasibility of the arcade, a visual connection as a thorough-fare and a connection to the sky are required, therefore the sightlines and lighting conditions through the arcade become considered. The series of new volumes which reveal both the sky and facades for improved natural lighting are supported by the sightlines. The pedestrian on the sidewalk is able to see right through the building, this simplistic legibility informs the user in terms of security and that the arcade is connected beyond this building.

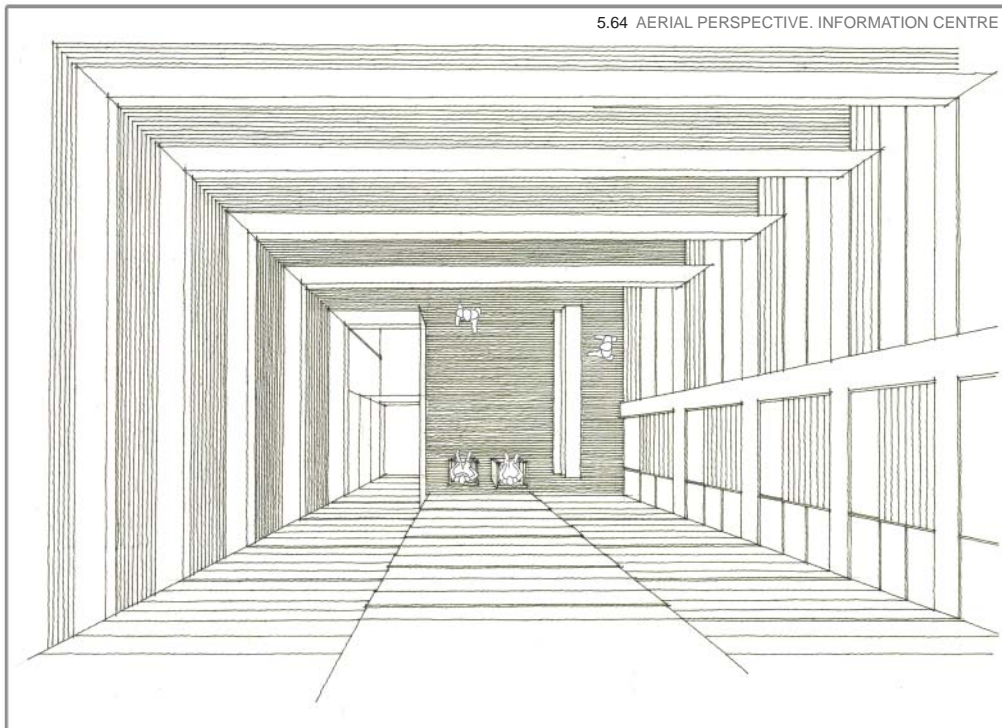




5.63 PERSPECTIVE. NEW ELEVATOR AS GLAZED OBSERVATION BOX



5.64 AERIAL PERSPECTIVE. INFORMATION CENTRE



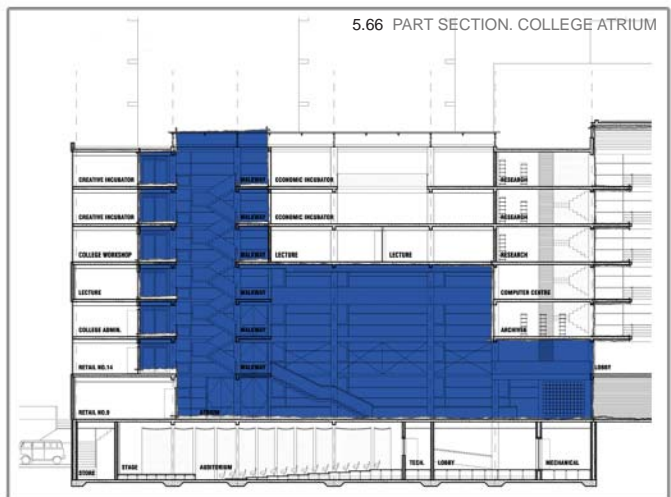
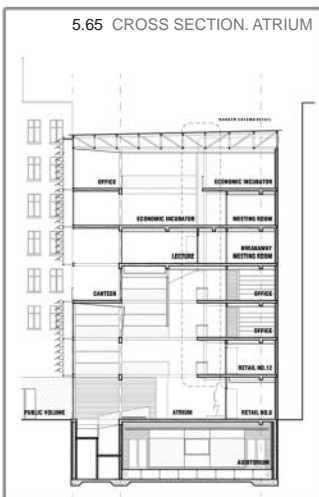
As a result of the relative constriction encountered in the lobby spaces, the experience continues to reveal a connection to the sky. A new volume is inserted the full height of the existing building. Visually accessible from the ground floor arcade, the volume becomes the void between the business incubators and the information centre. Enhancing the lighting qualities within the building and the interaction between programmes, the new void reveals the existing building to the sky.

Circulation within the new intervention is also an adaptation, where corridors aim to reveal the legibilities in terms of distinctive new work, exposing the user to new ducts, programmes, surfaces, walls, openings and the traced elements of the original building. There are two primary circulation cores which serve the full verticality of the building. Programme usage is spread across floors which encourages vertical movement and maximum exposure to new design interventions. The series of new volumes within the building continues the volumetric variance of space regardless of which floor the user is moving along.

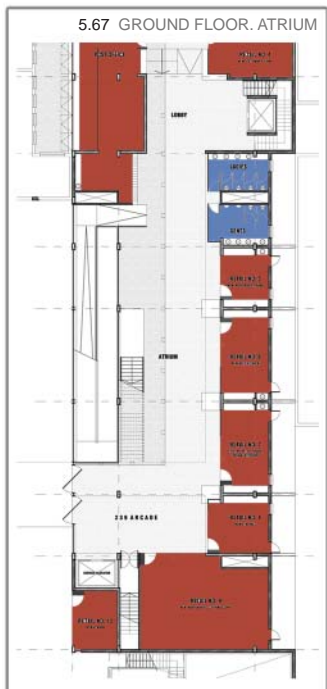
College Atrium

To improve the quality of space for the offices and to define the volumetric variation, portions of the existing slabs and beams are removed. The result is a four storey volume which allows for the improvement of the adjoining spaces through ventilation and lighting strategies. The atrium opens out to the west, the open lot and unfinished portion of the arcade network within the block. The atrium traces the lines of the original arcade and maximises exposure to the programmes of the block. Harnessing the element of surprise as part of the conceptual intention, the threshold between internal atrium and external courtyard is refined. Continuing the language of the front facade, with layers of transparencies (louvres and glazing variations) the legibility of the atrium is developed as a centre point, on to which your journey continues. The legibility of distinctive new structure, wet cores, circulation, retail outlets versus offices, openings and systems are all considered.

