DESIGN DEVELOPMENT INFORMANTS

[A] ORIENTATION
[B] EXISTING STRUCTURES
[C] PUBLIC SPACE
[D] SITE SLOPE
[E] PEDESTRIAN MOVEMENT
[F] PUBLIC VS. PRIVATE
[G] SCALE
[H] FORM
[I] STEREOTOMIC & TECTONIC
[J] FINE GRAIN, LARGE GRAIN
[K] FORMAL & INFORMAL
[L] REVEAL & CONCEAL
EXPLORATION 1

1.1_ SCALE MEDIATION
The models explore how architecture can mediate between the varying scales of Marabastad’s fine urban fabric, the city’s large urban fabric and the large scale of Belle Ombre Metro station and the sub-station.

1.2_ PUBLIC SPACE
The placement of buildings creates ‘negative’ spaces which become public space. The activities which surround the public space provide energy ensuring activity within public spaces.

Figure 8.1. Aerial illustrating how negative space becomes public space.
EXPLORATION 2

2.1 NORTH ORIENTATION
The site’s long N-S axis required careful consideration of building placement & orientation to optimise on natural sunlight.

2.2EXISTING STRUCTURE
Investigation into the reappropriation of existing light weight roof structures on-site for new design intervention.

2.3 DESIGNATED PUBLIC SPACE
Designated public space as central point feeds off energy of surrounding activities as well as creates legibility.
2.4 SITE SLOPE
The site has a 4m slope towards the North. Exploration of how various levels can differentiate between private & public spaces as well as faster & slower routes was explored.

2.5 SLOW & FAST MOVING SPACES
Change in level differentiates between fast pedestrian movement to and from the Belle Ombre metro station and slower pedestrian space on the lower level. Programmes such as informal vendors are located on faster routes while slower spaces such as the restaurant are located along slower movement routes. The site slope and level changes assist in defining these different spaces.
2.6 PEDESTRAIN MOVEMENT
Situating appropriate programmes and buildings along the pedestrian movement path.

- Figure 8.10. Creating designated public space
- Figure 8.11. Pedestrian movement through the site
- Figure 8.12. Paths of accessibility.

- Figure 8.13. Degrees of accessibility
- Figure 8.14. Public & private programmes

Degrees of accessibility for public & private programmes: public programmes situated along pedestrian path for easy accessibility, while private programmes set back.

2.7 PRIVATE VS PUBLIC
Public programmes located along busy pedestrian paths, while private programmes situated further from the main pedestrian movement.
2.8_DESIGNATED PUBLIC SPACE
Adjacent public activities create new programmatic opportunity. The communal braai areas create opportunity for a restaurant space which generates energy for designated public spaces within Marabastad.

2.9_THRESHOLDS
Public edges (i.e to restaurant) are easily accessible.

2.10_FINE GRAIN, LARGE GRAIN
Frame structure allowing for adaptability, change and self-organisation.
2.11 SMALL SCALE TO LARGE SCALE
Decending roof heights allow for a transition from large to small scale. They also create clerestoreys which allow light into deep spaces.

2.12 STEREOTOMIC & TECTONIC
The building needs to respond to both the stereotomic language of the Belle Ombre Metro station as well as the tectonic language of the sub-station. Exploration of an architectural condition that facilitates the transition between the two is important.

SECTION EXPLORATION
2.13 LANDMARKS
Creating new landmarks within the landscape announces public space & creates legibility within the urban environment.

2.14 FORMAL & INFORMAL
Providing infrastructural needs for existing activities that also allow for adaptation in the future.
EXPLORATION 3

3.1_ REVEAL & CONCEAL
The design intervention needs to promote programmes that require faster moving pedestrian traffic from north to south in the mornings & slower moving traffic from south to north in the afternoons.

3.2_ ORIENTATION
The building’s placement & orientation needs to take sun direction, pedestrian accessibility and programmatic needs into account.
EXPLORATION 4

4.1 EXPLORATION OF PLAN
Exploration of the plan informed by:
a) the movement of pedestrians through the site
b) providing service cores which support surrounding activities
4.2_**CONCEPT SKETCHES:** Form exploration

4.3_**THE MODEL**
The model explores:
a) how the form of the buildings is informed by the existing pedestrian movement.
b) as well as the provision of core formal structures which facilitate informal activity and allow for its self-organisation and adaptability.

