

## 04. Design Development

### Concept

The project concept was derived from the aim of the centre, which is to aid in the healing process of the homeless. The aim is to achieve healing of the homeless through empowerment, which incorporates a sense of connection and independence and ultimately, results in these individuals being transitioned back into society as a contributing member. This is the process of positive change which the shelter ultimately aims to facilitate. For this reason, the architectural concept is one of facilitating change and this notion of continuous change or flux is what drives the design decisions.

(See diagram on the next page)

HEALING BY MEANS OF EMPOWERMENT,  
TROUGH CONNECTION, INDEPENDENCE AND TRANSITION.

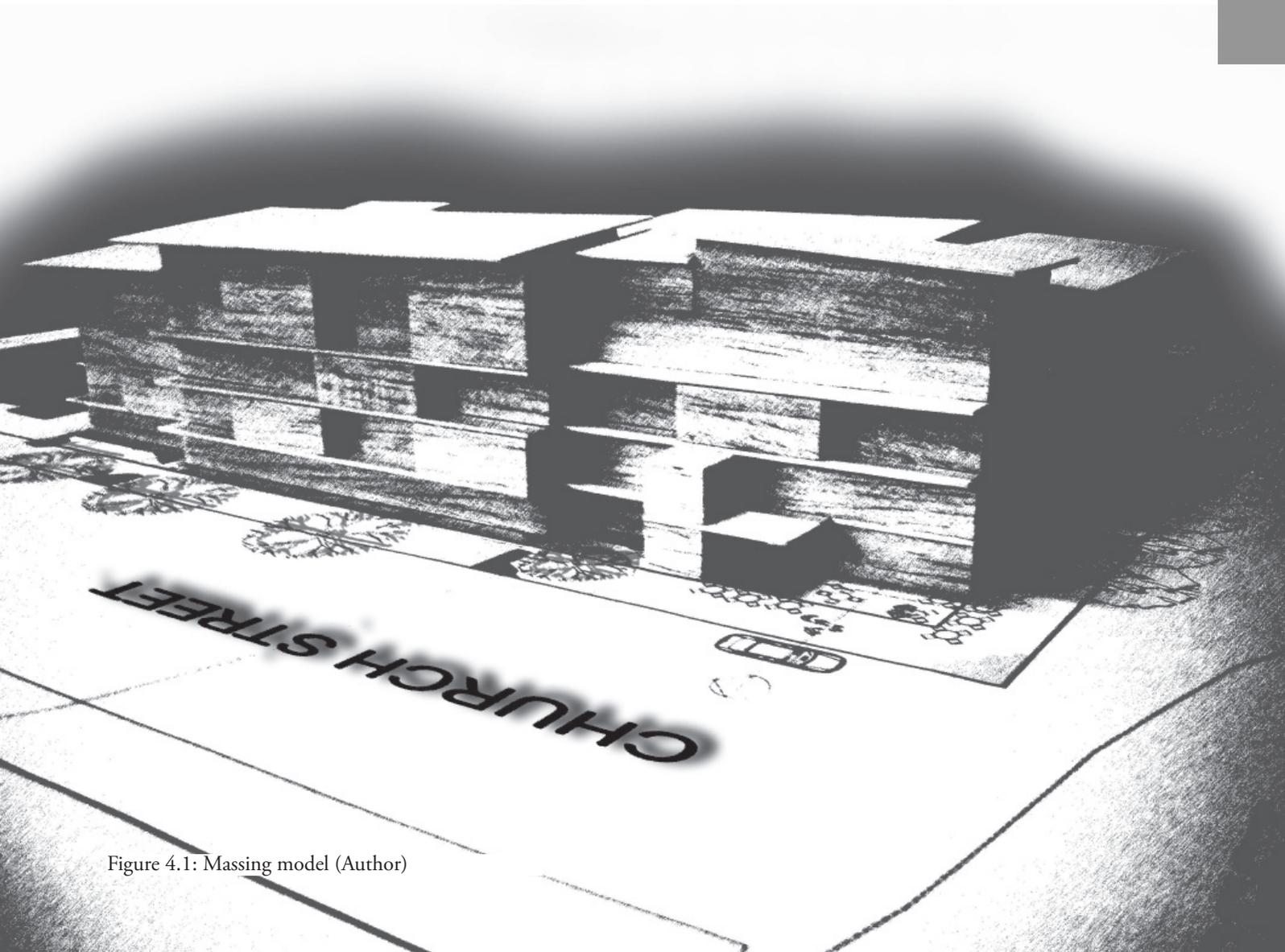


Figure 4.1: Massing model (Author)

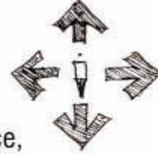
**Concept:**  
**ISSUE**

1. homelessness  
 (functional/ programmatic)

2. transitional  
 residential (cont)

**CONCEPT**

connection indepe



**INTENSIONS/  
INFORMANTS**

To meaningful place,  
 To world & community  
 To life,  
 Awareness & integration

Choice, flexibility, owner  
 passive surveillance. ec



**ARCHITECTURAL  
CONCEPT**

**Celebration of connections**  
 between: spaces, materials, levels/ heights

**Fundamental control:** open built  
 standard parts making u

**COMMONALITY**



shift, switch, convert, alter, modify, changing state, make o  
 levels, light intensity, textures, heights, angles, materials, c  
 autumn/ winter alteration, change, flow, fluctuation, fluidit

healing homelessness

Figure 4.2: Concept Diagram (Author)

zone Commercial/ (contextual) **3.** transitional zone...

**4.** healing space (architectural intension)

dependence transition

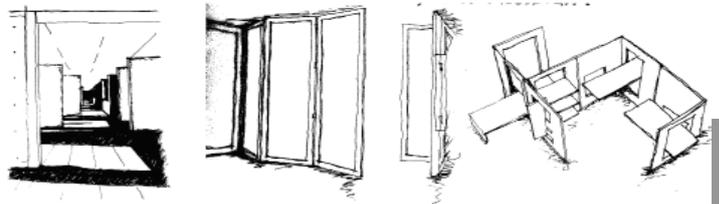
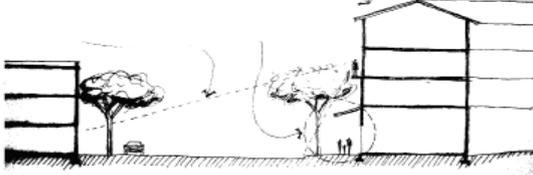
Empowerment



ship, responsibility, control: economic opportunity

Process, layering, safety

Encouragement, enablement, liberation, inspiration, confidence, enfranchise, emancipation. Meditation, counselling, strength, power, upliftment.