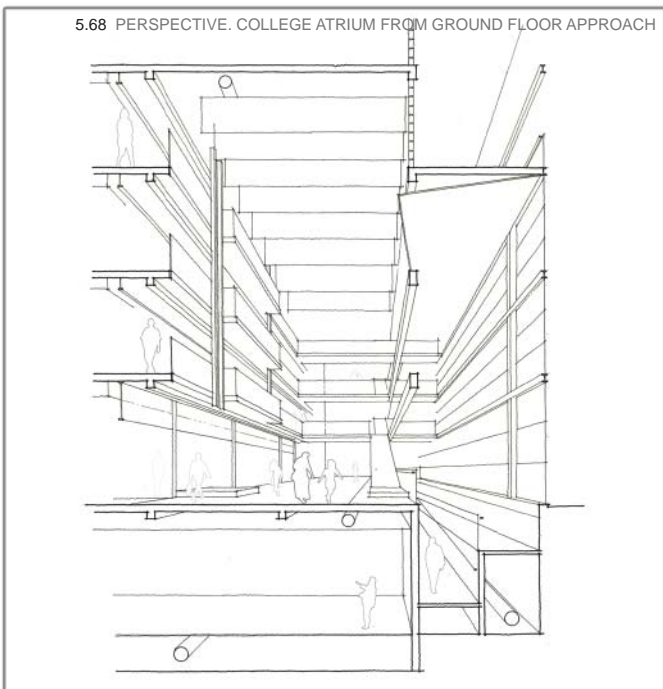
The new suspended column system and ‘balcony’ circulation routes animate the space, while the conceptual reference to ‘sky, earth and destination experiences’ is highlighted within the space. The ‘sky’ becomes a legibility of a reconsidered ceiling. The ducts and exhausts from the new ventilation system will be exposed between a suspended coloured banner system. The



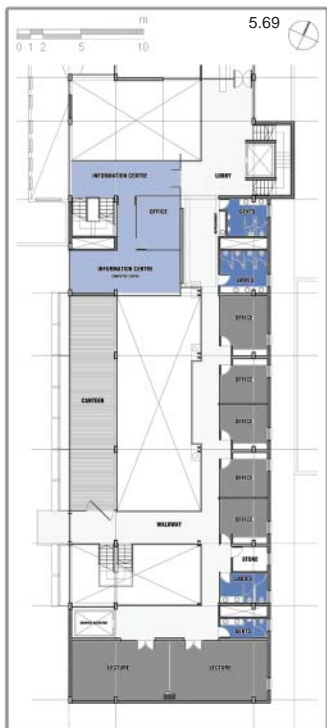
5.67 GROUND FLOOR. ATRIUM



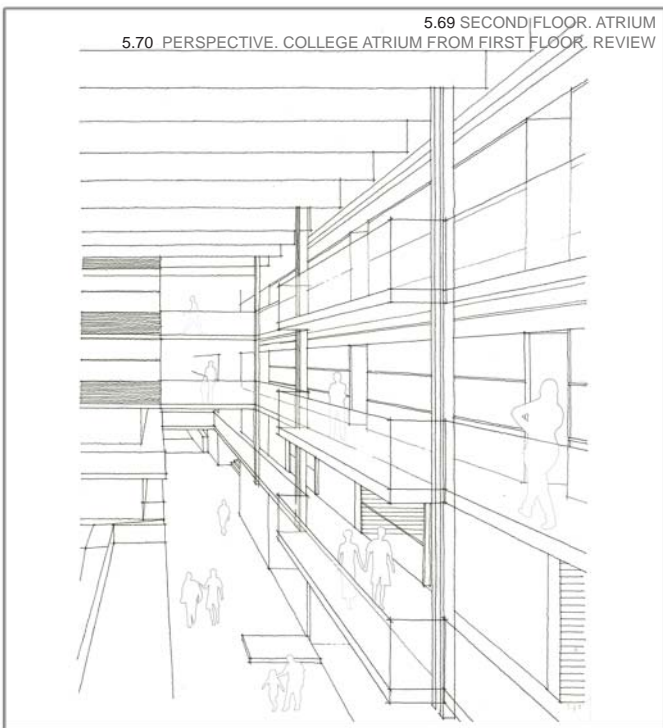
5.68 PERSPECTIVE. COLLEGE ATRIUM FROM GROUND FLOOR APPROACH



5.69



5.70 PERSPECTIVE. COLLEGE ATRIUM FROM FIRST FLOOR, REVIEW

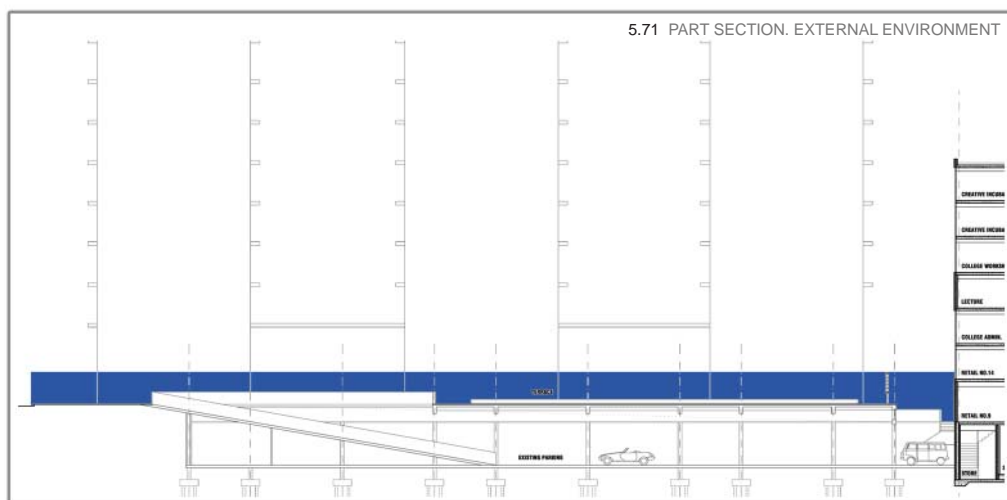


'earth' enforces the legibility of the lines of the original arcade through manipulation of floor finish and floor levels. In announcing vertical circulation of stairs upwards and a ramp downward as well as the threshold to the external connection the possibility is defined underfoot. The 'destination experiences' are the perspectives and new viewpoints, where exposure to programme and new intervention is maximised and phenomenal transparencies revealed. The natural lighting conditions as a result of the louvres, screens and canteen slab shading combined with the 'eyes on the arcade' influence the experience. In the economical intervention of the new volumes an architecture of opportunity is revealed, where the everyday experience is constantly changing. The flâneur encounters the office worker, shopper and student all within the same space engaged in a variety of activities to demonstrate the evolving nature of the context.

External Environment and the Southern Site

The open site which incorporates the unfinished portion of the arcade network becomes part of the pedestrian network. As the shopper continues from 239 Pretorius Street to Polley's Arcade, this open site continues the volumetric variance and the element of surprise. However the ground floor of the surrounding buildings needs to be activated. The existing conditions all contain retail spaces which don't open up to the site. The intervention proposes that the ground floor is adapted to match the language of the adapted 239 Pretorius Street. The floor surface is to be sloped to fall to the existing drains and the arcade connection treated in a different finish. Opportunities will be presented in the manner of use: as a thorough-fare, a place to continue shopping in a varied environment, to stop and stare, to wait for a lecture and to step outside – to surprising calm within the density of the city.

