

chapter 4
PROGRAMME + ACCOMODATION

4.1. INTRODUCTION

Defining the programme for the proposed Community Creativity Facility was important in approaching the design requirements. It was also necessary to determine the floor area and programme use of the Community Creativity Facility so as to support and justify secondary programmes within the building, such as parking. The chapter deals with two sites. Site 1 is defined as the proposed building for the Community Creativity Facility. Site 2 is defined by the two sites adjacent to the Community Creativity Facility (Site 1), where parking is proposed.

4.2. SELECTED SITE 1 – PROPOSED COMMUNITY CREATIVITY FACILITY

The proposed building is of an artistic nature, accommodating the needs of the TLF, SCA and the Potter's House. a programme and accommodation schedule were necessary in order to determine the design requirements of the building. The first site for proposed development, which originally had a parking lot, has been identified for a new Community Creativity Facility.

4.2.1. DEFINING THE PROGRAMME

The programme is an important factor in determining the interface between the users and the building. As the facility intends to offer skills training, job opportunities and personal enrichment, the facility should allow for educational, leisure and commercial spaces so that the building is used to its full potential. The programmes were determined from the requirements of the TLF, the SCA

and the Potter's House; from the argument presented in Chapter 2 and from the theoretical argument in Chapter 3.

Educational programmes, such as classrooms, libraries and computer labs will be needed to facilitate in skills training and personal development. In order to educate and expose a wider audience to art, an exhibition space is required. Art produced at the facility will be displayed in this space. The workshops and exhibition space will complement one another: the art that is produced in the workshops can be displayed in the exhibition spaces. These programmes are important as they allow for the interaction and exposure to art.

If the users of the facility wish to sell their art, it can also be displayed in this space. If visitors and users of the facility are interested in acquiring an art piece, a meeting can be arranged in the offices accommodated for in the programme. The offices will be used by the facility's staff to ensure its smooth operation. Meetings with the building's users, artists and possible art buyers will also be held in the offices.

Artists who seek a more permanent role in the Community Creativity Facility, and who require a workspace, will be accommodated for in the rentable multi-purpose artist studios.

Programmes that accommodate leisure activities will be incorporated into the building. The leisure programmes are a restaurant, a public square, an events area and an outdoor studio/open air workshop. These have been introduced to diversify the building's use and in order to attract and expose a larger audience to the processes of art. The introduction of such informal programmes is in line with the theory of the dissertation that argues for chance or accidental encounters (Sadler, 1998: 78). It also relates to the concept of interactivity, People visiting

the leisure programmes will be viewing art indirectly or accidentally. The public space will act as the threshold to the building and allow for various activities that are not strictly regulated or programmed, such as informal trading.

Whether a programme is of a private or public nature determined its location in the building. This is also explored in Chapter 7.

Table 1. outlines the programme and accommodation schedule.

4.2.2. CLASSES OFFERED BY THE COMMUNITY CREATIVITY FACILITY

- Photography
- Drawing
- Painting
- Sculpture and Pottery Classes (Crafts)
- Beading Classes (Crafts)

The types of art selected for the classes are believed to be the most accessible in terms of understanding art. These classes are also currently offered by the TLF, SCA and the Potter's House.

4.2.3. PROGRAMME & TIMETABLE

Lecture: 8–10 p.m.	(Adults)
Classes: 10:30–1 p.m.	(Adults)
Lunch: 1–2 p.m.	(All)
Lecture: 2–3 p.m.	(Adults & Children)
Classes: 3:30–5 p.m.	(Adults & Children)
Interval: 5–7 p.m.	(All)
Lecture: 7–8 p.m.	(Working adults)
Classes: 8–9 p.m.	(Working adults)