**flexibility &** sliding, screens, clipping in, up different wholes,

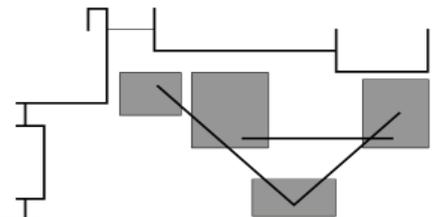
**Movement** - process - growth

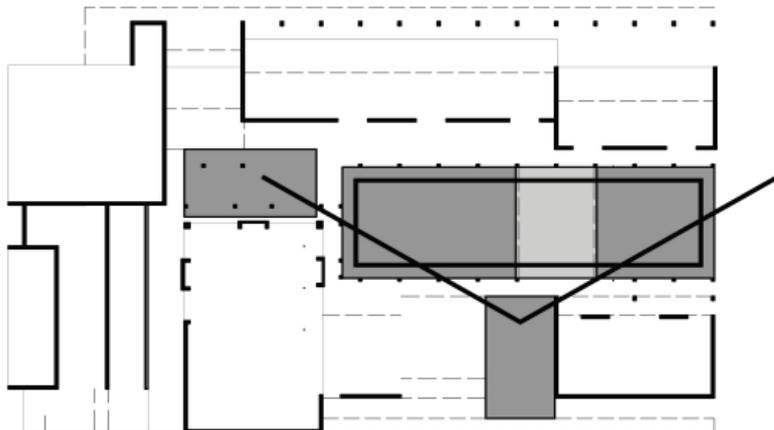
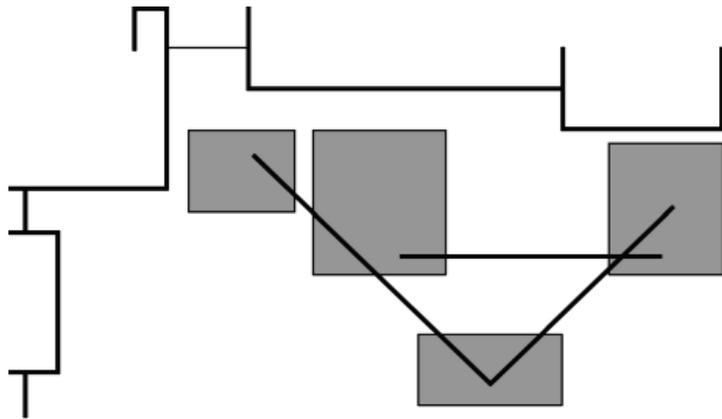
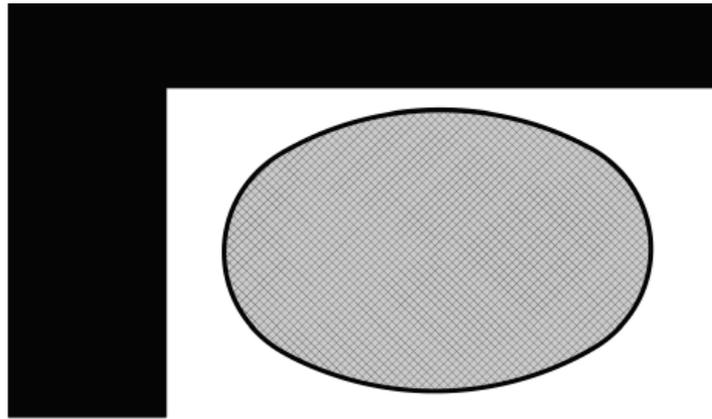
**Connection  
Independence  
Transition**



**CHANGE**

different, transformation, **FLUX**, continuously changing: old/ new, linear/ diagonal/ curved, day/ night, spring/ summer/ autumn, modification, motion, mutation, transition, metamorphosis





The project was envisioned as a protective boundary on the street edge and a private inner core that is a home and becomes the centre of the users' lived world. Through the concept of change, the design aimed at offering varying environments, thereby providing the users with choices. In a development like this, the communal areas become the most important spaces, and in a climate like Pretoria, these spaces are most often outdoors. For this reason the most important elements are the courtyards. The buildings were ordered around the courtyards which form a series from public to private, providing changing atmospheres and giving the users choices.

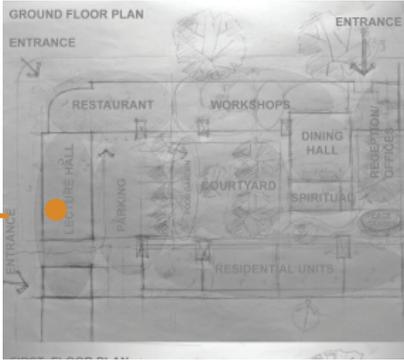
The protective boundary is made up of different commercial activities where people from the shelter can learn practical skills and receive an income, promoting independence. A portion of these spaces can also be rented out to generate income for the shelter. Apart from the practical experience inhabitants can gain in these spaces, academic skills are taught at the educational community centre, which caters for the greater community and furthermore becomes a protective boundary to the shelter. It can also be rented out to private organisations.

Opposite figure 4.3: Development of parti diagram, illustrating the changing environments of the protective boundary as well as the private inner system of courtyards (Author).

THE PROJECT WAS ENVISIONED AS A PROTECTIVE BOUNDARY ON THE STREET EDGE AND A PRIVATE INNER CORE THAT IS A HOME AND BECOMES THE CENTRE OF THE USERS' LIVED WORLD.

# Concept development

1.



March

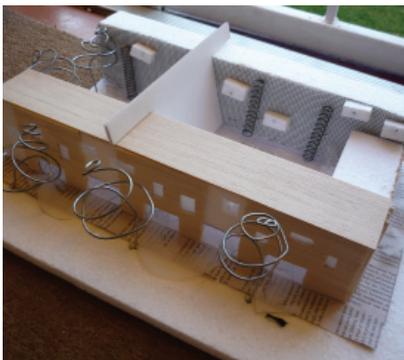
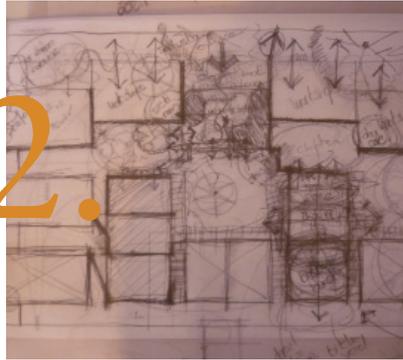


Figure 4.4: 1. Protective boundary on street edge, private inner core. Increase density and activate street edge.

2.



April

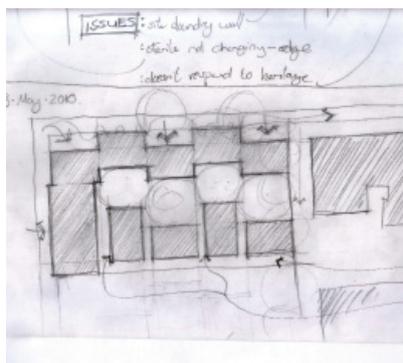
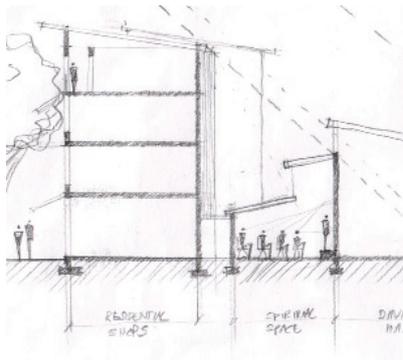
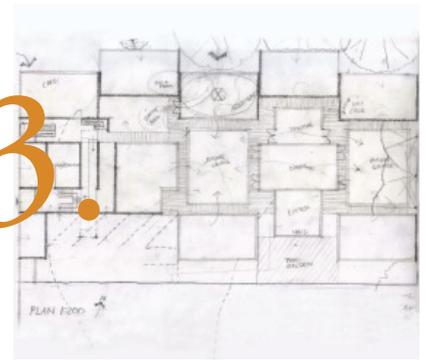


Figure 4.5: 2. Break up monotonous straight street edge. Step back to respect heritage building. Break up large inner courtyard into more intimate spaces

3.



May

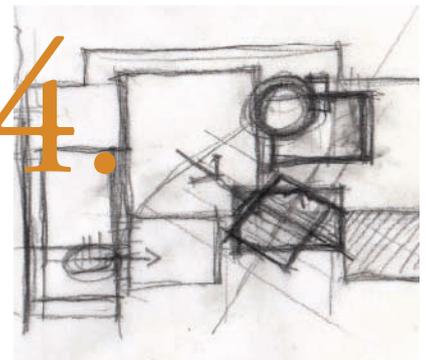
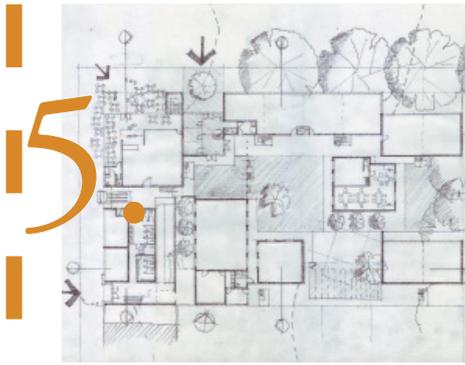


Figure 4.6: 3. Move food garden out of building shadow. Entrance moved closer to prominent corner.

4.