The open site continues to Schoeman Street and visually terminates in the historic St. Alban's Church. The design again responds to the existing conditions, aiming to trace the opportunities and add new layers of meaning to the site. To indicate the continuation of the arcade as a movement network, the design proposes links to Schoeman Street and the neighbouring buildings. A row of trees are planted longitudinally and together with the adapted lightwells reveal the grid line and existence of the parking garage below. A new white rough textured pre-cast concrete panel raised within a steel frame runs the length of the western edge of the site. This identifies the opportunity which lies at either end of the screen whilst softening the hard edge of the Wachthuis. The existing terrace on the site is used as a point of calm within the busy city block.



5.72 GROUND FLOOR. EXTERNAL ENVIRONMENT

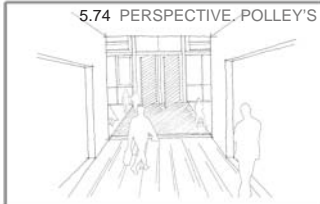


SCHOEMAN STREET

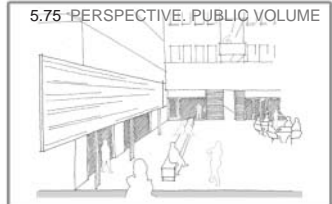
5.73 PERSPECTIVE. EXTERNAL ENVIRONMENT . FROM SCHOEMAN STREET



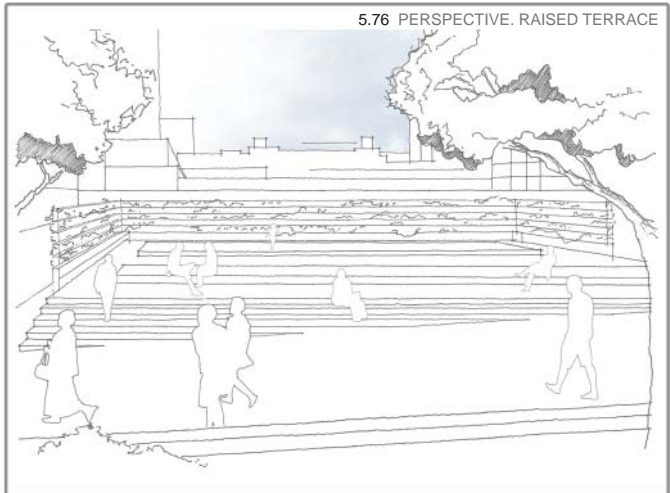
5.74 PERSPECTIVE. POLLEY'S



5.75 PERSPECTIVE. PUBLIC VOLUME



5.76 PERSPECTIVE. RAISED TERRACE



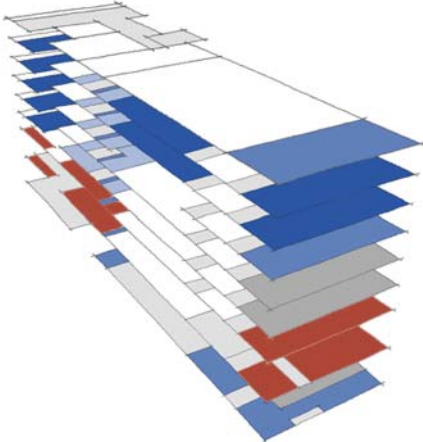
Ample seating on new polished concrete benches and the stairs to the raked thorough-fare allow people to watch the passersby. The eastern edge of the site is softened with a living wall system to define the slower paced space and vary the conditions of the everyday experience.

Roofscape

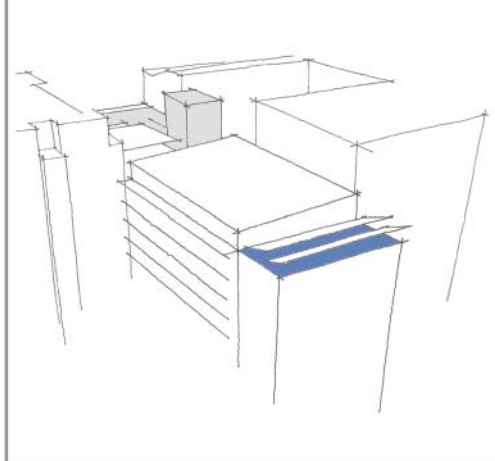
An architecture of opportunity is considered within this fourth dimension of the building. The existing conditions present an accessible but stagnant roofscape. The potential to harness rain-water and solar energy for the various new systems is invaluable and the legibility is prompted by revealing the roof as part of the building's experience.

In response to the new volumes within the building, the roofs are adapted and new forms added so that natural lighting is given priority and the building is sufficiently sealed. Overlooking the streetscape a new roof terrace for business functions is designed. With a window to the city, looking through the structure which supports the new vertically projecting white precast concrete panel screen, the terrace reveals the possibility of using a city building in its entirety. The legibility of vertical circulation within the building is expressed as the lift core is extended to provide roof access. This 'tower' develops the skyline for the courtyard of Manaka House and becomes a platform from which users of the 239 Pretorius Street roof will be able to see the everyday processes of the building. These include the phases of photo-voltaics and the new lightweight roof under which the office environment and college atrium are revealed. The roofscape continues the concept of to 'walk along a line' by evoking practical adaptation, an architectural literacy and legibility to expose the distinctive new work within another functional plane of intervention.

