



5. design development

5.1_accommodation

5.1.1_fashion design studios

Spaces where fashion designers can work and design new clothing lines and plan fashion shows.

5.1.2_clothing manufacturer

Facility where fashion designers can manufacture their products while they have constant surveillance on the delivery of materials, the making process as well as the final product before it is exhibited in a fashion show or exported to be sold in shops around the country.

Ancillary spaces for these functions:

- Toilets
- Storage
- Canteen area and other relaxation areas
- Materials delivery, handling and export area

5.1.3_adaptable event space

Used primarily for fashion shows, but must be able to adapt for other uses e.g. independent cinema or film festivals; community meetings.

Ancillary spaces for the event space:

- foyer
- bar
- toilets
- backstage preparation area for models
- circulation

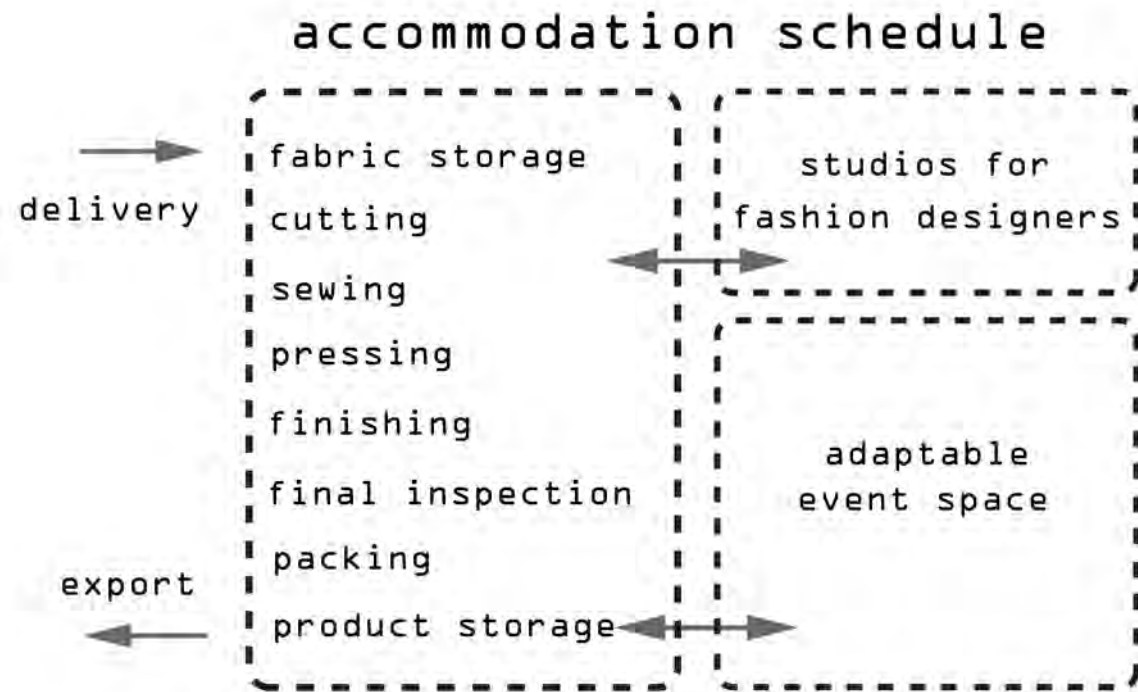


Fig 5.1 Diagram showing accommodation schedule and the relation between different functions

5.2_design informant.1 pretoria west framework

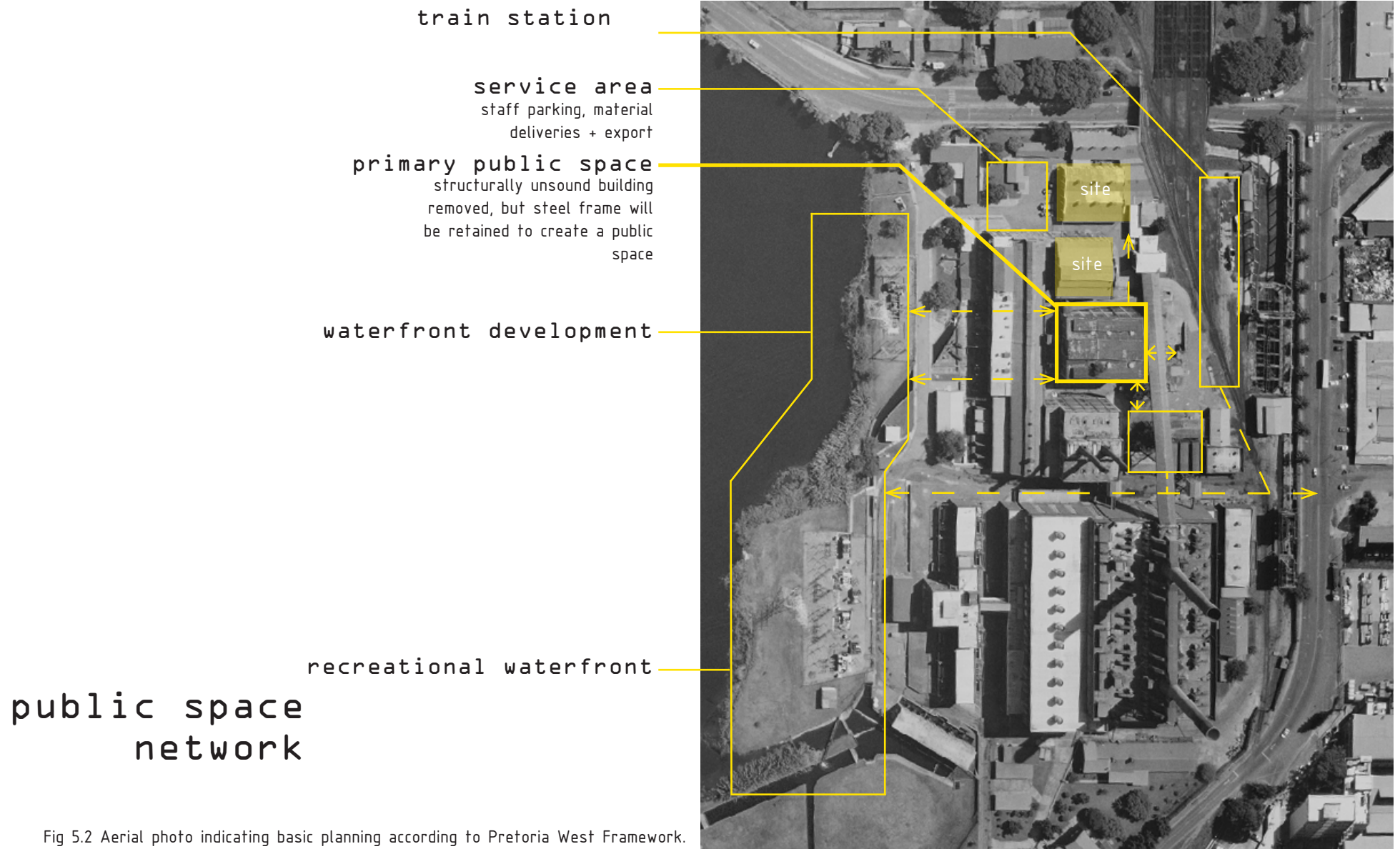


Fig 5.2 Aerial photo indicating basic planning according to Pretoria West Framework.

The Pretoria West Framework identifies the area as a sub-support precinct that needs to develop which will have a positive effect on the development of Pretoria CBD.

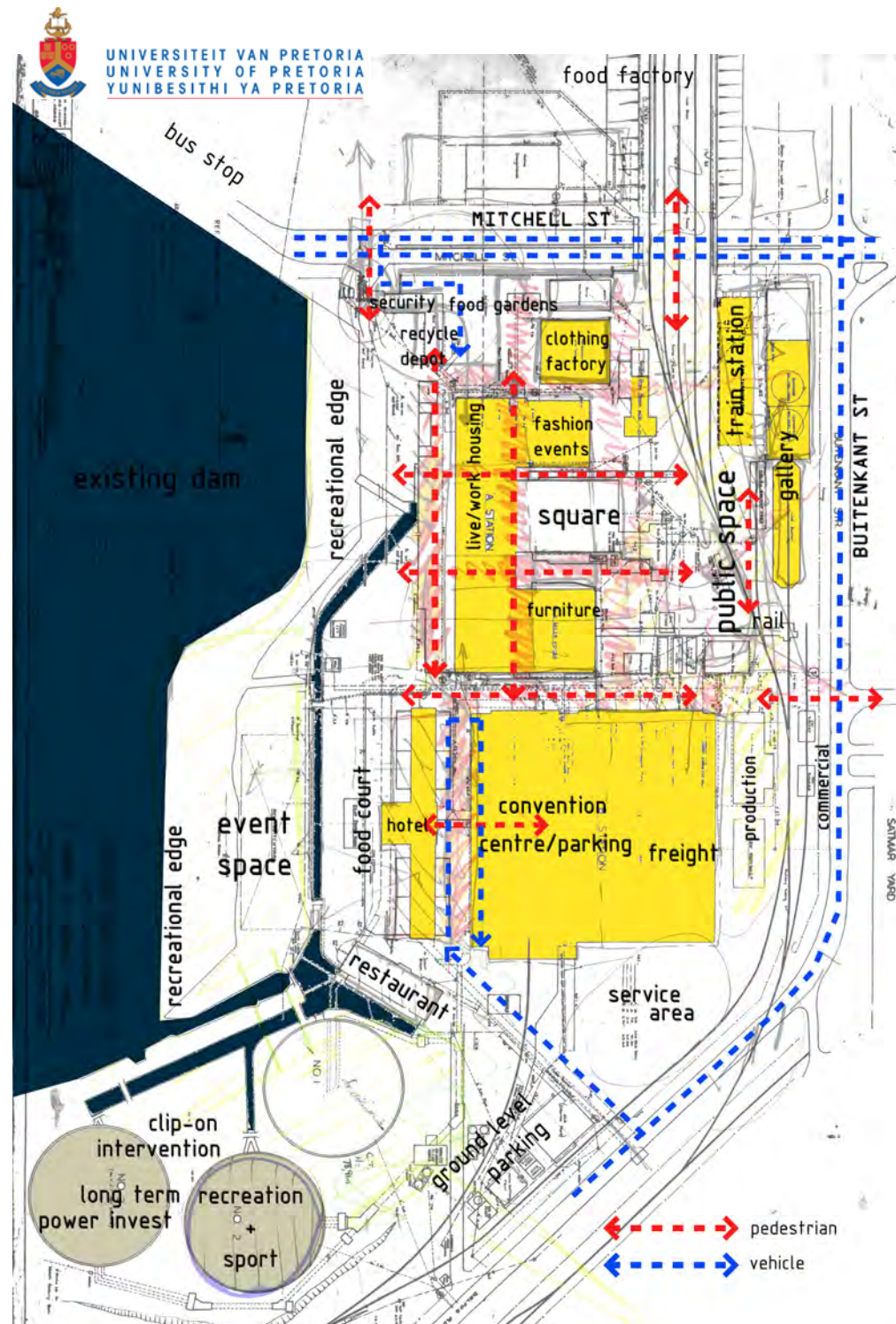
Pretoria West offers enormous potential, with an established public transport system and infrastructure. The framework aims to change the negative perceptions linked to industrial areas, such as noise and pollution, by adding and changing the building functions in the area to include new housing, job opportunities and more public amenities.