4. Street edge definition improved. Hall becomes multi-functional/ changing function, facilities shared.



June

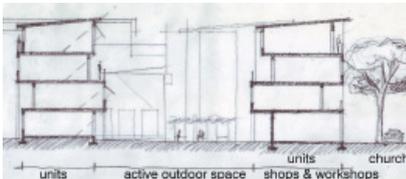
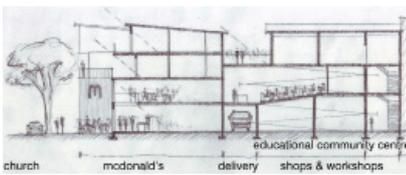
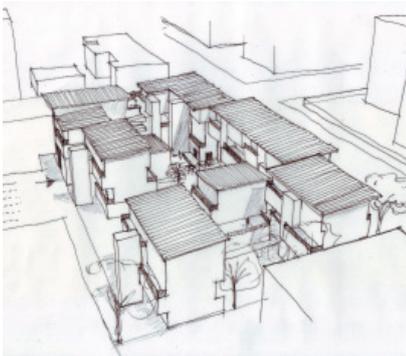
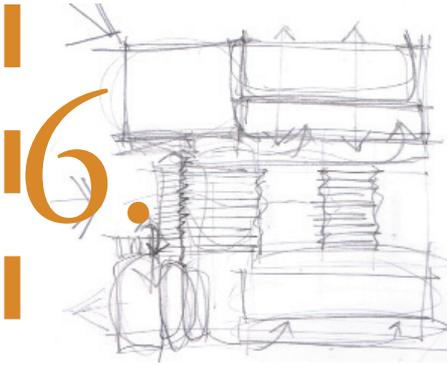


Figure 4.7: 5. Individuals living within a community expressed through articulation of individual units. Changing environments introduced within units, living out onto public street or private courtyard.



July

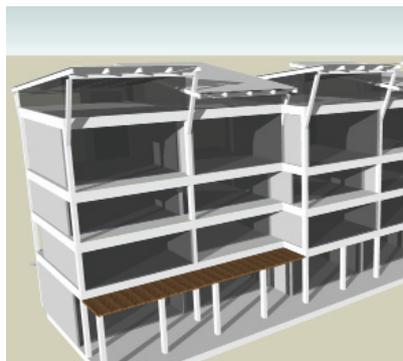
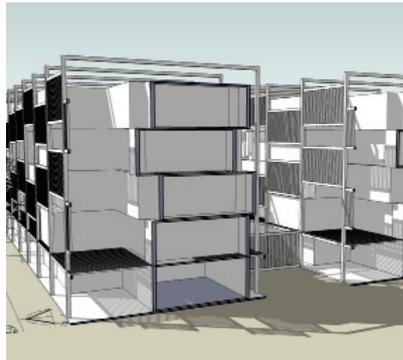
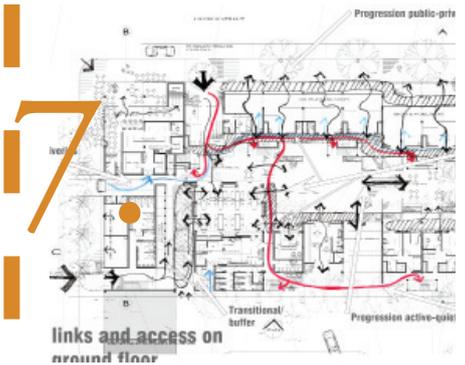


Figure 4.8: 6. Large inner courtyard reintroduced, with flexible partitions: smaller spaces or one large space – changing environments. Notions of transition between public and private introduced. Internal space independent of structure. Roof construction independent of structure.



August

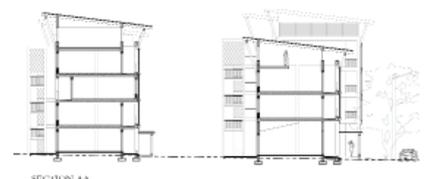
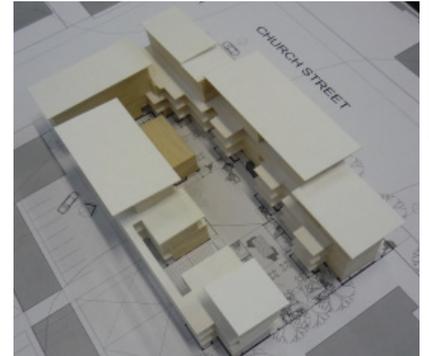
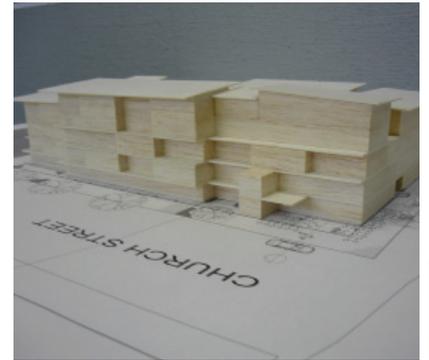


Figure 4.9: 7. Roof structure forms protective transitional zone & expresses entrance. Notions further refined.

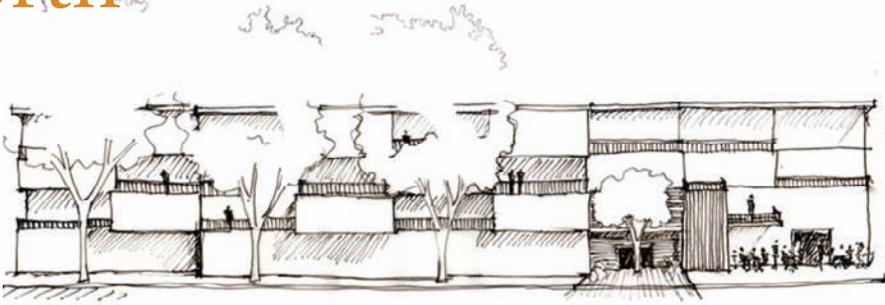
Figure 4.4-9 Concept development (Author)



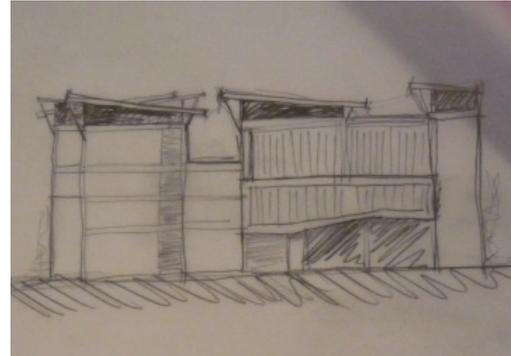
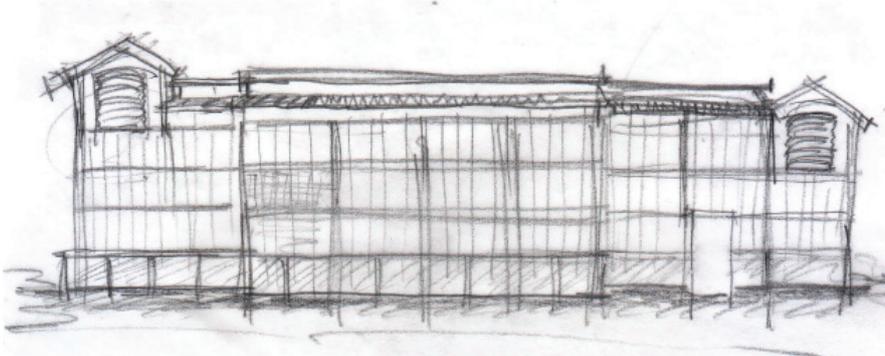
# Development of street edges