**Figure 8.34.**

**Figure 8.35.**

**Figure 8.36.**

**Figure 8.37.**

**Figure 8.38.** Braai chimneys & restaurant

**Figure 8.39.** View from Belle Ombre towards Boom Street

**Figure 8.40.** Aerial view from Boom Street
SECTI0N EXPLORATION

Figure 8.41. Section through fruit & vegetable market

Figure 8.42. Section through offices and butchery

Figure 8.43. Section illustrating site slope
EXPLORATION 5

5.1 THE BRAAI

The communal braai areas are repositioned in the centre of the site and becomes an economic and social landmark.
EXPLORATION 6
MODEL EXPLORATION

6.1_ LANDMARK
Stereotomic language of braai chimneys contrast the tectonic architectural language of the structure and become a landmark within the context creating a sense of place.

6.2_ STEREOTOMIC & TECTONIC
Exploration of tectonic architecture used to define space, both large and small scale.

6.3_ SMALL SCALE TO LARGE SCALE
Response to both large scale of Belle Ombre and small scale of existing hertiages fabric.

Figure 8.47. Tectonic structural exploration

Tectonic response to sub-station on the east of the site

Placement of braai defines public space and creates increased legibility.

Ground plane is informed by the movement of pedestrians through the site.
EXPLORATION 7

Figure 8.49. Exploration plan
7.1 SMALL SCALE TO LARGE SCALE
Transition from large scale to small scale achieved by roof

7.2 STEREOTOMIC & TECTONIC
Stereotomic chimney element incorporated into tectonic structure

7.3 PEDESTRAIN MOVEMENT
Fast and slow movement defined by urban landscape

Figure 8.50. Ground plane definition
Figure 8.51. Fast & slow moving spaces
7.4 FLOOR PLAN

Figure 8.52. Floor Plan: level 4-7
7.5 PERGOLA ROOF PLAN

Figure 8.53. Pergola plan
7.6 SITE PLAN

Figure 8.54. Site Plan
7.7 MODEL EXPLORATION
Exploration of heavy stereotomic structure vs. lighter tectonic pergola structure

Figure 8.55: Northern light
EXPLORATION 8
8.1 PLAN EXPLORATION OF STAIRS
Exploration of incorporating public seating and steps where level changes occur. Urban defining elements become public space.

Figure 8.56. Investigation into Exploration 8 Plan _1

Figure 8.57. Investigation of Exploration 8 Plan _2
8.2_URBAN DEFINING ELEMENTS
Stairs define urban landscape and emphasise braai areas as significant public space
MODEL EXPLORATION

Structural element exploration

Figure 8.61. View from Boom Street (south)

Figure 8.62. View from sub-station (east)

Figure 8.63. Walkway through fruit & veg market

Figure 8.64. Accommodation
Figure 8.65. Aerial view of model

Figure 8.66. Food preparation & restaurant

Figure 8.67. Meat market
Figure 8.72. Ramp from meat market to braai area and restaurant

Figure 8.73. Northern taxi stop off looking towards site: meat market (left) and informal market (right)

Figure 8.74. Informal vendors at northern taxi stop
Figure 8.75. Fruit & vegetable market

Figure 8.76. View from fruit & vegetable market towards formal stores

Figure 8.77. Walkway through fruit & vegetable market

Figure 8.78. Natural light enters fruit & vegetable market
FINAL DESIGN DRAWINGS

braai area

resturant area
DESIGN INFORMANTS

levels respond to natural site slope of 4m

building placement to accommodate pedestrian movement

private programmes placed further from public spaces & walkways

programmes located in accordance with other relating programmes
LARGE & SMALL SCALE

- response to scale of the city
- furnace is a response to height of sub station
- response to small scale of heritage fabric
- response to large scale of belle ombre
STEREOTOMIC VS. TECTONIC

response to stereotomic language of belle ombre

mediation between stereotomic & tectonic architectural language

response to tectonic language of sub-station