Pretoria West Power Station was identified as a potential node for development within Pretoria West. The power station will be decommissioned within the next 10 years and some of the buildings on the site have already fallen into disuse (Masut, 2010). The framework proposes that the Power Station site be opened to the public, as it was previously fenced off for security reasons. Existing buildings will be adapted with new public functions, whilst keeping an element of production to honour the industrial history of the area.

Various public spaces on the site have been identified that act as orientation spaces on site, which will make the site more readable. The newly adapted buildings will be linked to these public spaces from where pedestrians will gain access to them.

A new train station is proposed on the old power station site. This will enhance it as a node in the area from where pedestrians can return to and commute from.

Fig 5.3 Diagram indicating buildings to be re-used and vehicular and pedestrian movement around the site.



5.3_design informant.2 existing buildings

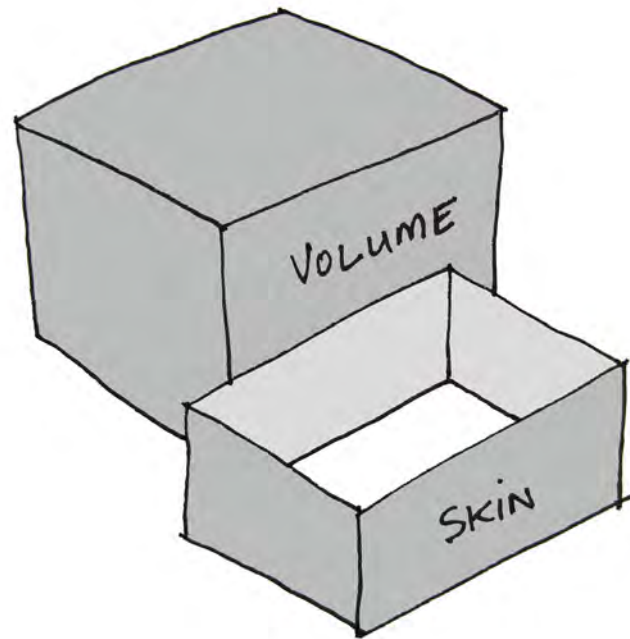


Fig 5.4 Main significance of existing buildings

_statement of significance

The existing buildings are proposed to be altered, to house a new function. It is important to know which are the significant parts of the building that should be retained and/or respected in some way.

Boiler House

The significance of the Boiler House lies in its *volume*. Although the building envelope is also unique, the thing that separates this building from its neighbours is its volume. The building reads almost like a container. According to the accommodation schedule, the new program for this building should be of a public nature. The new design / alteration should be inserted into this existing 'container', to emphasize the volumetric quality of the space.

Workshops

The significance of this building is its *skin*, which has a similar architectural language to that of the neighbouring Boiler House. The building doesn't read as an industrial building, but merely a shell that houses an industrial function. According to the accommodation schedule, the new program for this building is of a private nature. Although the building will primarily be experienced by the public from the exterior, the spaces inside the building should be made more comfortable for the people that work inside it. The new design / alteration should ultimately make the space a better working environment. It will be inserted into the existing building, give shape to the exterior, and be visible to the public.

The architectural similarities between the two buildings and the conversation between them is also significant, because the new building programmes also have a strong link.

5.4_design informant.3 building programmes

Fashion Design Studios

The work space for designers is not very prescriptive. An open plan layout is desired as it can be adapted repeatedly according to the workers' preference. Designers require a workstation with desk, computer and ample surface space on which to draw. Surfaces where rolls of material can be unrolled and walls where drawings can be pinned up are also required. Shelves will be needed for the storage of files, documents, patterns, as well as storage for material samples.

Clothing Manufacturer

The work space for clothing manufacturers also requires an open plan layout. Many workers repeat the same part of the manufacturing process and are part of a chain in this process. The open plan is helpful as it allows for surveillance by a manager to see where production is progressing too fast or too slow. Big rolls of materials are handled and also require that the space be simple and uncluttered to allow for easy movement of the product. Bundled up pieces of material and off-cut pieces generally make these spaces look untidy and cluttered.

Adaptable Event Space

The event space becomes the volume for a fashion designer to plan their extravagant shows in. The space should not be too prescriptive as to what the layout of a fashion show should be. When other events like film festivals are held, seating should be changed to allow for this purpose. The roof should be able to handle big loads that could potentially be suspended from it.



5.5_concept

[RE]dress

The definition of redress is the act of correcting an error, the making right, reformation, correction, to put something in order again.

The existing buildings were once designed with a specific function in mind. The problems and requirements for the new programme need to be identified and redressed by adapting the existing building and translating it into a more current architectural language.

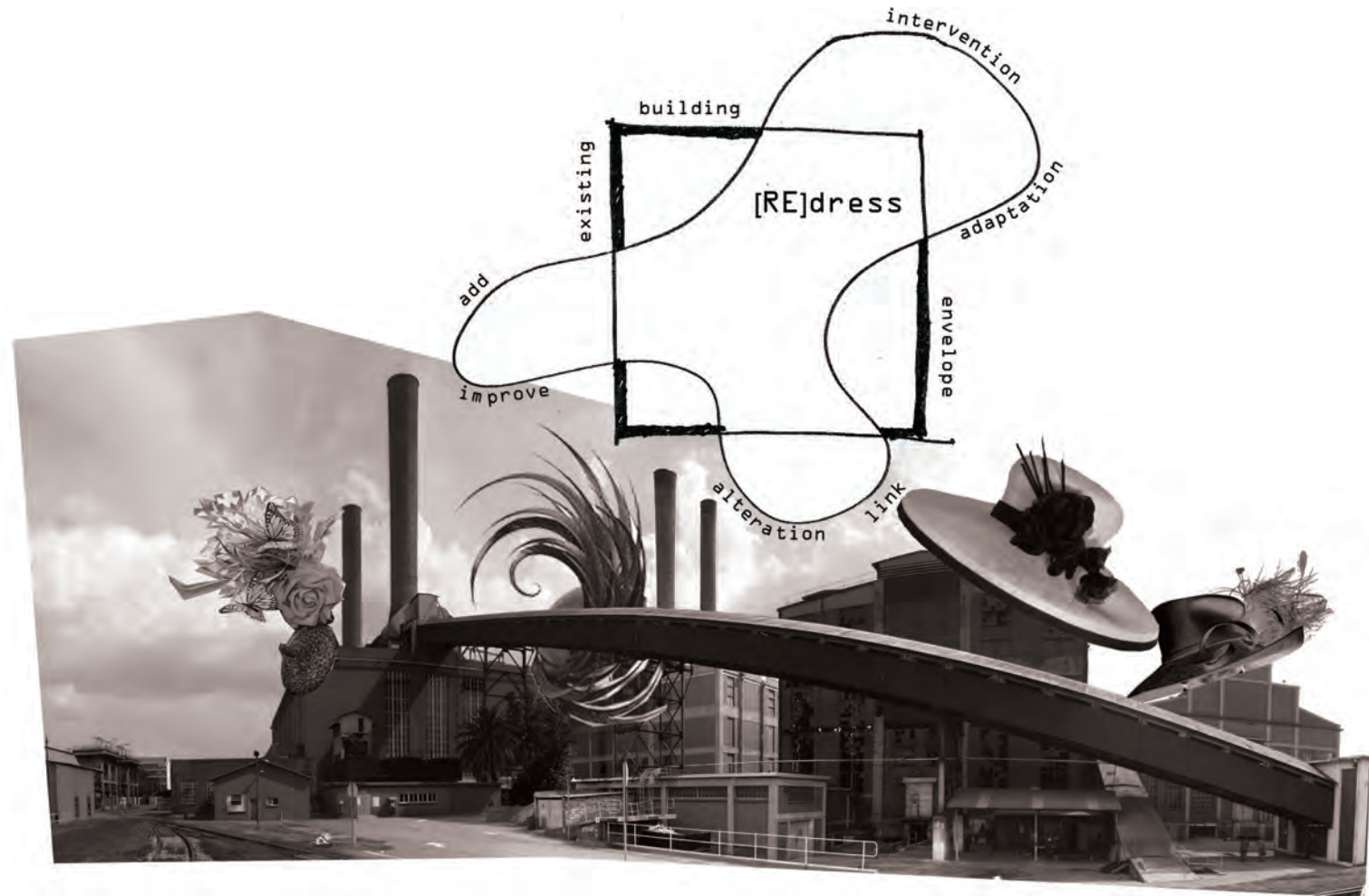
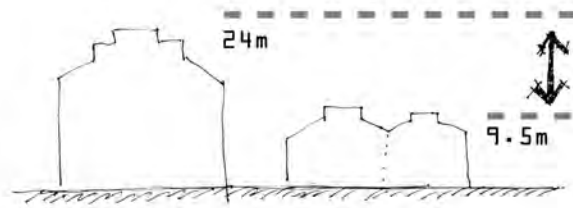
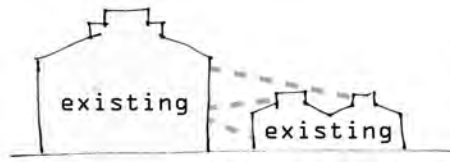