north

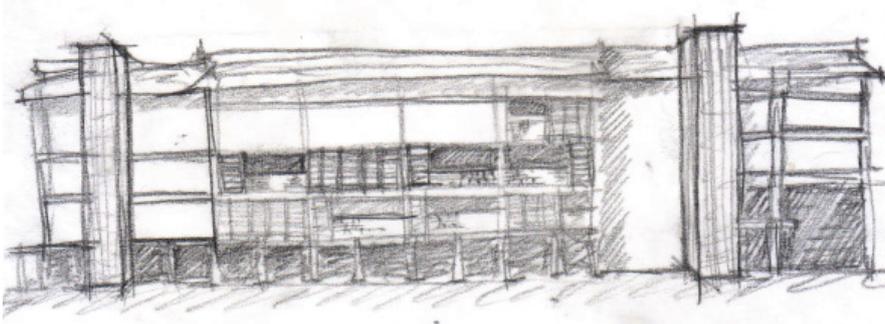
west



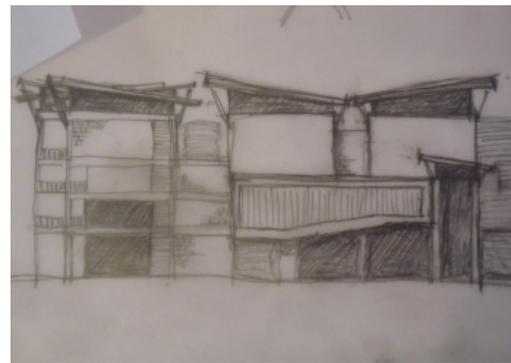
June



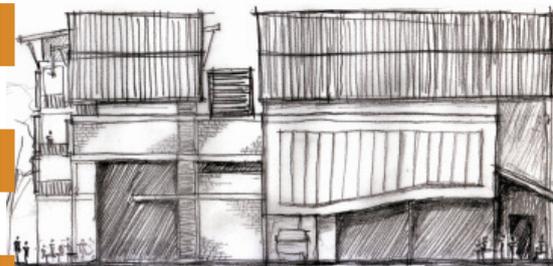
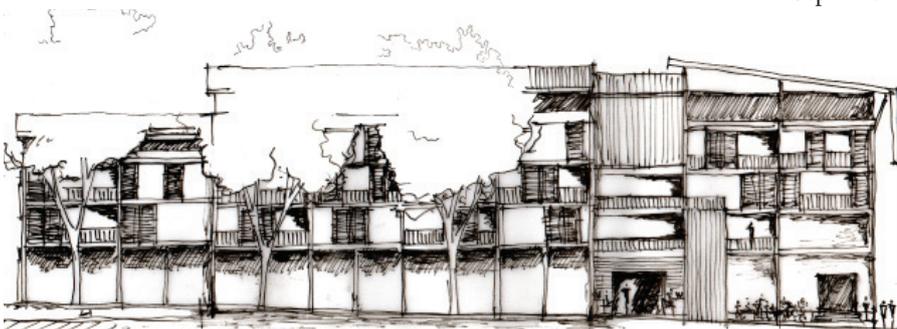
July



August



September



4.10

4.11

The **concept of change** comes through on many levels:

- On an urban level the mixed-use project provides changing functions.
- On the street edge different environments are achieved by stepping back or projecting onto the side walk. The section of the building relates to the plan and provides the units with changing environments; living out onto the street or the private courtyards. This also illustrates the notion of individuals living within a community as the elevations reflect the individual units. This is further illustrated by movable screens, allowing users control over daylight and privacy.
- The commercial spaces change in function from a place of income, a place of training and a place to interact and connect with the greater community, also forming the protective boundary for the shelter.
- Within the shelter itself, changing communal environments allow choice for the users.
- The dining hall of the shelter changes in function as it can also be used by the Educational Community Centre and as Emergency Shelter.
- Within the Educational Community Centre the ramp is both a means of vertical circulation and an exhibition space, where local art and information can be displayed and accessed by the community. The ramp also forms a barrier between the shelter and the community centre but still allows a visual link to be formed.
- On the scale of the units; the first stage of accommodation is communal living with 3 to 4 people per room, which provides social support to the residents. The next stage is private accommodation, which relates to the concept of transition before finally leaving the centre.
- Moveable shutters also allow residence to change the levels of privacy and natural light of the units.
- On a detailed scale, the furniture of the rooms will also allow for flexibility and changing environments, providing the users with control over their surroundings and enforcing independence.
- On the overall scale, the building itself will follow principles of open building systems, allowing the building to be adapted for future use such as social housing, higher income housing or offices. This will be achieved through separating services from the structure and designing the spaces to facilitate these uses.

Opposite page

Figure 4.10: Development of northern façade (Author)

Figure 4.11: Development of western façade (Author)

# Site plan



Figure 4.12: Site Plan (Author)

HOMELESS SHELTER  
 ENTRANCE  
 (5 STOREYS)



EXISTING HERITAGE  
 BUILDING  
 ARCADIA MANSIONS  
 3 STOREYS

FLATS  
 7 STOREYS

# Ground floor plan

CHURCH STREET

B



HOMELESS SHELTER  
ENTRANCE



HAMILTON STREET

C

EDUCATIONAL COMMUNITY  
CENTRE ENTRANCE



B



PROPOSED SOCIAL HOUSING

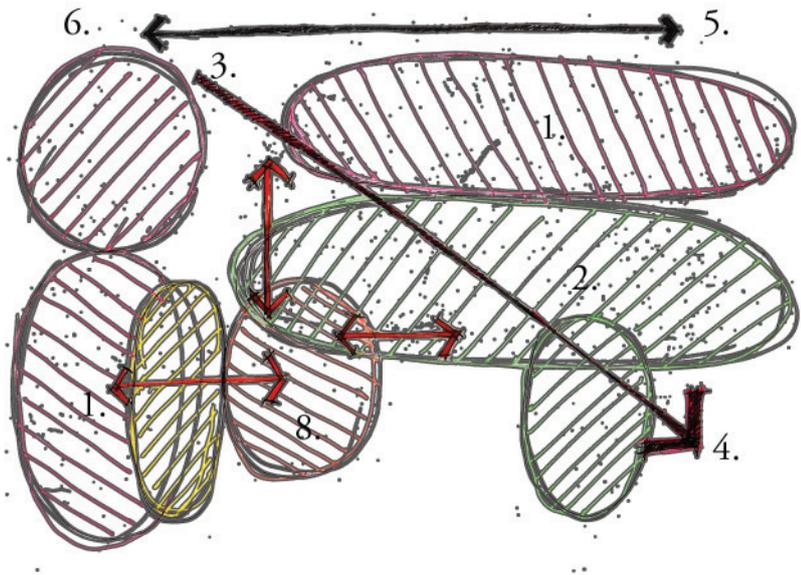


Figure 4.13: Ground floor, scale 1:200 (Author)



Ground floor plan  
scale 1:200



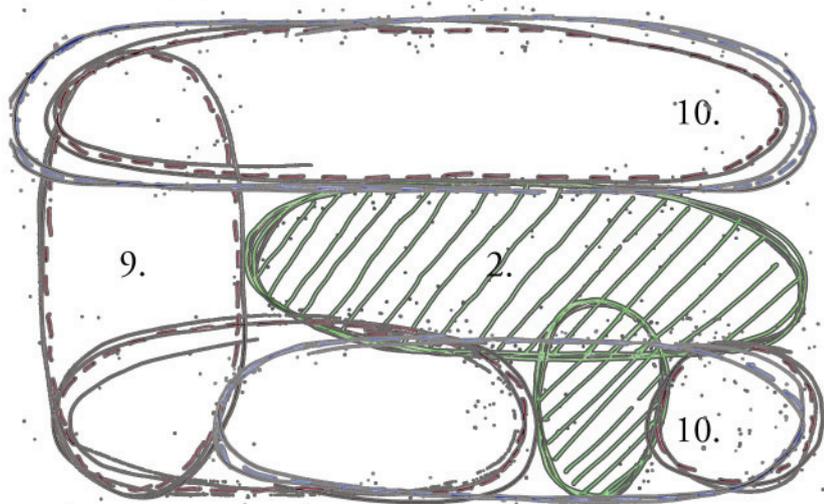


The project was envisioned as a protective boundary (1) surrounding a private inner core (2).

The entrance (3) of the shelter is placed closer to the commercial area to form a progression from public to private spaces culminating in units for disabled residents (4) on the ground floor.

The location of the site allows the residents the opportunity to connect with the established residential (5) area through recreation, socialising, schools and religious establishment to prevent isolation. The commercial area (6) allows access to commercial activity promoting independence.

The communal dining hall (8) is positioned in the space so that the space can be used for various activities, including activities of the shelter as well as those of the Educational Community Centre. It can also be used as emerging housing.



The inner core (2) is made up of the outdoor communal space and is given the greatest importance with the internal spaces (9) placed around it.