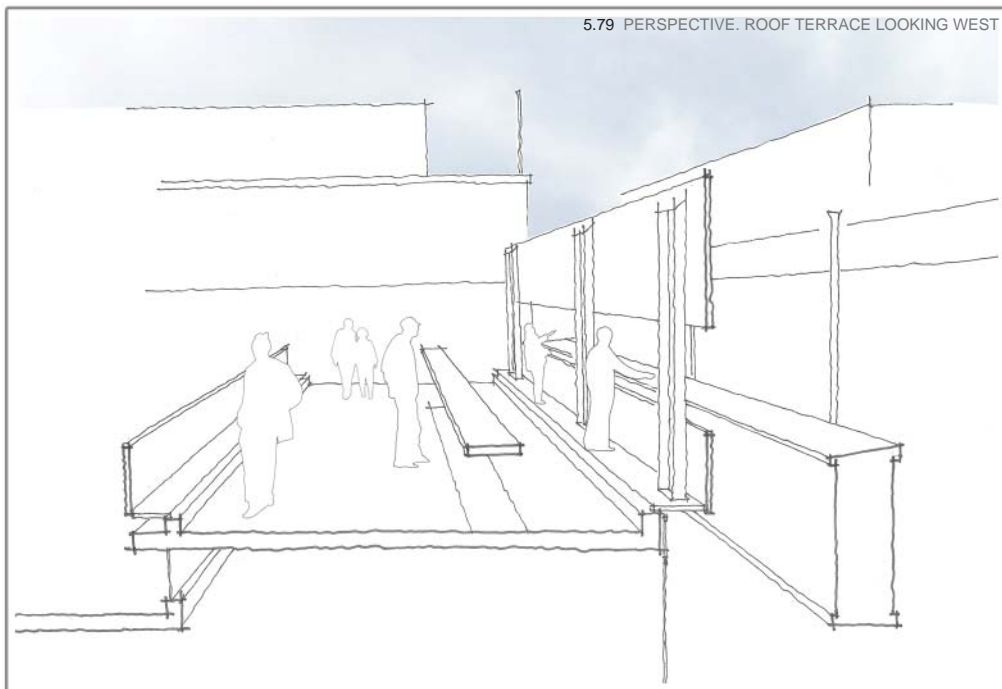
5.77 PROGRAMME. ROOFSCAPE



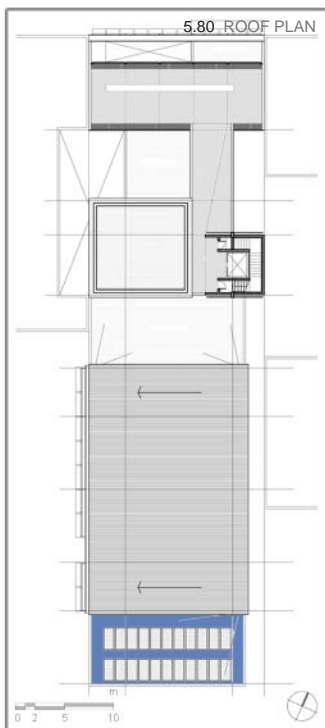
5.78 BASIC PERSPECTIVE. ROOFSCAPE



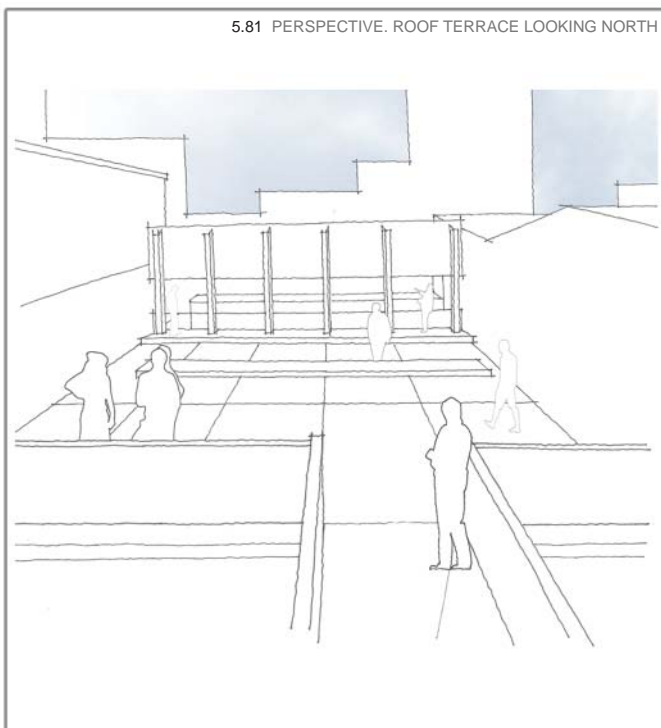
5.79 PERSPECTIVE. ROOF TERRACE LOOKING WEST



5.80 ROOF PLAN



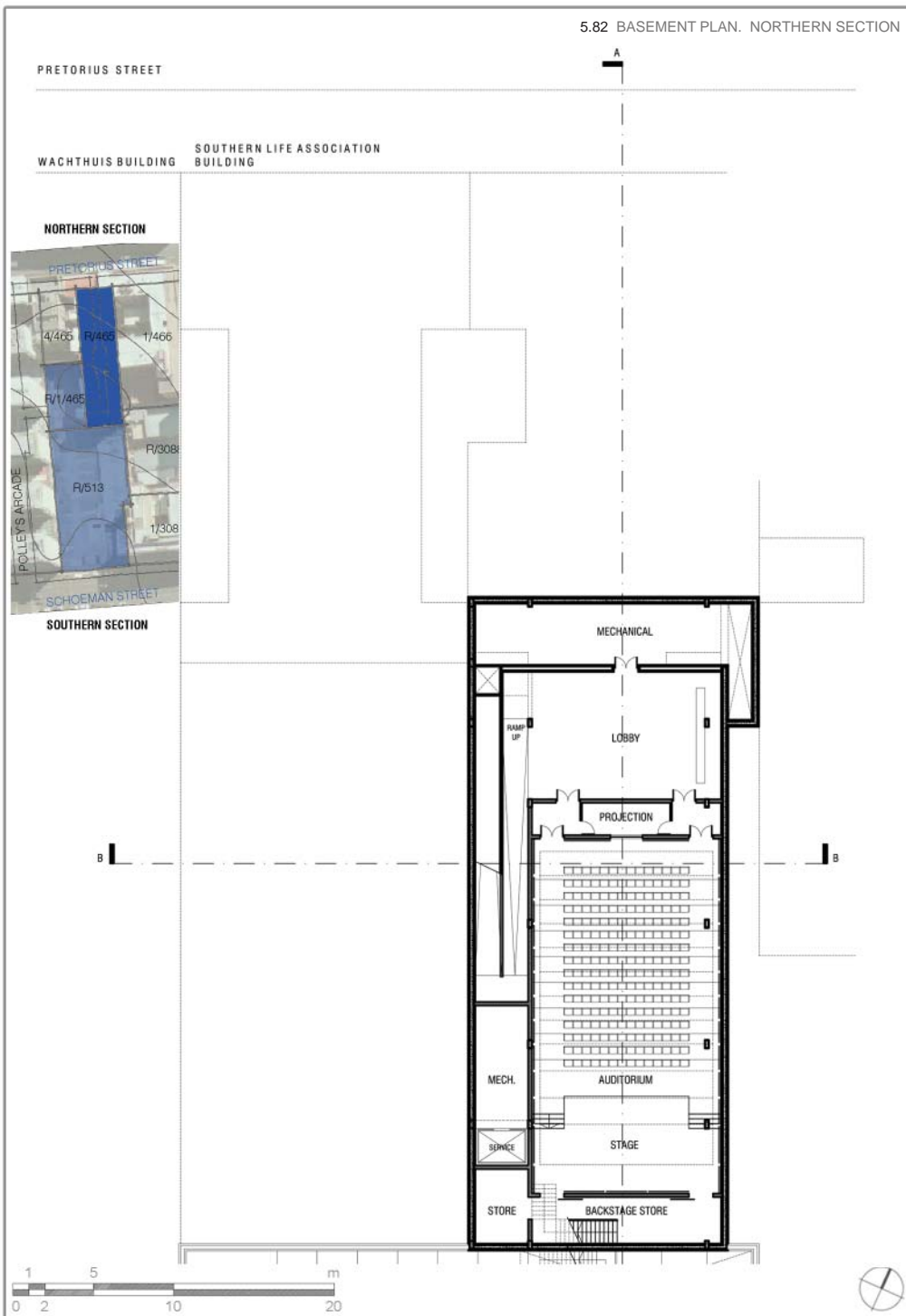
5.81 PERSPECTIVE. ROOF TERRACE LOOKING NORTH