Fig 5.5 [RE]dress conceptual drawing

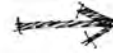
old/new



existing buildings similar architectural language



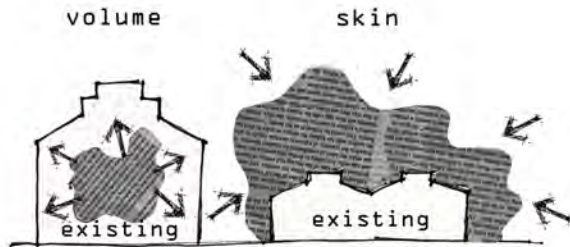
STATIL / PERMANENT.
CONSTANT.



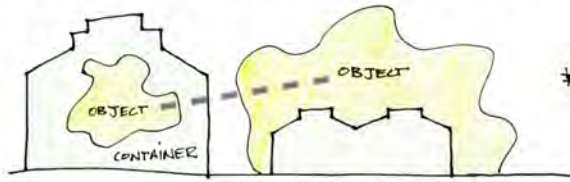
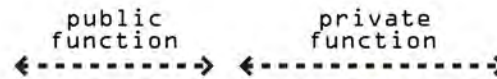
+ PLUS : CHANGE / TEMPORARY
VARIABLE

EVENT.

object/subject



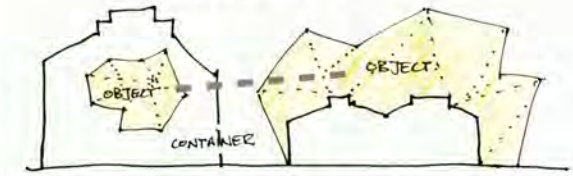
public experience



subject object



skin wrapping temporary facade change with trend = becomes event



subject object

concept statement:

[RE]dress -- [urban fabric
existing buildings
building program]

The act of correcting an error, the making right, the amendment, reformation, correction, to put something in order again.

intentions

- to address and redress urban issues in pretoria west
- _opening pretoria west power station to the public, so that this object in the urban landscape can fulfill social and economical needs and offer subjective qualities for residents
- _adapting the building program to serve current and future needs
- _changing the bad perception of heavy industries with clean industries that don't disturb the vicinity

Fig 5.6 Conceptual drawings



skeleton /STRUCTURE
stability
form giving element



muscle /FUNCTION
building program
pragmatics

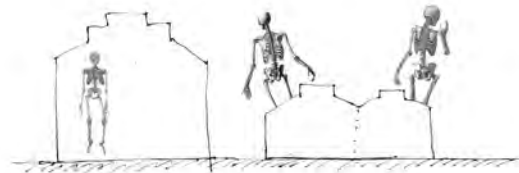


skin /ENVELOPE
comfort
protection

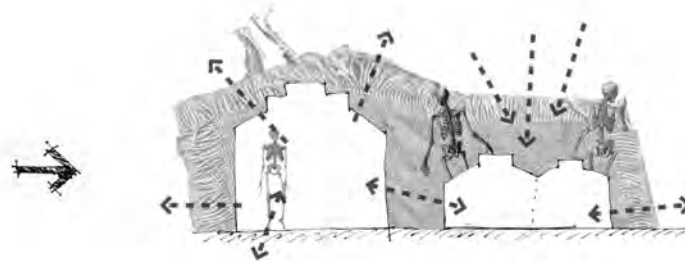


clothing /EVENT+TREND
identity
adaptable

structure/skin



structure



wrap program



brand/identity/event

Fig 5.7 Conceptual drawings and design approach

concept (continued)

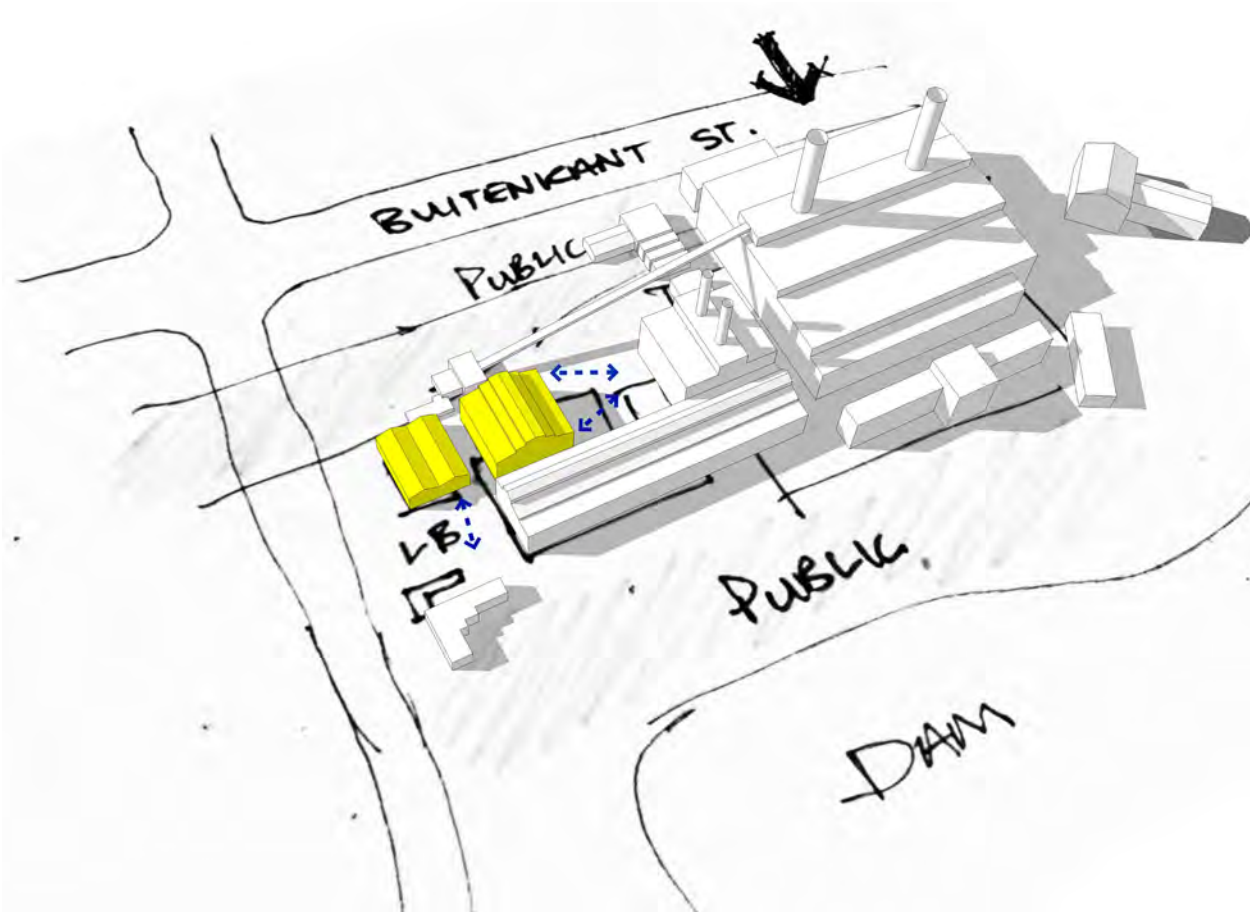


Fig 5.8 [RE]dress existing buildings in terms of framework

5.5.1 [RE]dressing the Design Informants

The errors / problems with the design informants should be identified, consequently they can be addressed / redressed and the building can be dressed with a new layer of identity:

Pretoria West Framework

The Old Power Station site is fenced off from the public for safety and security reasons. Some of the buildings are currently unused and others are used by the Power Station which will be decommissioned within the next 10 years (Masut, 2010). Thus, the site has no public function or access and this is the primary error to be corrected with the Pretoria West framework.

The new framework for the development of Pretoria West Power Station proposes a new public square on the southern side of the Boiler House, a secondary public space east of the Boiler House and Workshops and a service area on the western side of the Workshops where deliveries of material will be received and finished products will be exported from. The existing buildings need to be redressed so that they communicate to these framework proposals.