Table I					
The Community Creativity Facility (CCF)					
Programme and Accommodation Schedule					
Site Area (open parking lot): 1914m²					
Total Building Area of Primary Programs (excluding services and circulation spaces): 3929m²					
Program	Function	Amount	Floor	Floor Area	
1. Public Square	External space introduces and exposes the public to the art exhibited and to the facility. It also necessitate various informal and chance activities and encounters, such as informal trading, leisure seating.	1	Ground	360m ²	
2. Exhibition Space	Temporary art exhibitions created at the facility. Travelling exhibitions from external South African institutions and artists will also be featured.	1	Ground	217m ²	
3. Lecture Hall	To allow for the understanding of art through lectures, discussions and presentations.	1	Ground	183m ²	
4. Restaurant/ Café	Its primary purpose is to feed the centre's users. Its secondary purpose is to introduce a leisure program into the building so as to attract more people to the facility. A leisure activity allows for greater exposure to art.	1	Ground	241m ²	
5. Art workshops/ classrooms	To educate, expose and foster an appreciation of art - to teach students in art-making. The creative processes and the production of art is the focus within these workshops. Classes offered: photography, drawing, painting, sculpture, pottery classes and beading classes.	5	Ground, First + Second	Ground: 222m ² First: 222m ² Second: 130m ² Total: 574m²	
6. Study centre	A centre which allows for individual and group study sessions. Open 24 hours a day.	1	First	252m ²	
7. Computer lab	A computer lab offering internet access and printing services. Open 24 hours a day.	1	First	130m ²	
8. Art Informatorium/ Library	An information centre which provides access to a library collection. Open from 8am-9:30pm during the week, and from 8am-1pm on weekends.	1	Second + Third	Second: 817m ² Third: 137m ² Total: 954m²	
9. Artist Studios/Offices	Offices will accommodate the staff, for meeting spaces between artists and buyers and for formal meetings. Studios provide a work space for artists.	6	Third	244m ²	
10. Events Area (Indoor + Outdoor)	An events area is provided to allow for launch parties, events connected to the facility of for other needs.	1	Third	470m ²	
11. Outdoor Studio/ Open Air Workshop	Outdoor workshop around the office/studio spaces allow for social or work gatherings.	1	Third	303m ²	

4.3. SELECTED SITE 2 - PROPOSED PARKING LOT + GREEN SOCIAL SPACES FOR THE CCF

Considering the number of programmes running at the Community Creativity Facility, a parking lot was required. Two sites adjacent to the proposed building (Site 1) were selected to accommodate parking. Site 2 has two existing buildings, Park Lodge, and an abandoned Transvaal Pyramid Roof House. The initial proposal was for the abandoned Transvaal Pyramid Roof House to be redeveloped, whereas Park Lodge would have supporting programmes inserted into this building, such as storage spaces and exhibition spaces. After various design approaches to the building and the site and after much discussion and research, it became evident that the Park Lodge should be demolished for parking. Park Lodge cannot be justified programmatically. The building and site proved extremely limiting and restrictive. The final design outcome is a parking lot on the ground floor and green social spaces that would span over two sites – the site on which Park Lodge is built and the adjacent site with the Transvaal Pyramid Roof House next to it. This is explored further in Chapter 5, Part 2.

It is important to note that the Burgers Park Framework (BPF) (Chapter 5, Part 1) encourages the use of public transport and walking. Parking has a supplementary rather than a primary function in the dissertation. The BPF states that parking that is lost owing to the use of a site with parking should be accommodated for. (The framework study is explored in Chapter 5, Part 1).

4.3.1. PROPOSAL JUSTIFICATION

In order to justify the proposal to demolish the Park Lodge and to introduce the parking lot, research was conducted to ascertain the feasibility of this approach.

This is determined through cost assessments and the numbers of parking spaces required.

The parking space requirements of each programme within the building were calculated according to the Parking and Loading Facilities section in the Tshwane Town-Planning Scheme (City Planning and Development Division, 2008: 59-63). The Tshwane Town-Planning Scheme notes that if a site falls within Zone B (as does the proposed site), the “[p]rovision of parking is required in terms of Table F (Clause 28 (2))” (City Planning and Development Division, 2008: 62). The programme type and use was identified using Schedule 18 from the Tshwane Town-Planning Scheme (City Planning and Development Division, 2008: 158, 159, 161) and informed the parking requirements. Calculations are provided in Table 2.