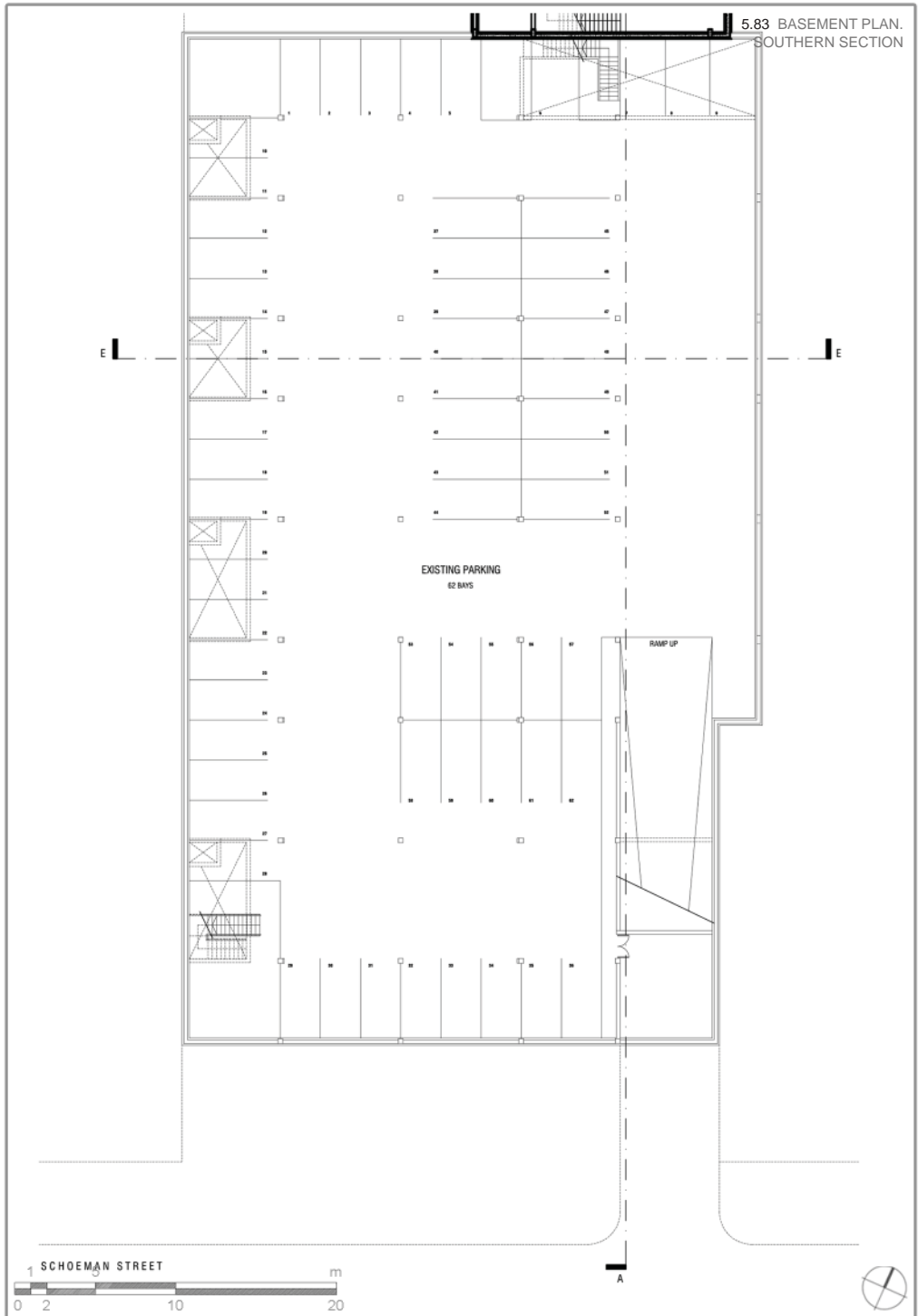


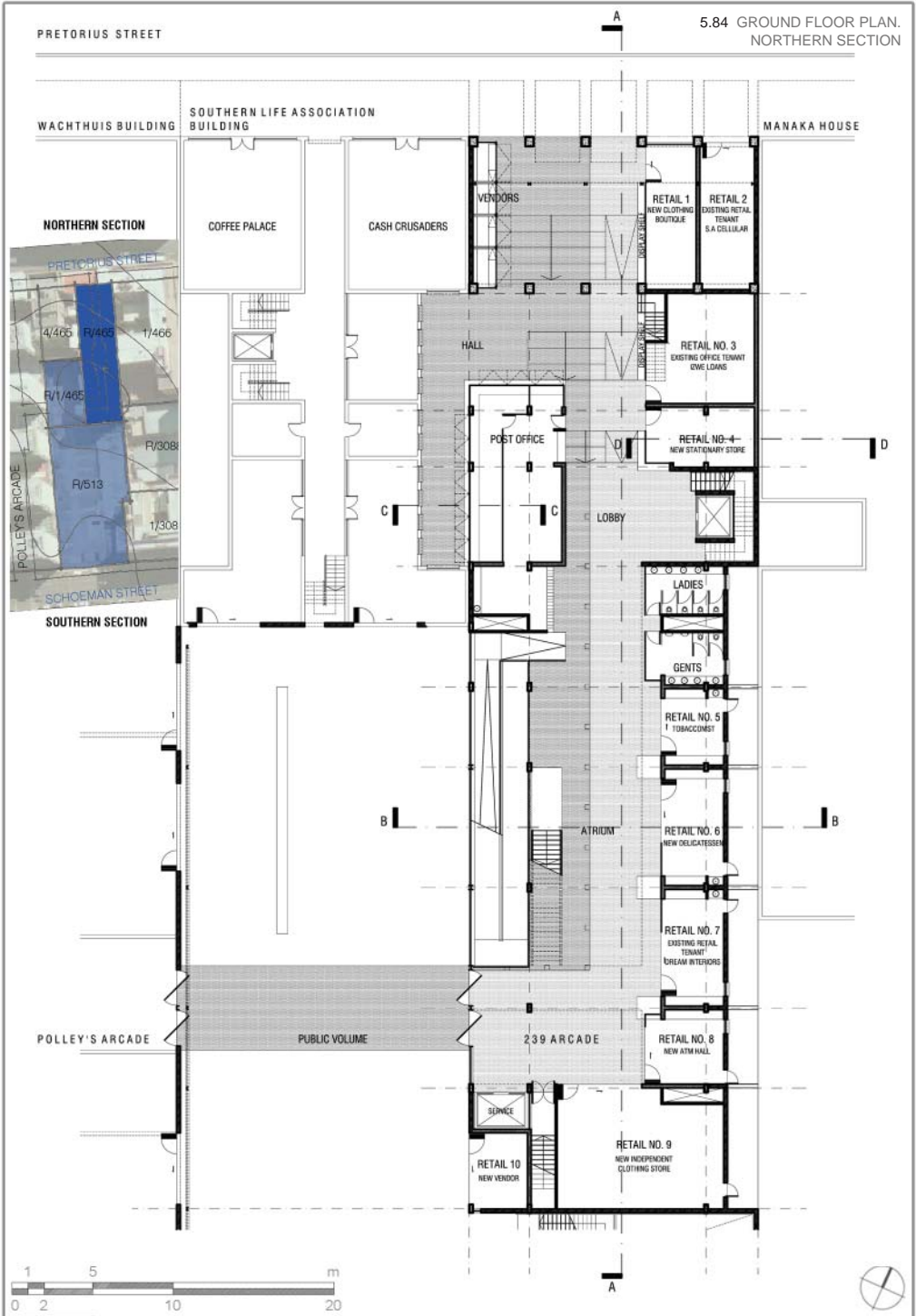


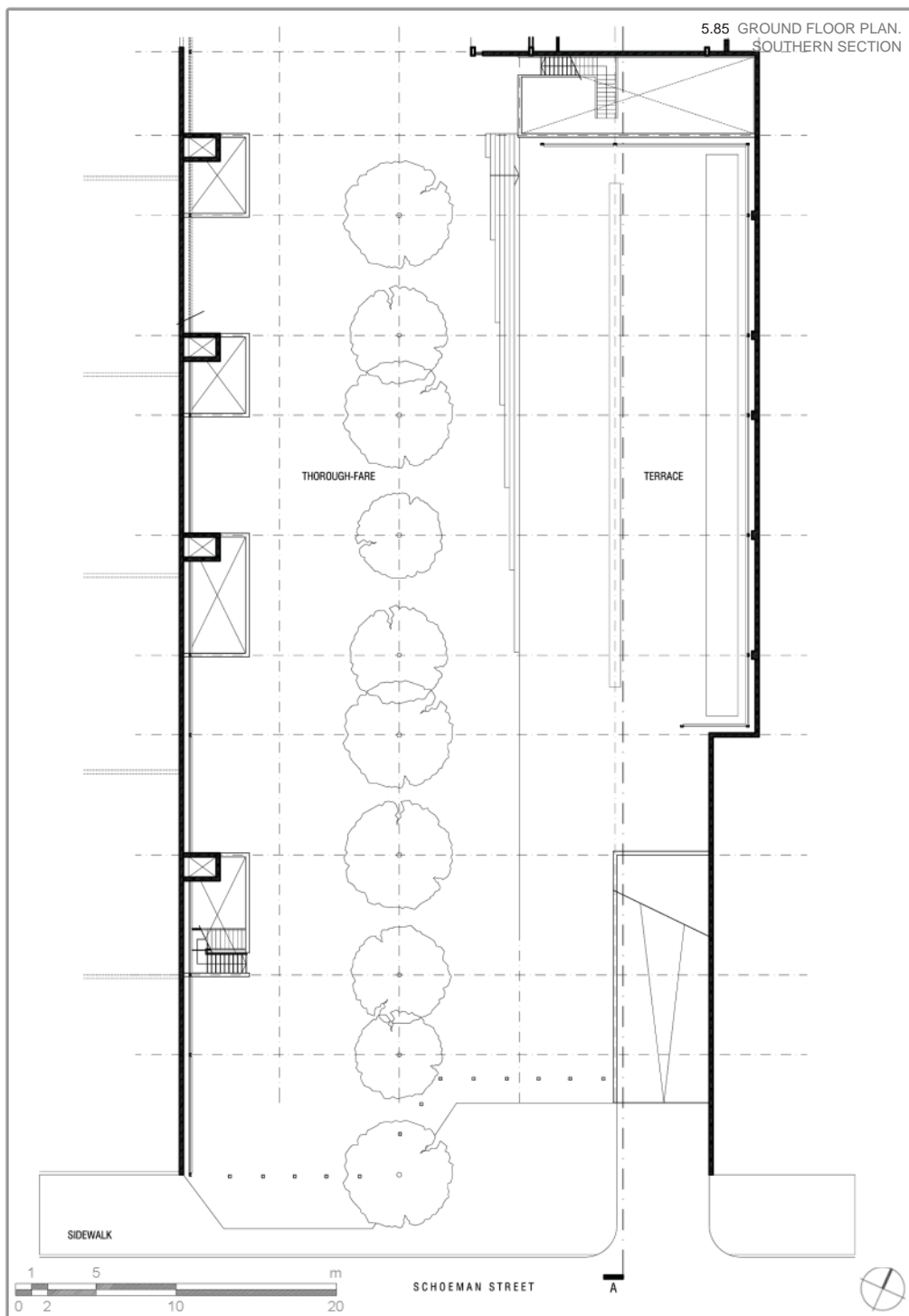
INTERVENTION: PLANS