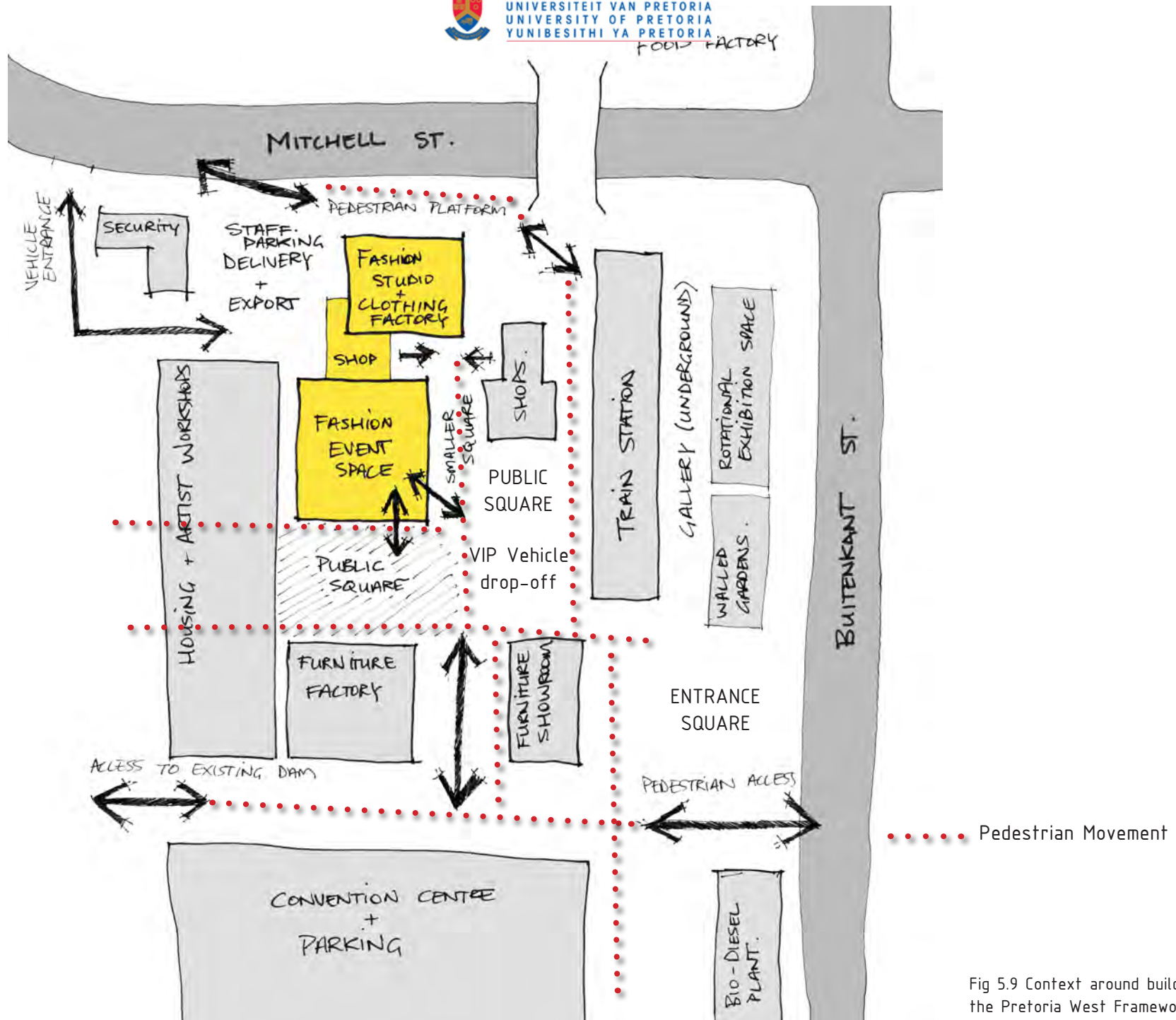
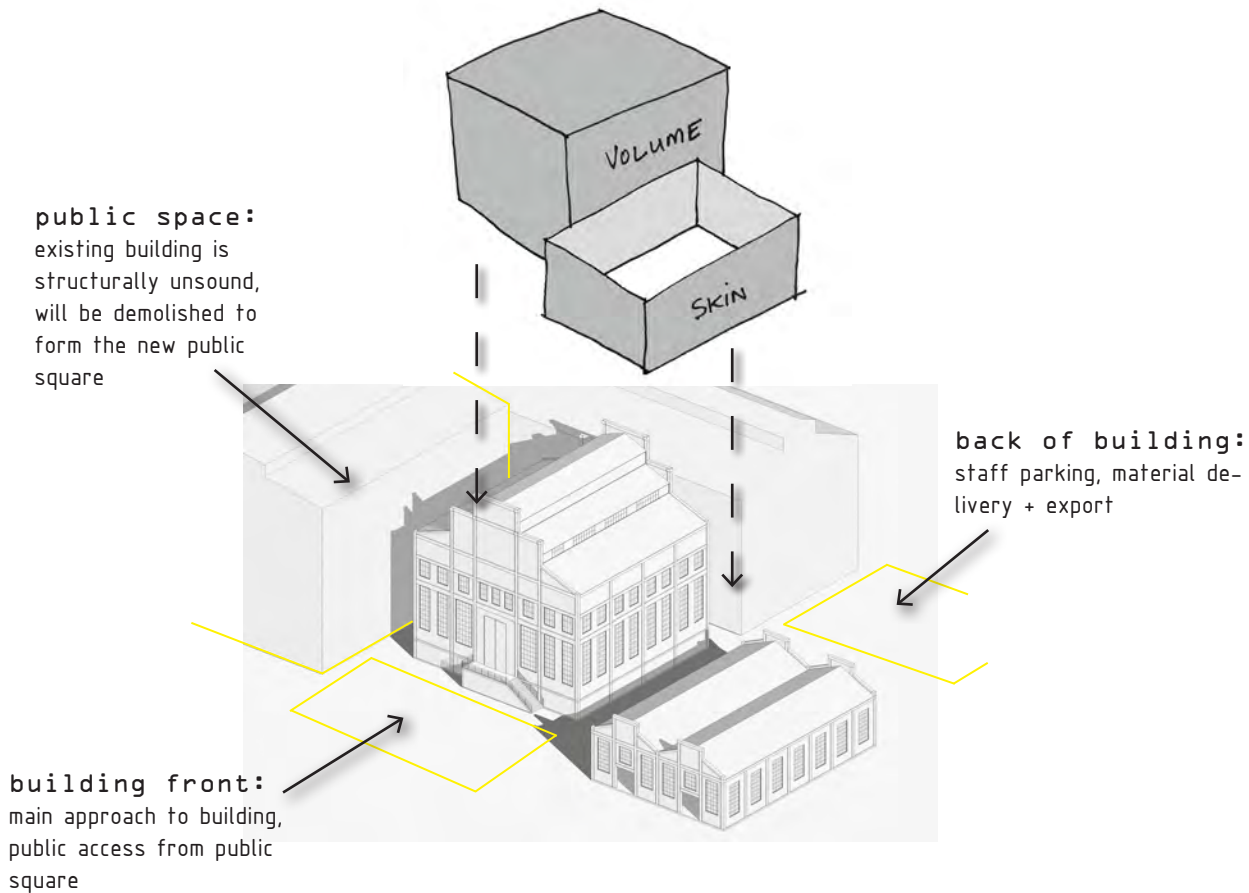


Fig 5.9 Context around building informed by the Pretoria West Framework



Existing Buildings

The existing buildings were originally designed for a specific function. Although these buildings are in essence large open spaces which can easily be adapted, they need to be altered in such a way that it links with the new proposed framework for the site.

The adaptation to the existing buildings will also be informed by the needs of the new programme, retaining the significant elements of the existing buildings (Boiler House: VOLUME; Workshops: SKIN).

A contrasting approach will be taken when design decisions are made so as to allow the adaptations and extensions to be more apparent and to emphasise the spirit of the time in which the original building was built and the new interventions took place.

Fig 5.10 [RE]dress existing buildings in terms of their significance and the proposed framework



Building Programs / Functions

Adaptable Fashion Event Space

This space will be catering for public functions, primarily fashion shows. The space should provide the opportunity for the fashion designers to alter the space according to their specific needs in each fashion show.

The event space is in essence a volume which needs to be serviced with a backstage area where models can prepare for a fashion show, a control room from where lighting can be controlled and images/movies can be projected from. Basic amenities like ablutions and a bar area where drinks can be served before or after an event should be provided. Because the event space is in a closed environment, mechanical ventilation should be provided.

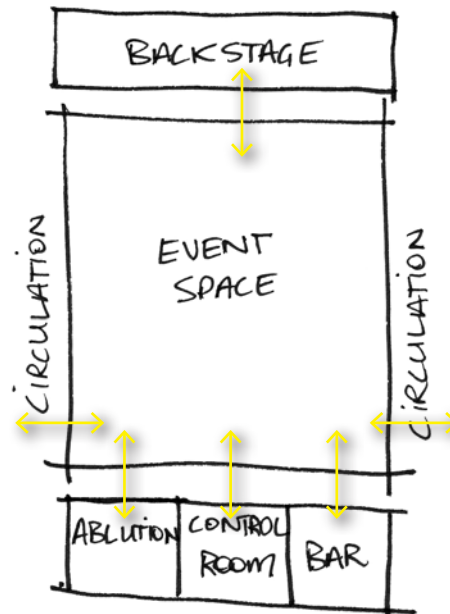


Fig 5.11 (a)-(c) Various runway fashion shows.
Fig 5.12 (a),(b) Backstage area of fashion shows.

Fig 5.13 Diagram showing Event Space and its ancillary functions



power supply cables suspended from ceiling, looks untidy

parts of garments and off-cut pieces lie in bundles, looks untidy and gathers dust



Fig 5.14 (a)-(d) Various Clothing Factories showing basic layout, untidy appearance and relaxation spaces.