4.3.2. PARKING REQUIREMENTS OUTCOME

Owing to the fact that the events space will not be used on a regular (or even daily) basis, it is assumed that the required number of parking spaces will amount to a minimum of 75. Furthermore, it is presumed that the events area will be used predominately in the evenings when the building will be quieter and the restaurant less busy. Thus, the parking space requirements for the restaurant will accommodate the events area in the evenings. Parking spaces will also be provided for by hotels within the area with surplus parking (See Chapter 5, Part 1, Parking Study) which is discussed below.

4.3.3. NUMBER OF PARKING SPACES ON SITE

Design proposals for the parking lot indicate that a

maximum of 47 parking spaces can be accommodated on the two sites on ground level. All design approaches to the parking lot emerged with approximately the same amount of parking spaces. A multi-storey parking lot was explored, although owing to site constraints (dimensions) the implementation of a multi-storey parking structure is not possible.

The site falls into the Burgers Park Framework (BPF) study area. The BPF argues for a pedestrianised precinct (Ref. to Chapter 5, Part 1). The use of public transport ties in with this vision. The framework identified a variety of public transport options in the study area that are close to the site. The main transport node, which is in Scheiding Street, has a train, bus and taxi station (See Chapter 5, Part 1, Public Transport Study). All stops/stations are within walking distance to the proposed Creativity Community Facility, which is less than 400m away. 400m can be walked in 5 minutes (See Chapter 5, Part 1, Pedestrian Activity Study).

The BPF analysed private transport and private parking spaces within the precinct. The BPF revealed that there is currently enough parking to sustain the precinct – offered by parallel street parking, informal parking on the pavement or sites programmed for parking (See Chapter 5, Part 1, Parking Study). Although if there were developments on parking lot sites, the parking could be compromised. Therefore the BPF proposes that all new developments on former parking lots should accommodate for lost parking. It further proposes that the excess parking of hotels can be used as additional parking for events (See Chapter 5, Part 1, Parking Study). Considering that 60 parking spaces (See Chapter 5, Part 1, Parking Study) will be removed by the proposed Community Creativity Facility on Site 1, parking spaces of an equivalent number that are lost should be accommodated in the development.

Table 2				
Parking Space Requirements				
Ground Floor				
Program	Amount	Floor Area	Type/ Use	Number of Parking Spaces Required (Minimum)
Classrooms	2	222m ²	Place of Instruction (1 parking per classroom)	2
Exhibition Space	1	217m ²	Place of Instruction (1 parking per classroom)	2
Lecture Hall	1	183m ² OR 72 seats	Place of Instruction (1 parking per classroom) OR Social Hall (1 parking per 4 seats)	1 OR 18
Restaurant/ Café	1	241m ² OR 110 people	Place of refreshment (1 parking per 2 seats)	55
Ground Floor Total				60 OR 77
First Floor				
Classrooms	2	222m ²	Place of Instruction (1 parking per classroom)	2
Study centre	1	252m ²	Place of Instruction (1 parking per classroom)	1
Computer lab	1	130m ²	Place of Instruction (1 parking per classroom)	1
First Floor Total				4
Second Floor				
Classroom	1	130m ²	Place of Instruction (1 parking per classroom)	1
Art Informatorium/ Library	1	817m ²	Place of Instruction (1 parking per classroom) AND Min. 3 staff members	1 AND 3
Second Floor Total				5
Third Floor				
Artist Studios/Offices	6	244m ²	Office (1 parking per 116m ² per Gross Floor Area. (Tshwane Town-Planning Scheme, 2008: Table F: 59))	2
Events Area (Indoor + Outdoor)	1	470m ²	Social Hall (20 parkings per 100m ² of gross floor area)	94
Art Informatorium/ Library (Mezzanine)	1	137m ²	Place of Instruction (1 parking per classroom)	1
Outdoor Studio/ Open Air Workshop	1	303m ²	Place of Instruction (1 parking per classroom)	3
Third Floor				100
Total parking spaces				169 OR 186
Parking spaces without Events Area				75 OR 92

It is evident that a ground floor parking lot with 47 parking spaces would be the only feasible solution for the proposal. As the BPF argues for the replacement of parking spaces lost, the parking lot will only accommodate for this number, even though the parking space requirements are higher (75 parking spaces).