5.82 BASEMENT PLAN. NORTHERN SECTION



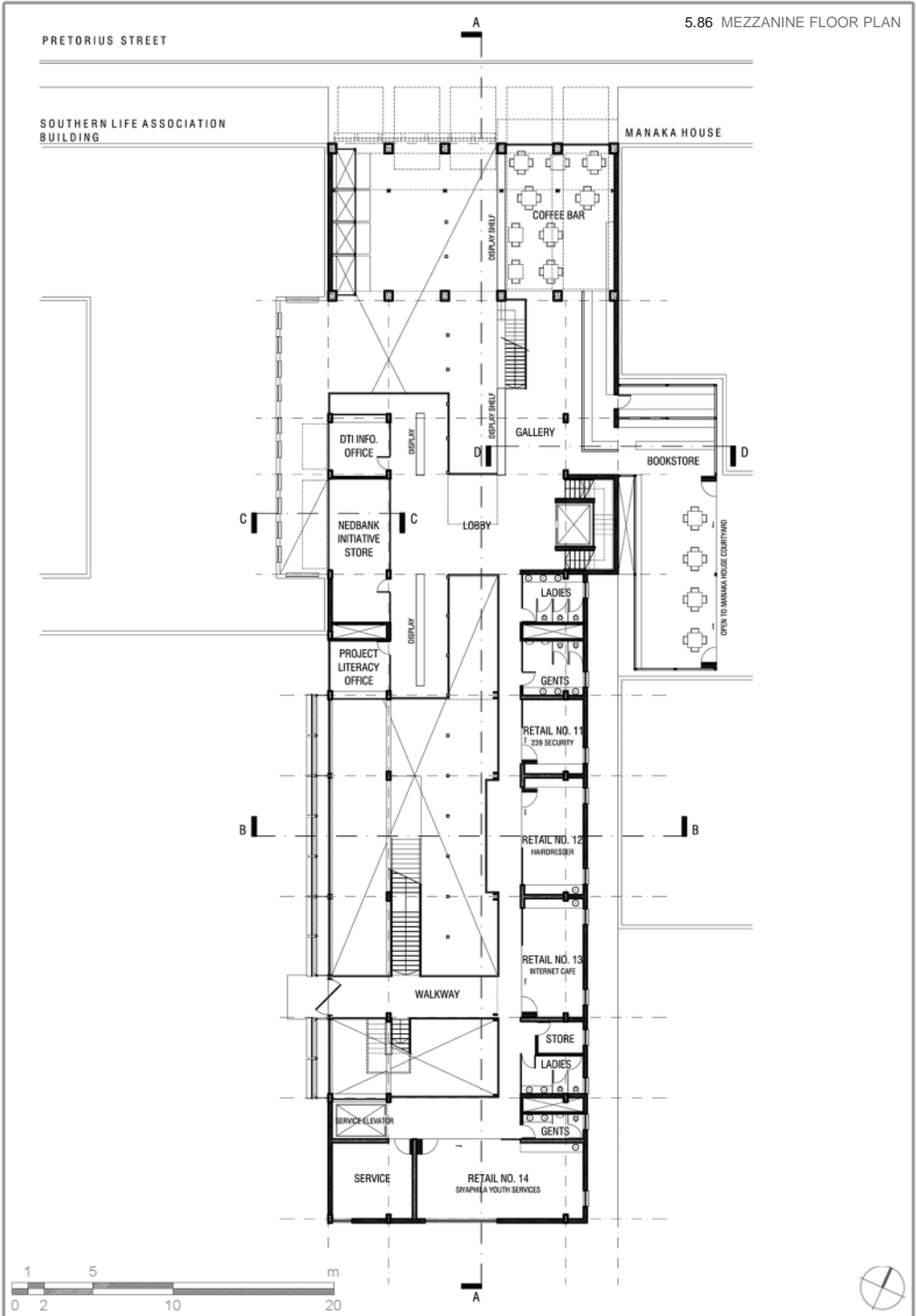






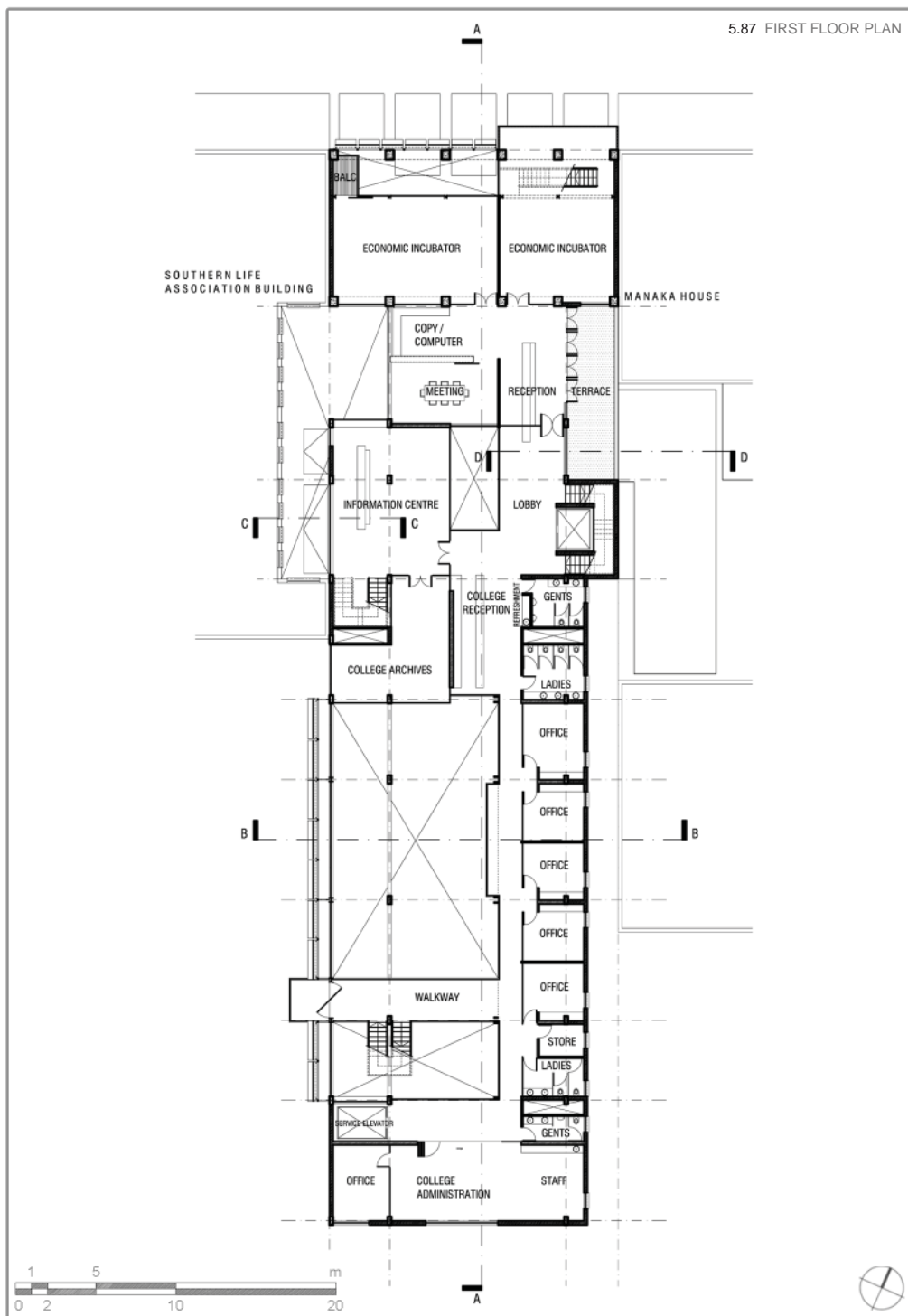