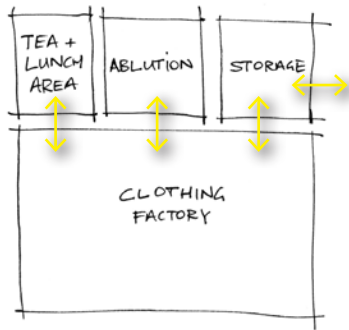


Fig 5.15 Diagram showing Clothing Factory and its ancillary functions

_Fashion Design Studio and Clothing Manufacturer

These building functions usually work well in a basic open-plan layout, to allow for easy adaptation in the future. In clothing factories that were visited, a common problem, is general untidiness due to messy power reticulation, lack of storage for materials as well as untidy workspaces where off-cut materials and loose threads are scattered around. The relaxation spaces where staff have their tea and lunch breaks are usually tucked away in a corner.

The current Workshop building is in essence a warehouse and lends itself to the accommodation of a clothing factory and design studio. To make this building more comfortable for the users, basic services should be added to the building, e.g. ablution facilities, ample storage space for materials and spaces that can be used by the workers to relax in their lunch and coffee breaks.

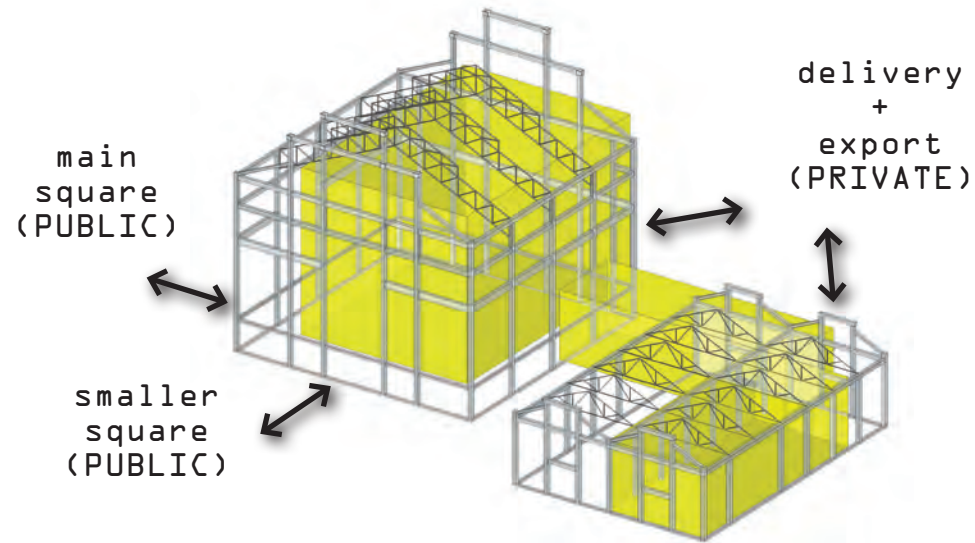
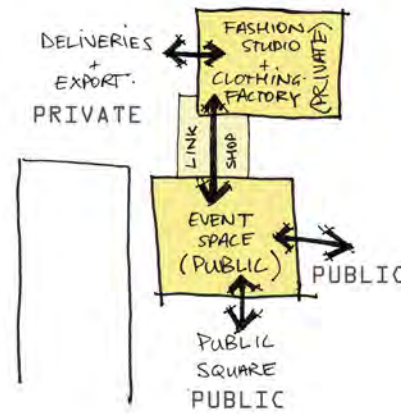
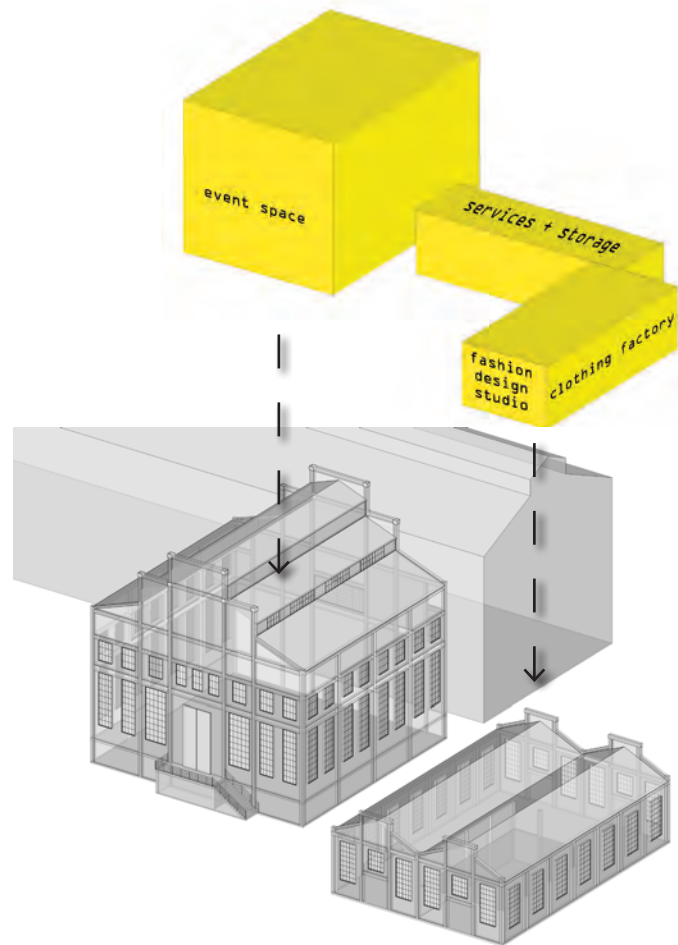
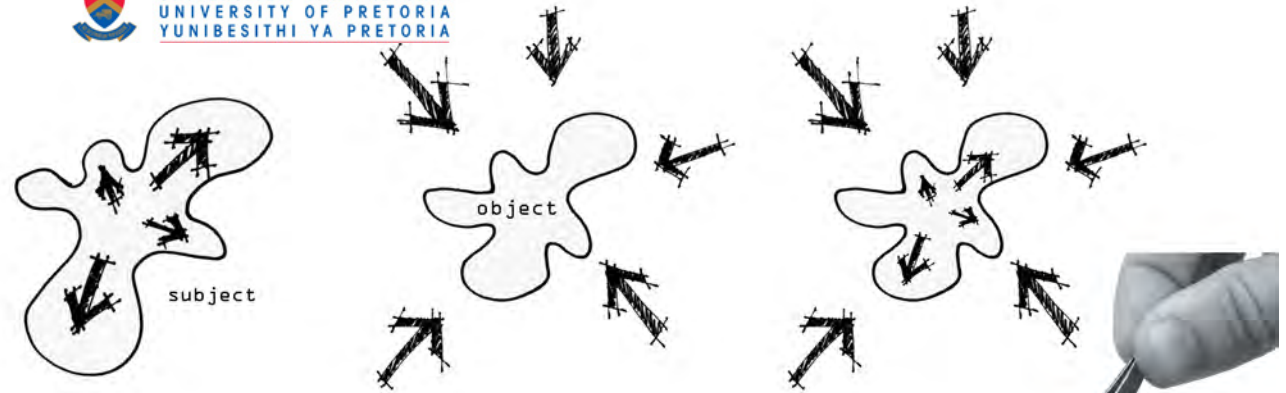


Fig 5.16 New programme layout is influenced by the Public and Private spaces as proposed in the Pretoria West framework. Existing buildings are adapted to accommodate these new programmes and respond to the new context according to the framework.



5.6_design development

5.6.1_power station as object

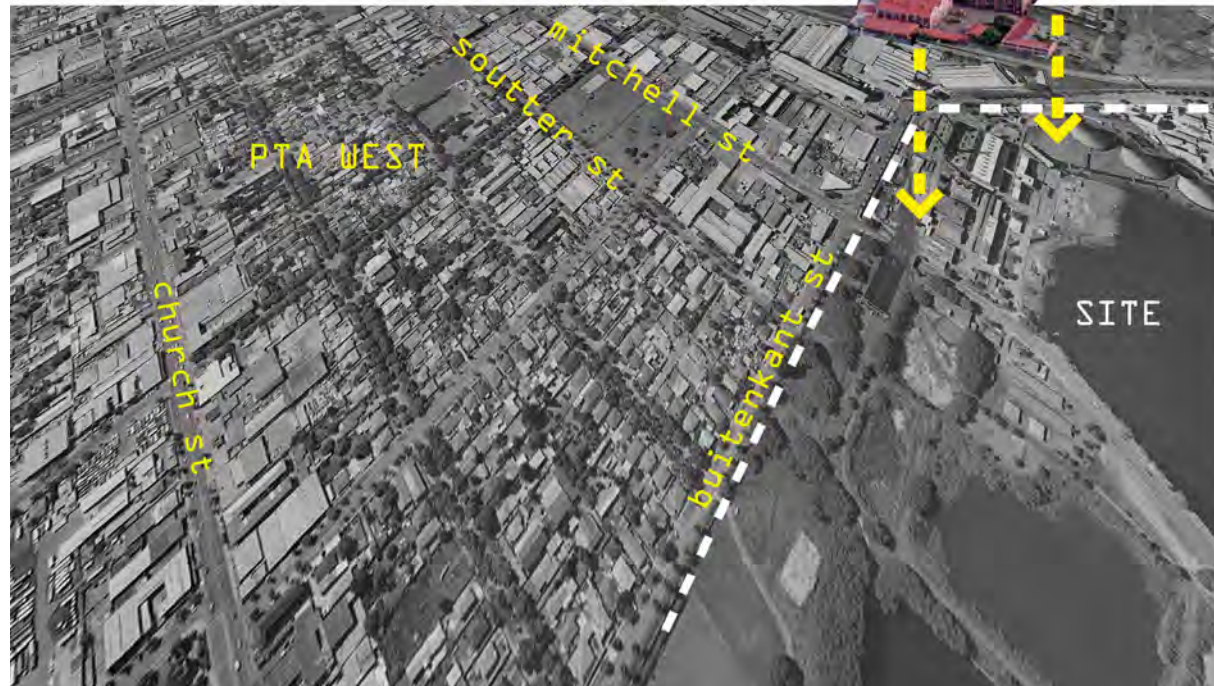
Pretoria West Power Station is closed to the public. Residents from the area perceive the power station as an object in the landscape because they have no physical access to it.