Residential units (10) are orientated north and create two different levels of privacy, namely units on the street edge and more protected units to the back of the site, integrating the concept of transition

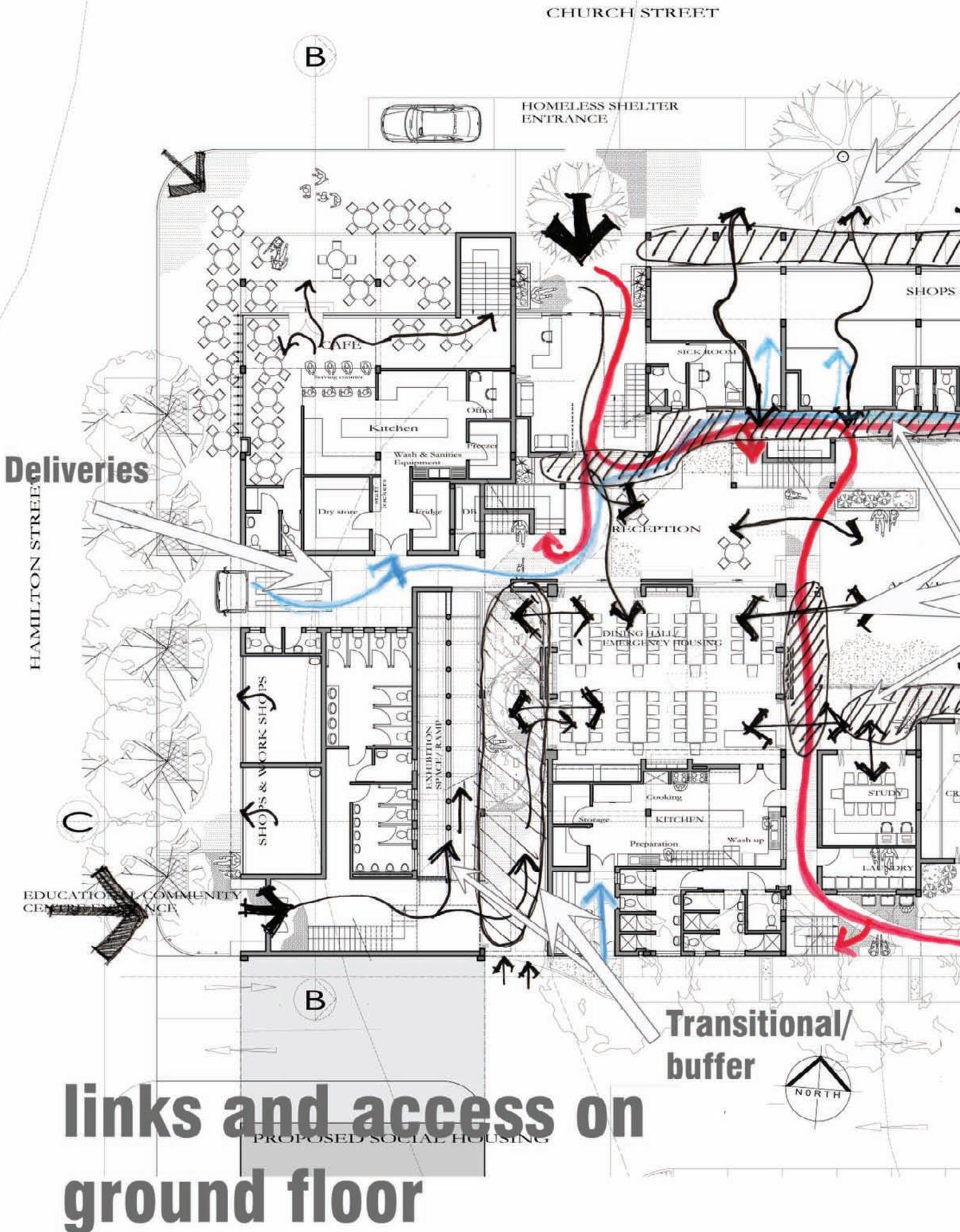
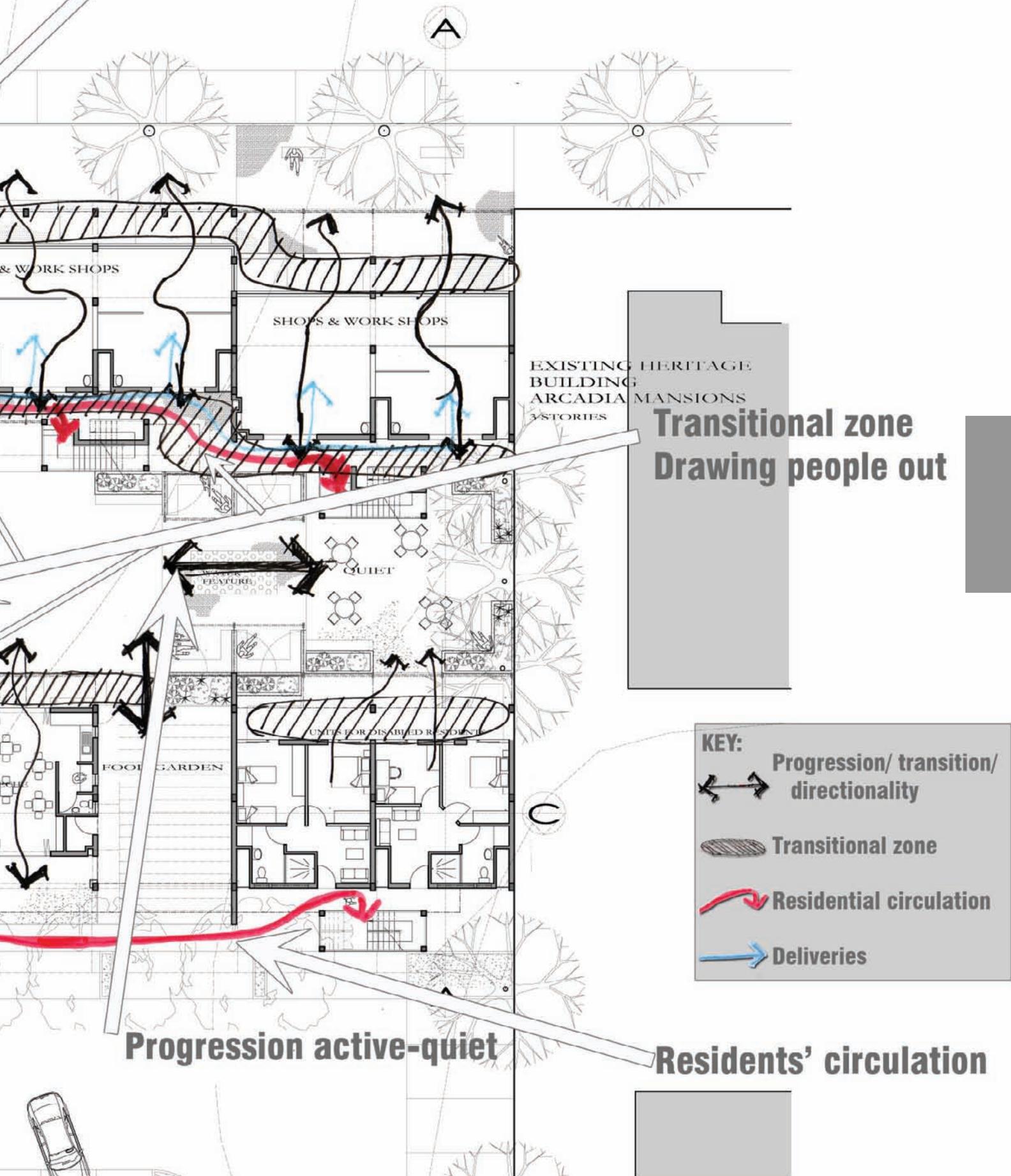


Figure 4.15: Links and access on ground floor (Author)

# Progression public-private



**Transitional zone**  
Drawing people out

**KEY:**

-  Progression/ transition/ directionality
-  Transitional zone
-  Residential circulation
-  Deliveries