5.86 MEZZANINE FLOOR PLAN

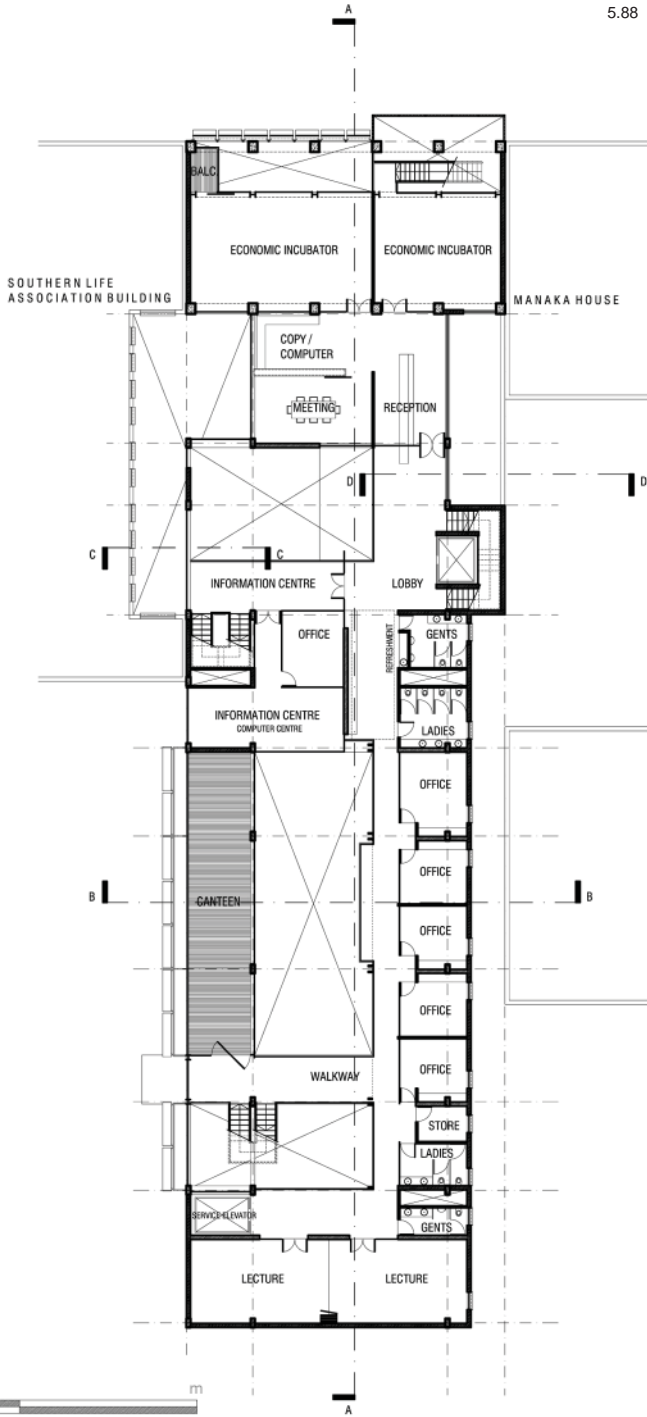




5.87 FIRST FLOOR PLAN

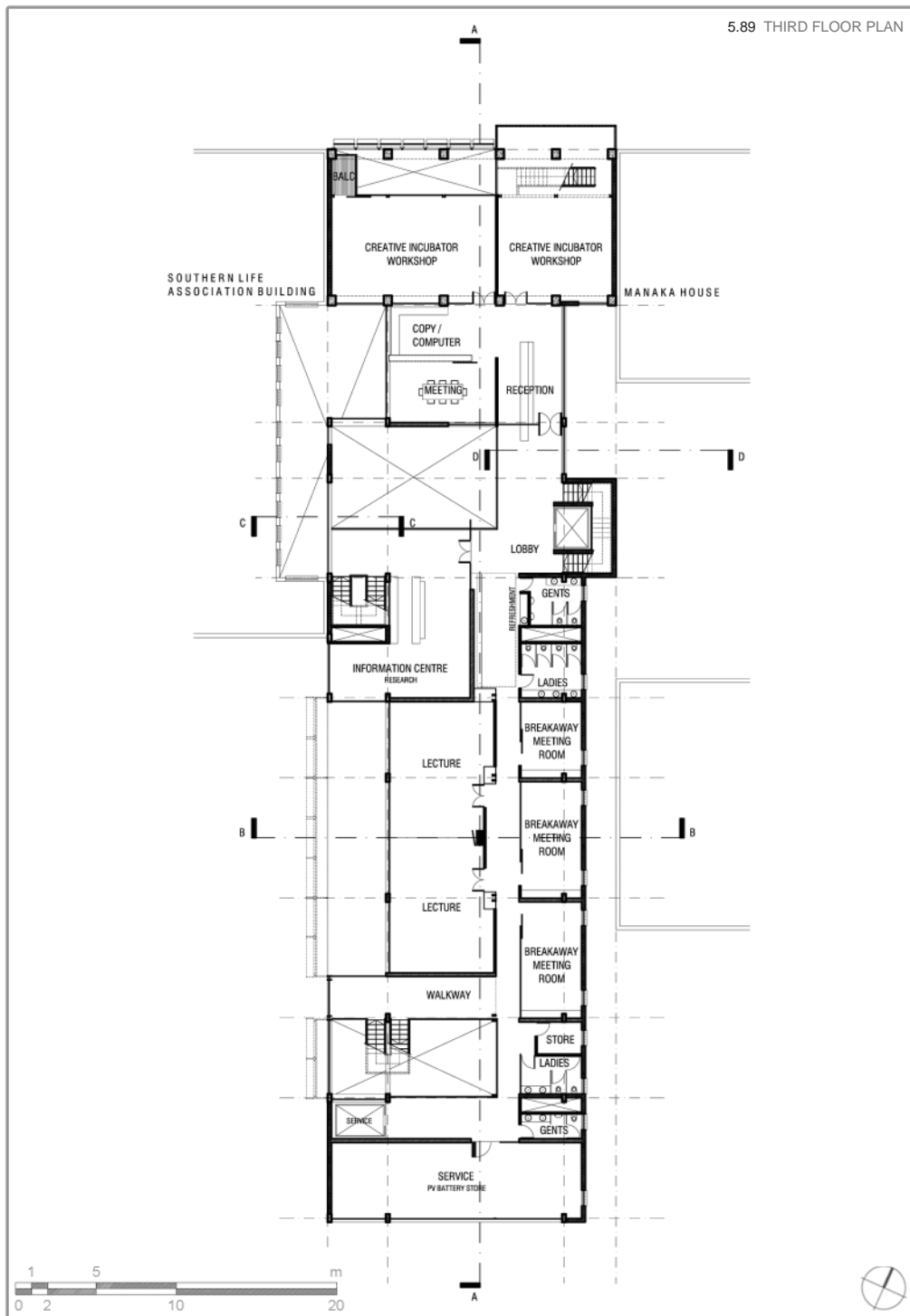