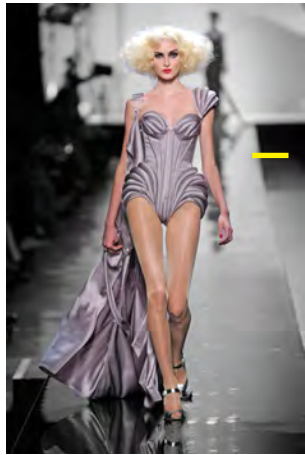
The aim is to open the site with public functions, allowing the public to experience unknown subjective qualities from a known object in their neighbourhood.

A subject is one who perceives or is aware. He has an experiential quality due to an object. An object is the thing perceived or the thing the subject is aware of.

The aim is to [re]dress the urban object to facilitate subjective qualities; the building envelope becomes the relationship between the subject and the object.

Fig 5.17 Power Station as Urban Object





model as object

Model placed in contrasting surrounding. Tension between fashion and industrial space puts emphasis on the object and surroundings

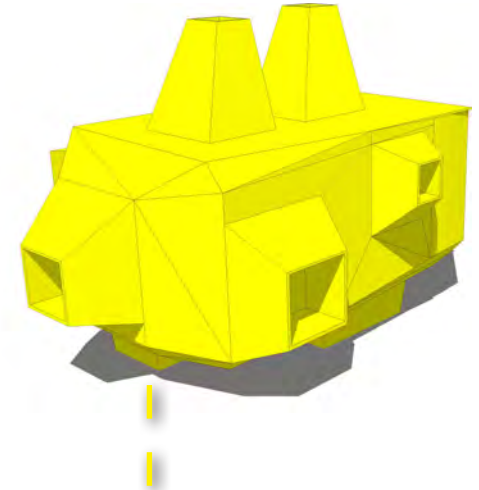
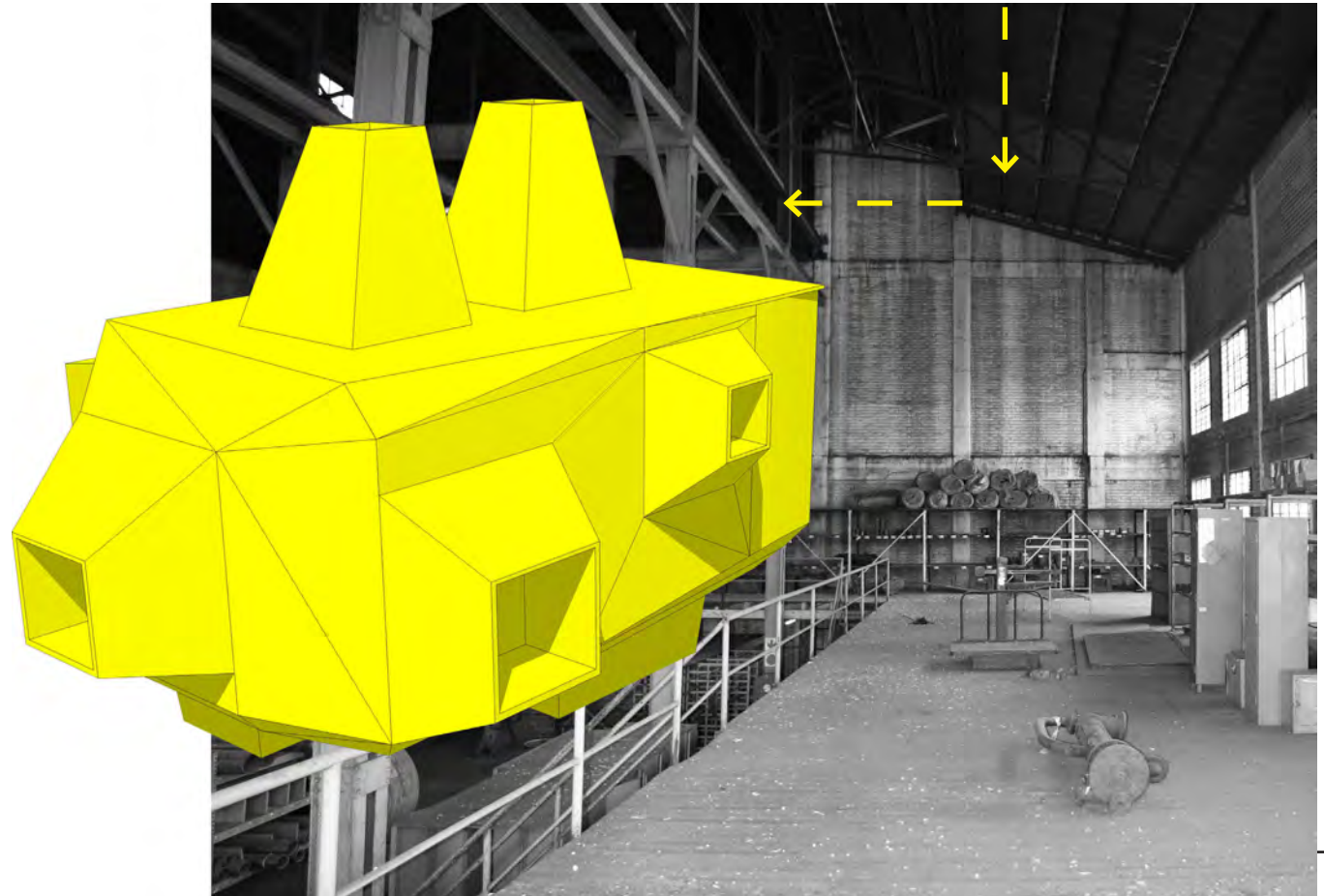
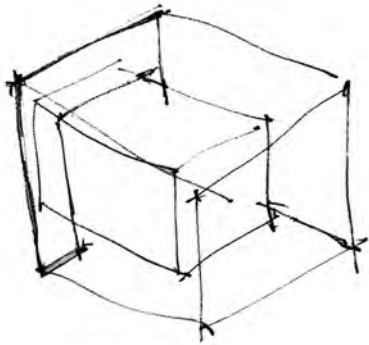


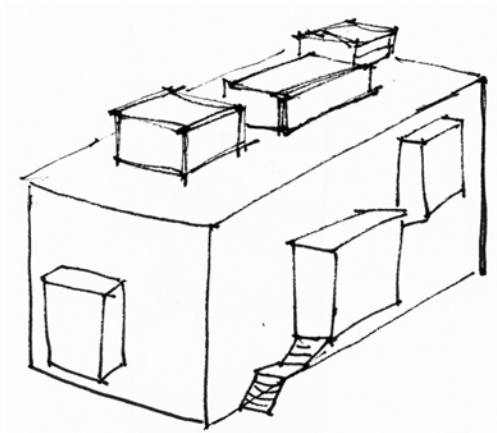
Fig 5.18 Model as Object = Architecture as Object



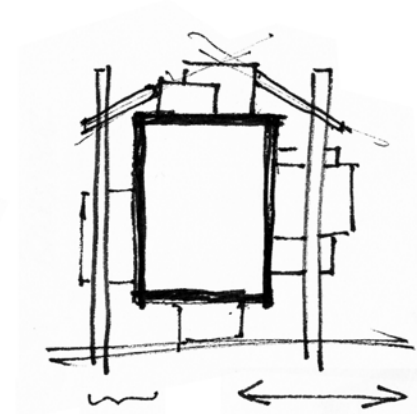
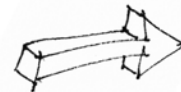
5.6.2_development of event space



new box inside existing volume



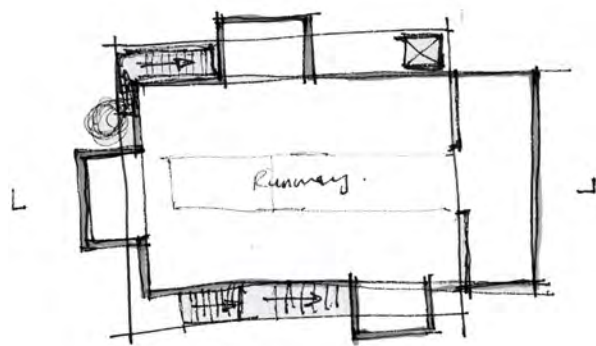
event space box with functional boxes protruding for entrances, control room etc.