**Progression active-quiet**

**Residents' circulation**

# Section AA

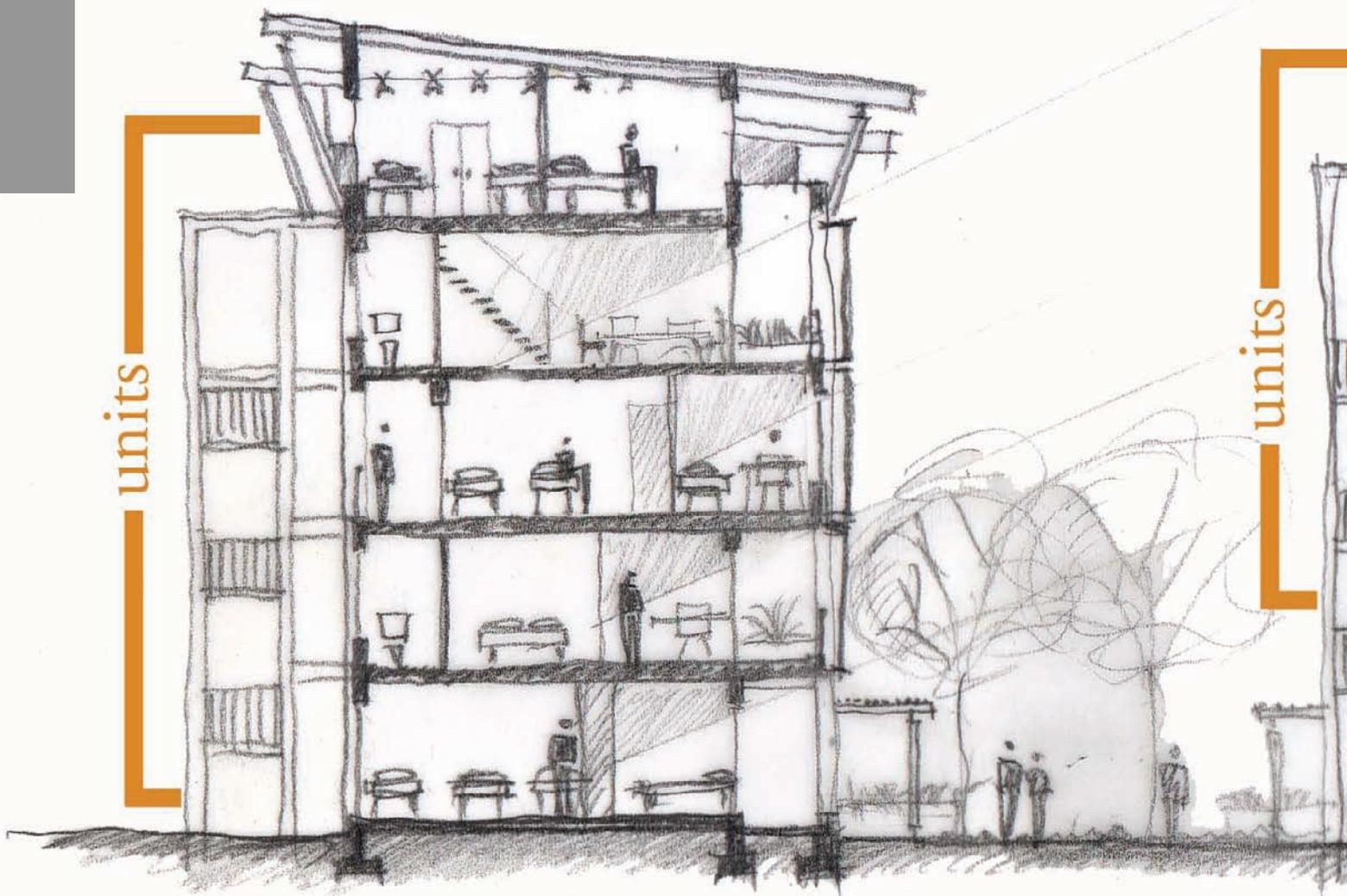
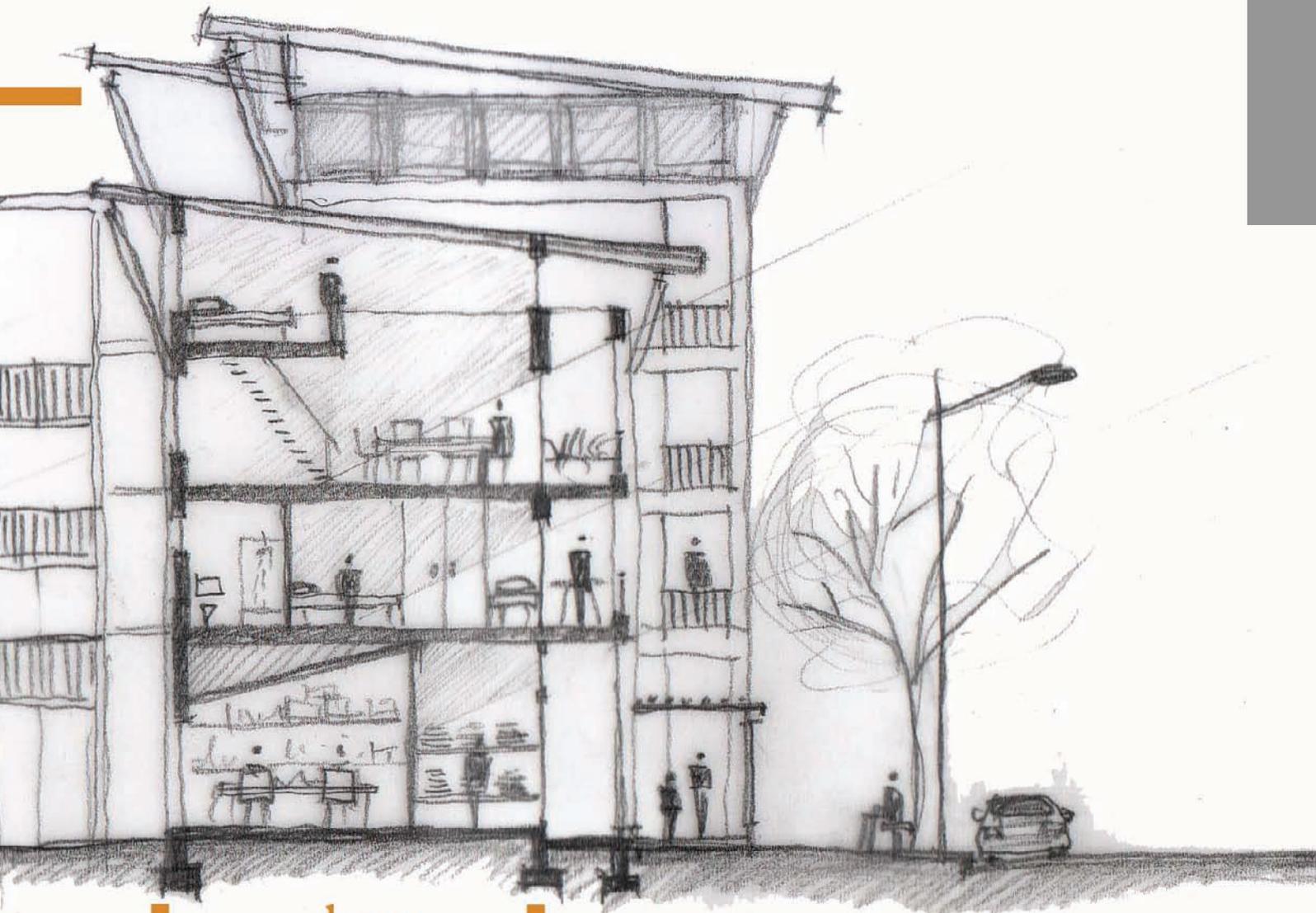
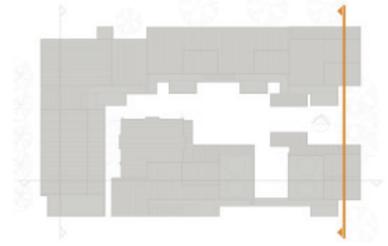