5.88 SECOND FLOOR PLAN



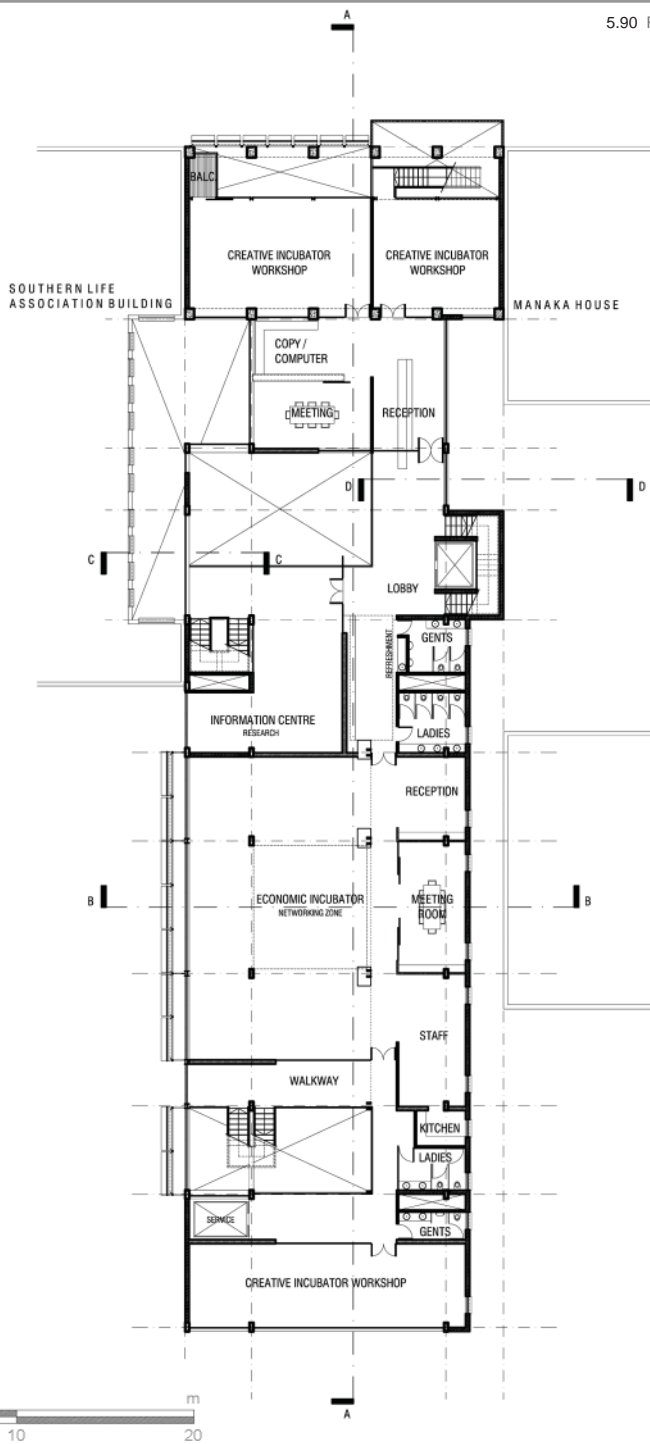


5.89 THIRD FLOOR PLAN





5.90 FOURTH FLOOR PLAN





5.91 FIFTH FLOOR PLAN