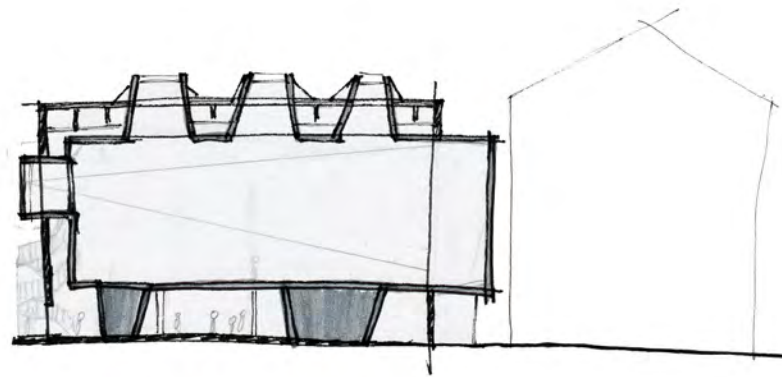
circulation in cavity between old and new

movement through historic layers

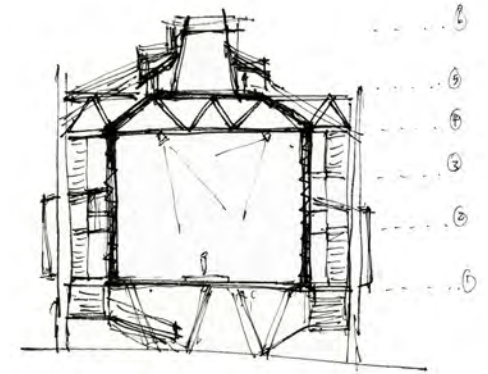
Fig 5.19 (a)-(c) Design Sketches



plan of event space



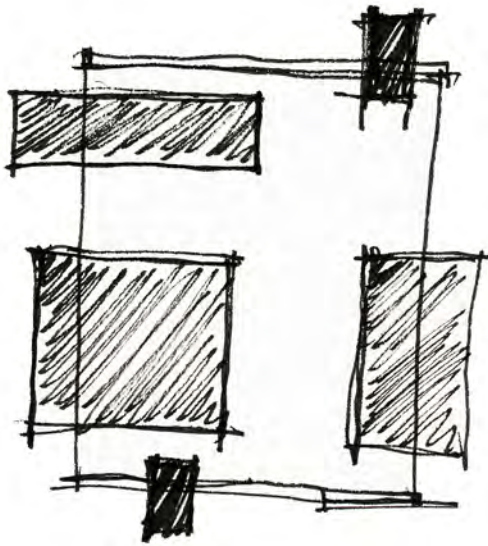
longitudinal section



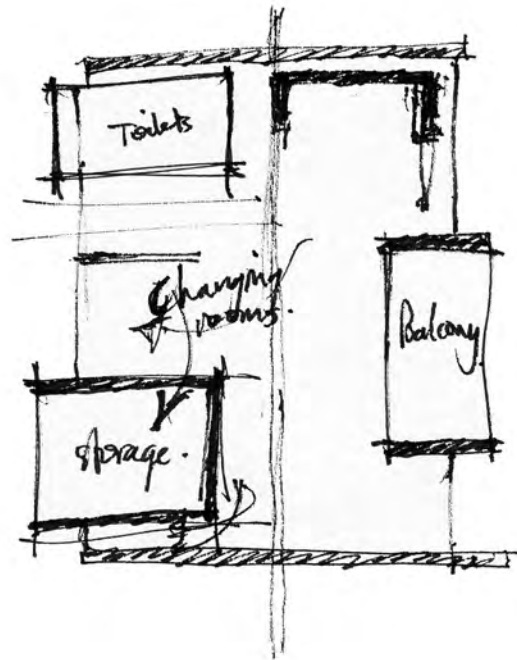
cross section

Fig 5.20 (a)-(c) Design Sketches

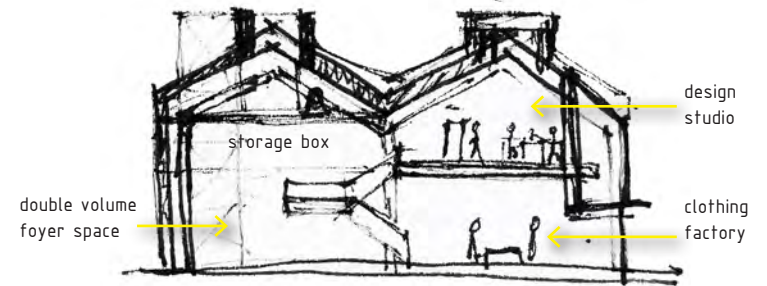
5.6.3_development of fashion studios and clothing manufac-



new functional boxes inside existing building and transforming the skin of the existing building



existing building is suitable for the use of the new program, but needs ablution, storage and balcony to allow for a more pleasant working space

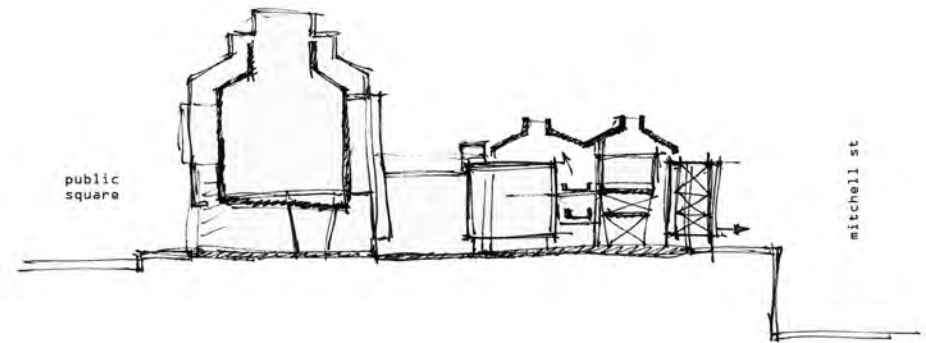


cross section through workspaces

Fig 5.21 (a)-(c) Design Sketches

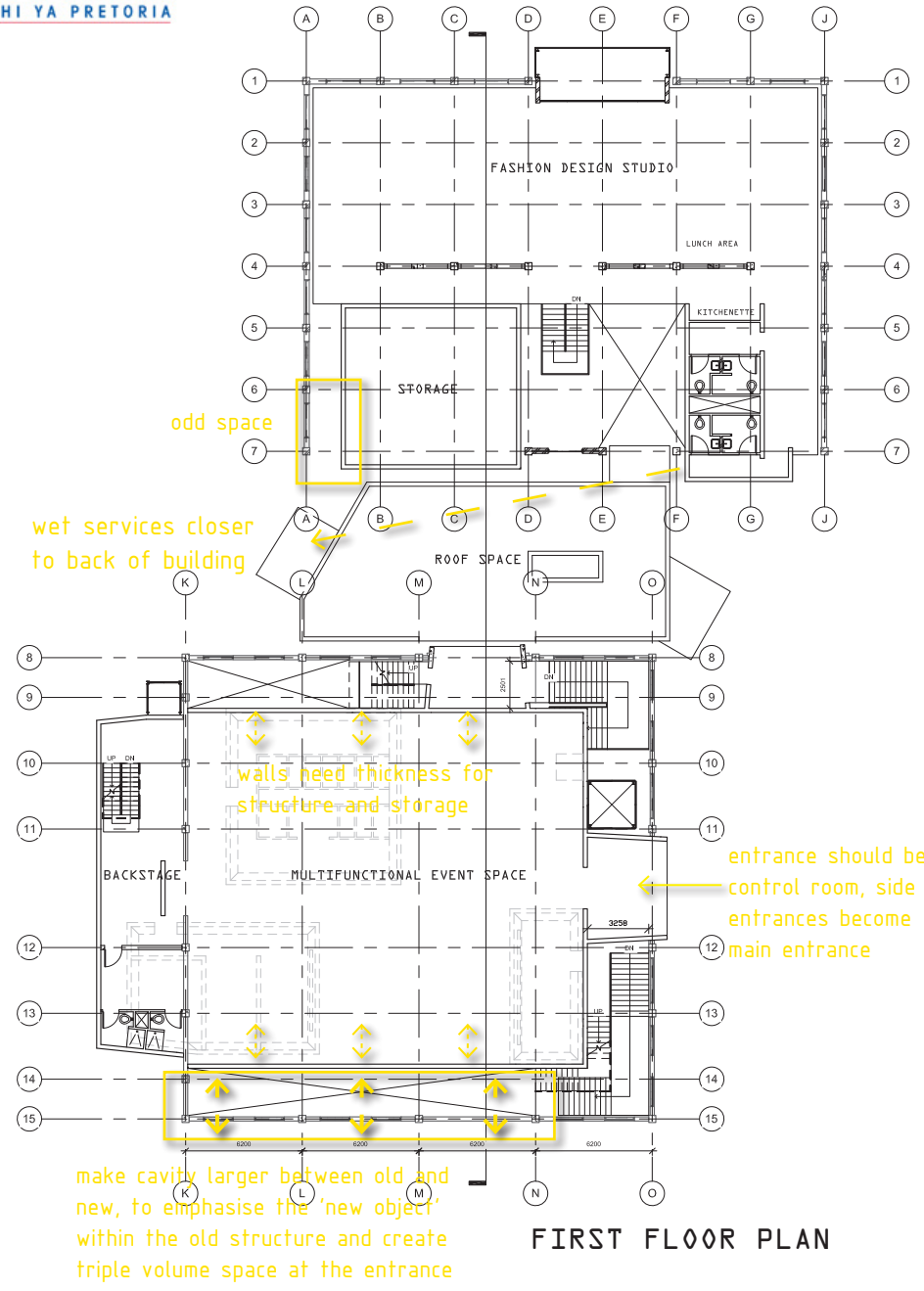
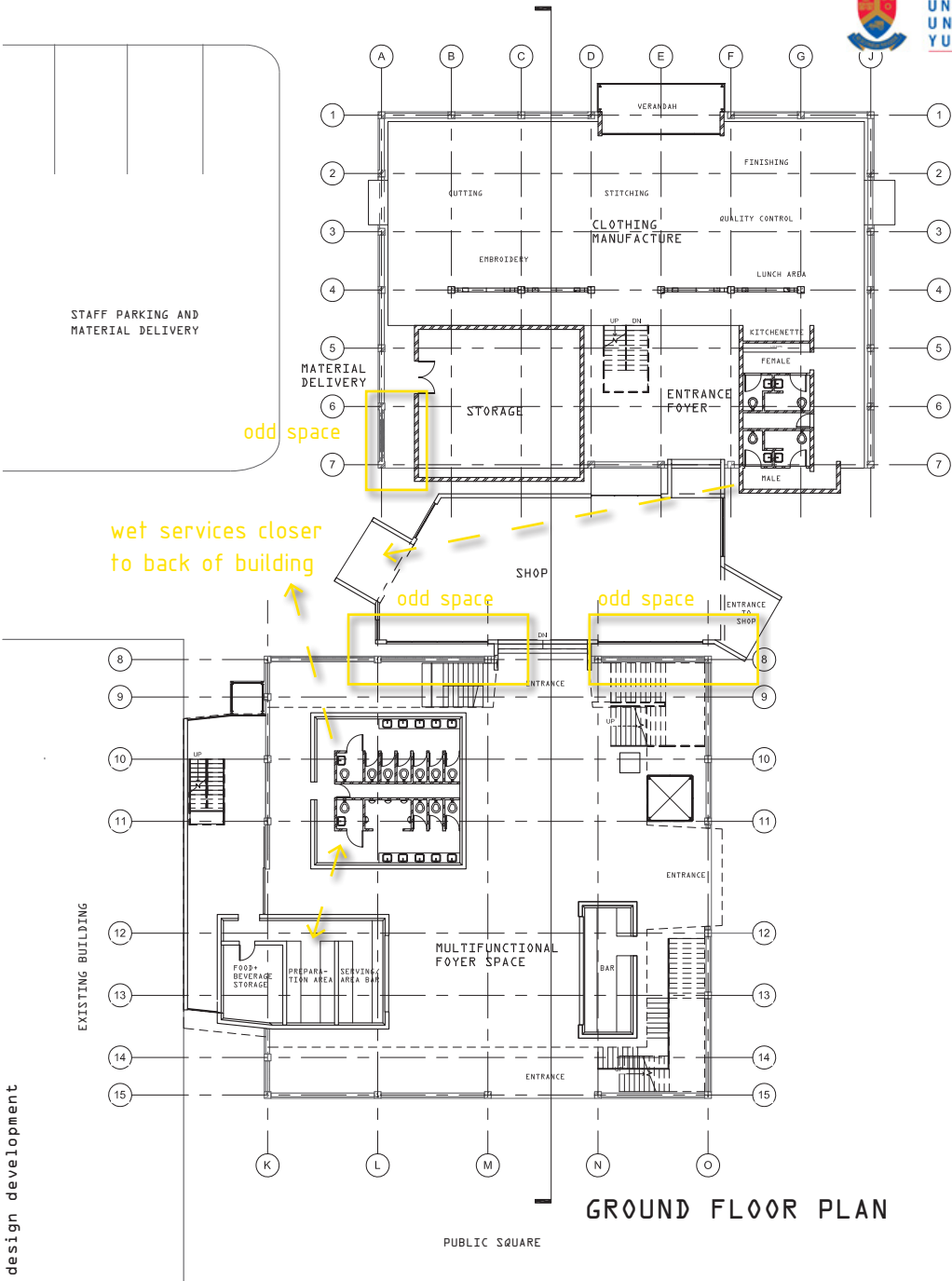