Figure 4.16: Section AA (Author)



shop

# Section BB

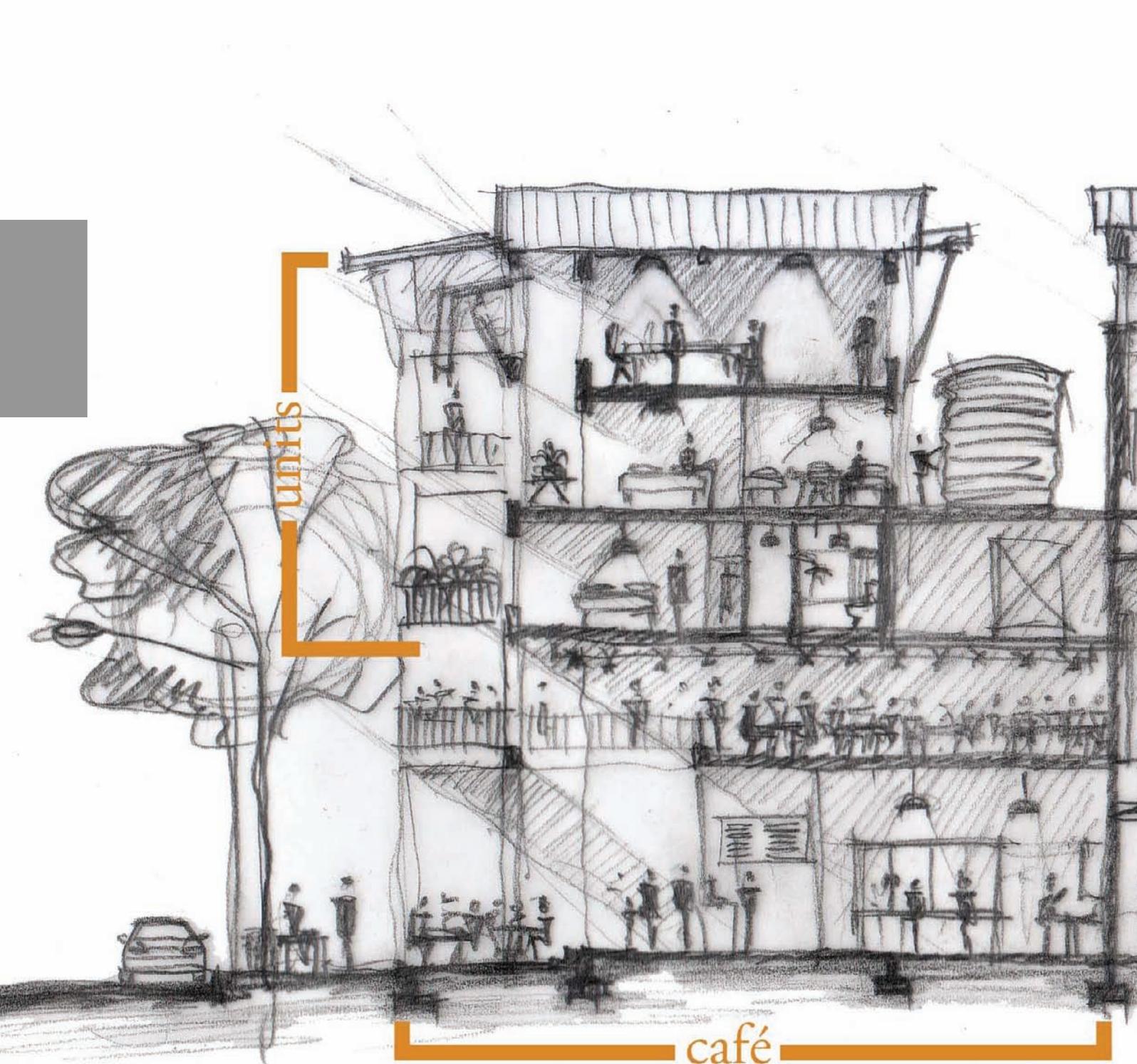
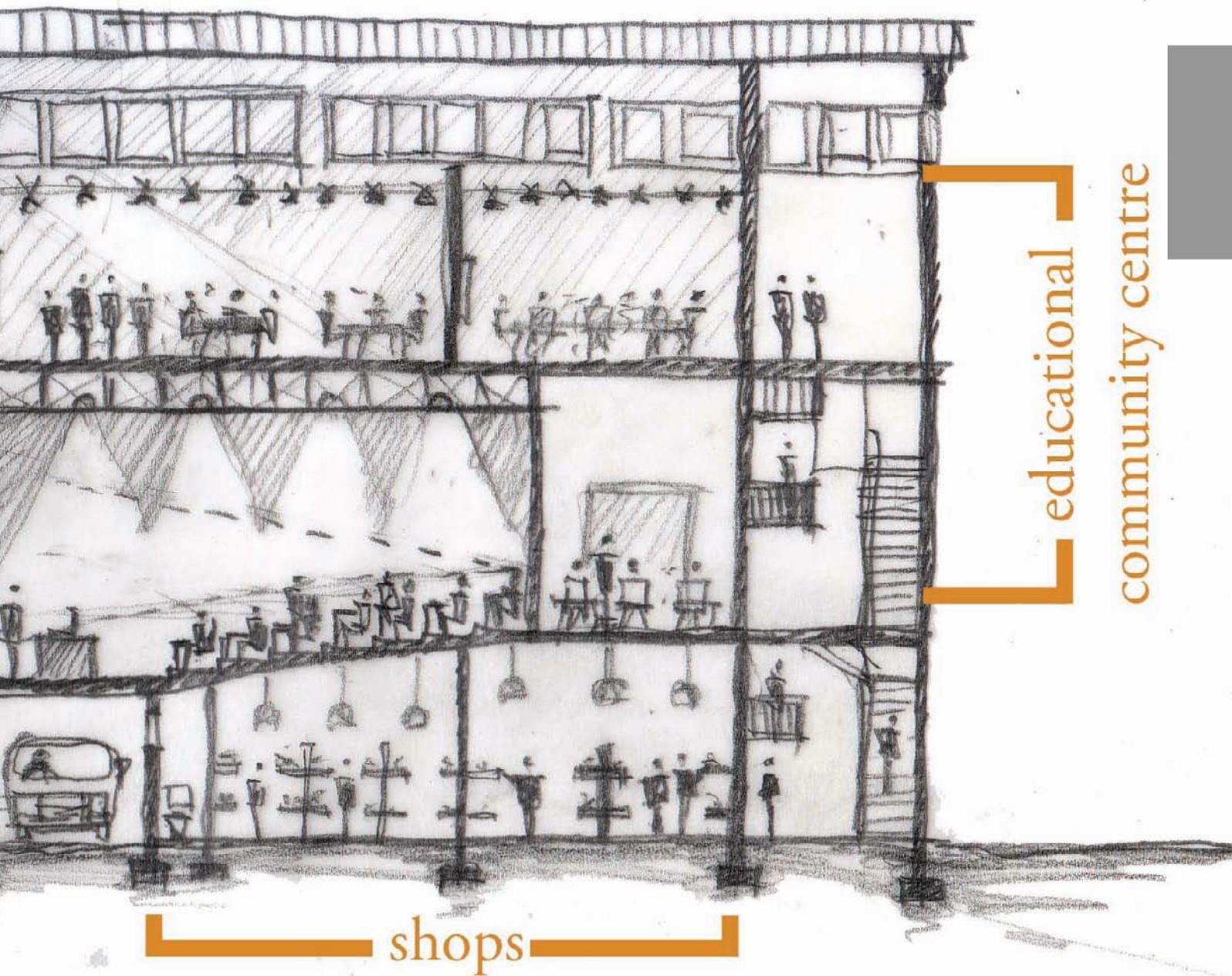
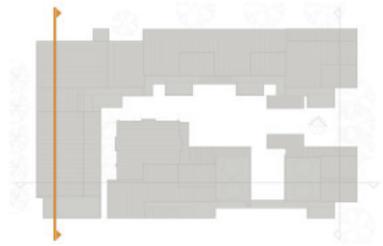
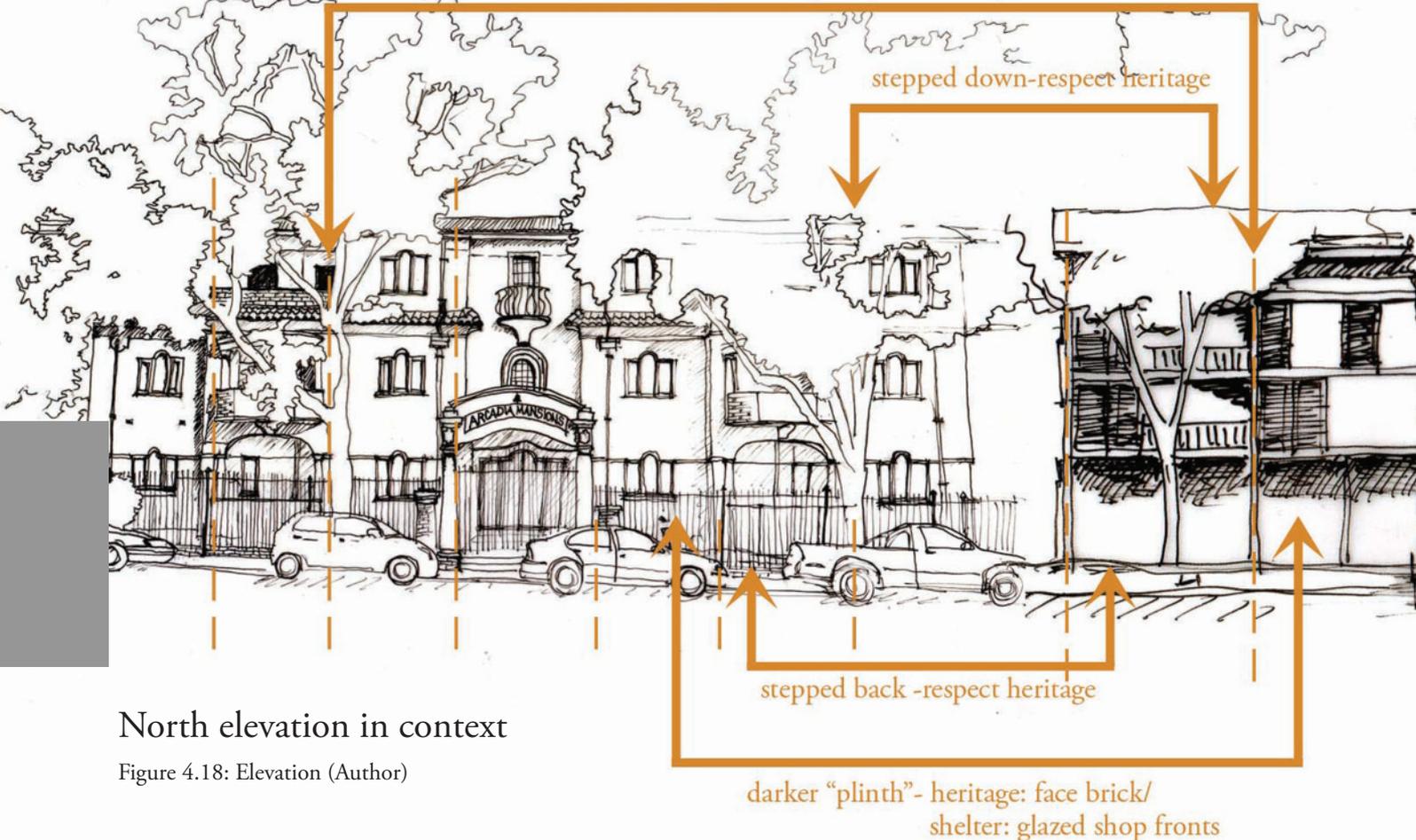