4.3.4. COST OF DEMOLITION, NEW CCF AND NEW PARKING LOT

The cost of demolishing a building and replacing it with a parking lot is weighed against the cost of the proposed Creativity Community Facility. The costs are indicative and are estimates/ guiding costs. Costs have been calculated from the Africa Region: Construction and Property Handbook 2011 written by the quantity surveying practice Davis Langdon.

Demolition Cost of Park Lodge
Approximately R250 000

Cost of New Parking Lot

The ground floor parking lot is allocated "...outside [of] the building structure and on grade" (Davis Langdon, 2011: 39), therefore the building rate for "Parking on grade including integral landscaping [is] R350 – R450 per m²" (Davis Langdon, 2011: 43). Having consulted a quantity surveyor, it was recommended that the R350 per m² building rate be used (Prineal Rajaram, personal communication, 14 October 2011).

The allocated area for the parking is approximately 1594m²:

$$1594\text{m}^2 \times R350 = R557\ 900$$

Therefore the parking lot with landscaping will cost R557 900.

$$\text{Demolition + Cost of New Parking Lot} = R807\ 900$$

Cost of Community Creativity Facility

The building would fall under the category of a "Low rise prestigious office park development" (Davis Langdon, 2011: 43) owing to non-standard specifications. Thus, the building rate is R6 700 – R10 000 per m² (Davis Langdon, 2011: 43).

Total floor area for the building is approximately 6741m²:

$$6741\text{m}^2 \times R6\ 700 = R45\ 164\ 700$$

$$6741\text{m}^2 \times R10\ 000 = R67\ 410\ 000$$

Therefore the building will cost between R45 164 700 – R67 410 000

$$\text{Total building cost} = R45\ 164\ 700 - R67\ 410\ 000$$

Percentage of costs for demolition and new parking in relation to total building cost:

$$R807\ 900 / R45\ 164\ 700 = 1,79\ \%$$

OR

$$R807\ 900 / R67\ 410\ 000 = 1,2\ \%$$

4.3.5. PARKING LOT COST CONCLUSION

The quantity surveyor indicated that the acceptable standard cost allocated to parking lots in building project budgets is approximately 1,5 percent (Prineal Rajaram, personal communication, 14 October 2011). The demolition of Park Lodge and the introduction of a new parking lot with landscaping is thus feasible, as the cost falls within this approximate range of 1,2 - 1,79 percent of the total building project budget.

4.3.6. PROGRAMME

See Table 3. for the accommodation schedule for the Parking lot and Green Social Spaces for the Community Creativity Facility.

4.4. CHAPTER CONCLUSION

The programmes and accommodation schedule have been defined and will inform the design of the proposed building. The need for parking became apparent through research and a detailed analysis. Costing and a feasibility assessment for the new parking lot were done. It was realised that a parking lot would add to the proposed project.

Table 3.					
Parking lot + Green Social Spaces for the CCF					
Accommodation Schedule					
Total Site Area (Site 2 + 3): 2557m ²					
Designed/ Allocated Area for Proposed Programmes: 2381 m ²					
	Programme	Function	Amount	Floor	Floor Area
1.	Ground Floor Parking Lot	To provide parking for the users of the CCF and to replace parking that the CCF site lost	1 parking lot– 47 parking spaces	Ground	1594m ²
2.	Green Social Space	To allow for a dialogue between the three sites	1	Ground	787m ²