eastern elevation
subtle protrusions from behind main facade

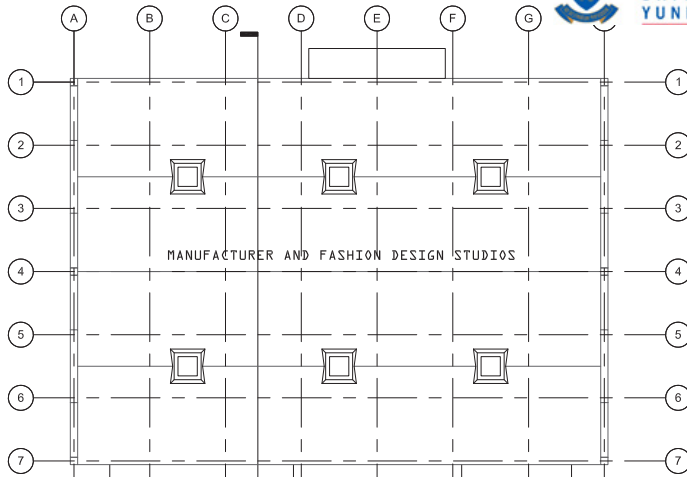


cross section
new programmes in new box objects,
punching through existing buildings

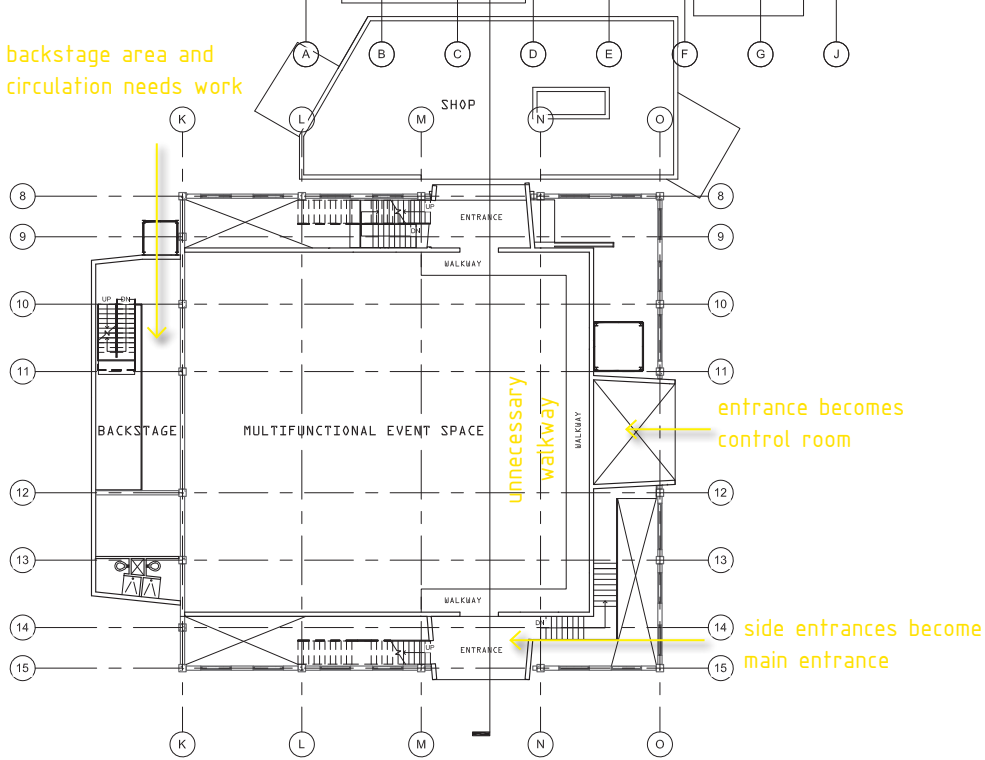
Fig 5.22 (a)-(c) Design Sketches



5.7_sketch plans

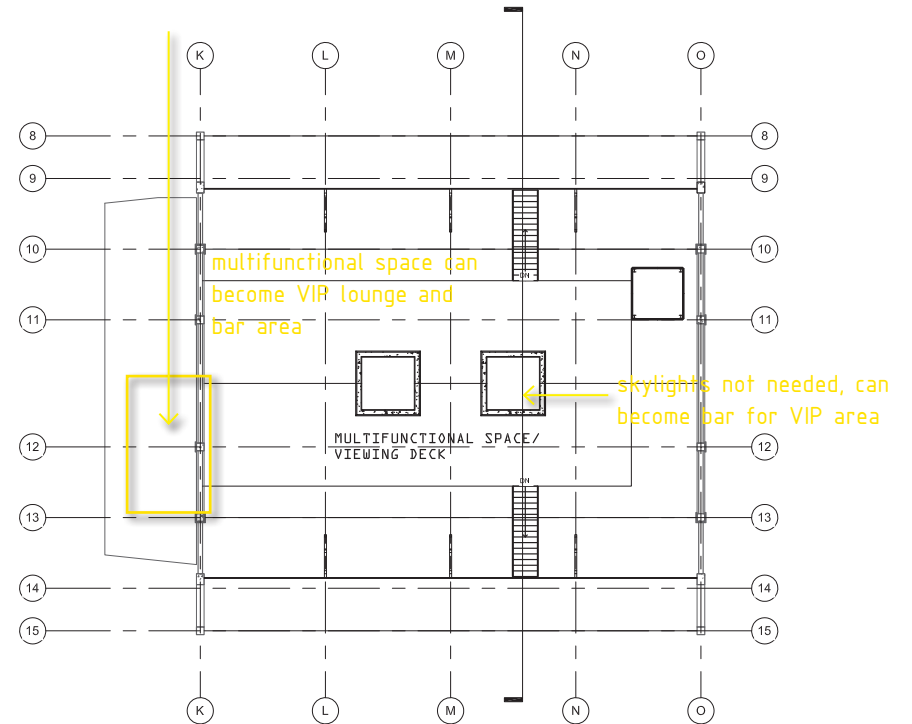


backstage area and circulation needs work



SECOND FLOOR PLAN

ablution for VIP's needed



THIRD FLOOR PLAN