Figure 4.17: Section BB (Author)



stepping back and forth of heritage building repeated in shelter at first and then broken up to illustrate individual units and prevent sterile repetitive environments



North elevation in context

Figure 4.18: Elevation (Author)

## Explanation of facades

In accordance with urban framework, the proposed building is to respond to the heritage building, Arcadia Mansions, in the following way:

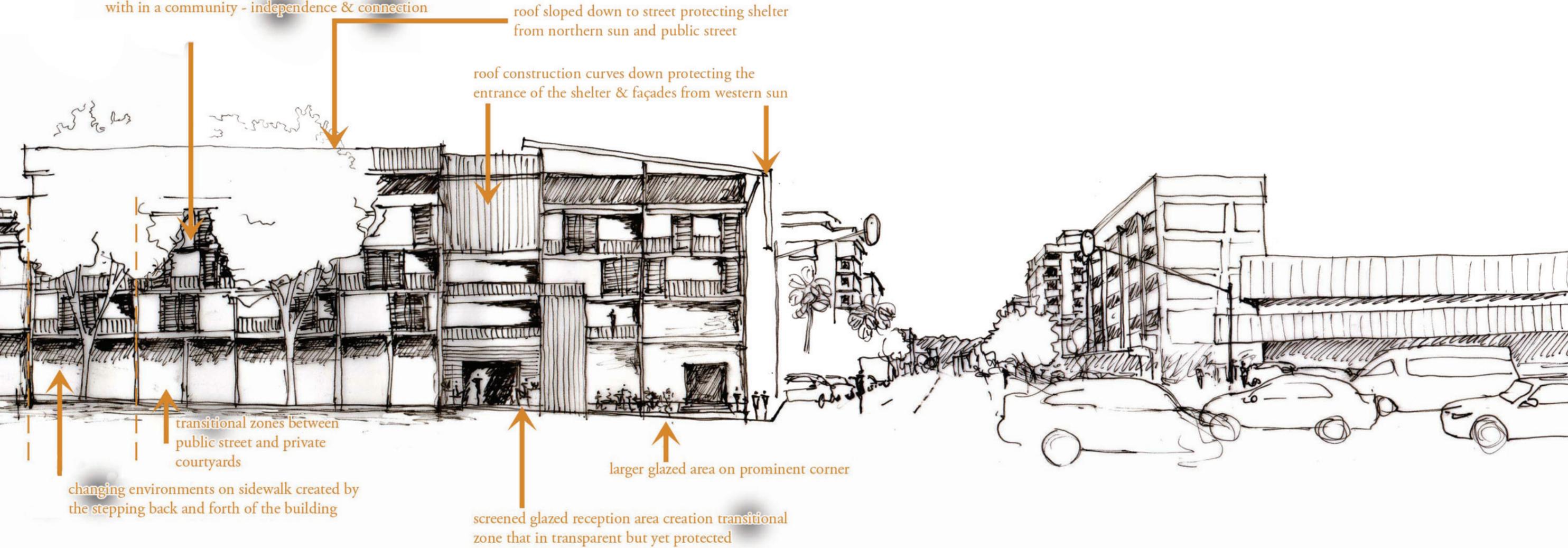
- stepped down -respect
- stepped back - respect
- darker “plinth”- heritage: face brick/ shelter: glazed shop fronts
- stepping back and forth of heritage building repeated in shelter at first and then broken up to illustrate individual units and prevent sterile repetitive environments

In accordance with the design concept:

- changing environments on sidewalk created by the stepping back and forth of the building
- changing environments created, units living out on public street or private courtyard & individual units expressed identifying individuals living within a community - independence & connection
- movable shutters giving residents control over sunlight, views and privacy, also illustrates individuality through the different positions that the shutters will be left in
- roof construction independent of structure
- transitional zones between public street and private courtyards

changing environments created, units living out on public street or private courtyard

& individual units expressed identifying individuals living with in a community - independence & connection



- screened glazed reception area creating transitional zone that is transparent but yet protected
- roof construction curves down protecting the entrance of the shelter & façades from western sun
- larger glazed area on prominent corner
- roof sloped down to street protecting shelter from northern sun and public street
- auditorium expressed on façade “advertising” educational community centre
- shop fronts edge streets to activate sidewalks & interaction between residents and greater community is promoted – connection
- vertical circulation ramp and outside space form a buffer zone between shelter and community centre – transition
- rain water collection tanks, used to water the food garden, expressed in the facades to promote awareness of water conservation
- transitional zones between semi-public courtyards and private units on ground floor
- roof construction independent of structure curves down, becoming dependent and protects.