3D DETAIL INVESTIGATIONS

Fig. 106: Central wall construction.

Fig. 107: Western facade detail, with hinged mesh screen for window cleaning.
INACCESSIBLE SPACE SUPPORTS AN URBAN TISSUE OF GREATER DEPTH

This framework accepts the condition, but questions the nature of a successful urban space. Parallel to the spatial investigation of the city, a programmatic exploration is necessary to achieve the goals of the proposed framework. It is suggested that programmes that exist on the fringes of the city, or that might be considered alien to the urban environment be introduced into space provided for chance encounters. This situation Gehl believes can be remedied through the design of a physical environment that promotes ‘optional sociability and community that is crucial to the convivial nature of a successful urban space.

The theoretical urban framework in many contemporary cities was the main theme of discussion in the discourse surrounding the urban framework proposal. It was necessary to research existing concepts and theories regarding the development of urban space. The relationship between programme and existing block typologies that occur in many contemporary cities was the main theme of discussion. The grid has been the de facto generator of urban form since antiquity. A method employed by civilization to logically define its presence on the earth.

FROM COMMUNAL GROUP MANIFESTO:

SchizoCity is an experiment that questions accepted practices of urbanism. These practices often fail to address complexities of existing context and fabric. Within this framework, process replaces product, mindset replaces solution. It focuses on a generative ideology that exposes the latent nature of a successful urban space. This framework accepts the condition, but questions the nature of a successful urban space. Parallel to the spatial investigation of the city, a programmatic exploration is necessary to achieve the goals of the proposed framework. It is suggested that programmes that exist on the fringes of the city, or that might be considered alien to the urban environment be introduced into space provided for chance encounters. This situation Gehl believes can be remedied through the design of a physical environment that promotes ‘optional sociability and community that is crucial to the convivial nature of a successful urban space.

Interaction, that were for so long an everyday occurrence have diminished (Barnett, 2003:17) – people have stopped engaging with their environment on a variety of levels. This situation Gehl believes can be remedied through the design of a physical environment that promotes ‘optional activities’ such as lingering in the shade of a tree, watching a water fountain, pausing for a cup of coffee etc (Barnett, 2003:17). These aspects in turn promote an environment of sociability and community that is crucial to the convivial nature of a successful urban space.

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SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT - P) V1

**PROJECT**

| Project title: Archive Cinema Complex | Date: Oct-09 |
| Location: Pretoria CBD | Undertaken by: Jaco |
| Building type: Museum/Cinema | Internal area (m²): 3800SQM |

**Number of use users:**

- Social 4.3
- Economic 4.0
- Environmental 3.7

**Overall Classification:** VERY GOOD

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**BLOCK FRAMEWORK**

Two interventions:
- P. du Toit: City Centre and Die Meent redevelopment
- J. Bruwer: Archive Cinema Complex

**Current problems of the Pretoria CBD:**
- Existing infrastructure (why expand?):
  - under-utilised empty buildings in the CBD
  - CBD deterioration
  - urban sprawl unnecessary
- lack of Social Framework (Jordaan: 2009):
  - little or no nightlife in CBD
  - monotonous urban activities
  - public space can be improved

**BLOCK FRAMEWORK**

**Theory**

Prix, in his essay “b5 2 c6: Public Space” (2003:18), states that in Western cities (also Tshwane) public authorities do not have the ability to fund urban projects, thus private investors develop land for financial gain. He goes further by saying that “the master plan is dead” (ibid.) - transformations in the urban fabric has caused the individual ‘figures’ (i.e. buildings) to be the main influence of urban space (ibid.). Pasquarelli (2003:24) agrees when he suggests that small actions within cities should be favoured above large-scale principles. Therefore, the City Block Framework proposes specific interventions to enhance the inner city public realm.

**Framework Components**

- Gentrification
- Inject new life into the city
- Densification
- Vertical expansion and more effective use of existing built fabric
- Sustainability
- “urban-recycling”
"The model of the building as object is replaced by the idea of an urban transistor – an architecture that is capable of amplifying the urban spaces adjoining it through its own transistor like spatial organization." (Prix, 2003 : p 18)

Transistor definition - a semiconductor device with three connections, capable of amplification in addition to rectification (Oxford dictionary).
Amplify definition: cause to become more marked or intense (Oxford dictionary).
Rectify definition: put (something) right; correct (Oxford dictionary).

- To create public space through architecture." (Prix, 2003 : p 18)
- Utilise disused spaces in the city, creating more public space
- Public space no longer on a master plan level, but on an architectural scale – smaller interventions related to the context rather than large-scale solutions.
- Contribute to the public domain of the Pretoria CBD (add more public space and rectify existing)
- Create new interaction level in city (roofscape, empty interior spaces and arcades)
- Three-dimensional use of space
- Create energy between two interventions that would act as a catalyst for development for adjacent buildings

Bibliography


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