Design development

Design process: site positioning, programme application, intentions, concepts, design exploration

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INTRODUCTION

This chapter finalizes project positioning and application of programme. The design process is presented as a series of explorations that lead towards final resolution.
Fig. 8.1 Schubart Park: 4 housing towers on a continuous base structure

Fig. 8.2 Focus of design resolution on the eastern portion of Schubart Park
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6.4.1 INTRODUCTION

Phase 1 proposes a spatial intervention within Schubart Park to allow for placement of various functions and organizations. Phase 1A will be developed into a detailed design proposal and phases 1B and 2 are proposed. Phase 2 will develop broader scale interventions across the entire site after initial partnerships are developed and placed in phase 1.

6.4.2 PHASE 1

Phase 1A

Phase 1A, developed on the eastern interface of Schubart Park, will initiate the intervention and consist of:

1) Serviced public and private gathering spaces

   - Larger gathering spaces become public space within the Schubart Park complex to be closed off at times for church gatherings, public meetings, performances, exhibitions or markets.

   - Private gathering spaces can be used in conjunction with the larger gathering spaces or separately for smaller church meetings, conferences, exhibitions or academic purposes.

2) A management partnership based within the intervention will manage the use of gathering spaces and related service spaces such as ablutions, storage kitchens and offices.

3) Office space allows various tenant organizations to be based within the project and make use of the new facilities. These organizations could include church congregations, church/community forums, academic/training institutes, children's programs, art programs or social service organizations.

Phase 1B

Phase 1B places key organizations within the 3 lowest levels of Schubart Park's Tower D, these are:

1) Yeast City Housing
2) Centre for Urban Transformation
3) Institute for Urban Ministry

6.4.3 PHASE 2

Phase 2 will develop from the potential held by the organizational profile found within Phase 1. In phase 2 the focus is on redeveloping the entire Schubart Park complex. Important components will be:

1) The redevelopment of Schubart Park's Tower D by Yeast City Housing
2) Redevelopment of spaces surrounding the public courtyards for small enterprise and trading schemes development by the Centre for Urban Transformation
3) Creating space for various social services to be developed by organizations already present within phase 1A and 1B.
4) The refurbishment of Schubart Park's Tower A, B and C by Tshwane Housing Company or Yeast City Housing.
5) Developing new housing and green space on the open northern portion of the Schubart Park block.

6.4.4 PERIPHERAL BENEFITS

Other proposed design interventions that support the applied programme and contributes to the redevelopment of Schubart Park are:

- A new entrance into Schubart Park from the east
- Redevelopment of public courtyards
- Redevelopment of the streetscape
- Increased connectivity between various parts and levels of Schubart Park

6.4.5 FUNDING PARTNERSHIP

The project will be developed through a partnership between Pretoria Evangelism and Nurture (PEN), Tshwane Leadership Foundation (TLF), the City of Tshwane Metropolitan Municipality (CTMM) and their respective funding partners.
8.3 CONCEPTUAL INTENTIONS

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Fig. 8.24 Photograph of design development model
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