SEEKING SPATIAL JUSTICE

Empowering the everyday through an architecture that integrates the spatial and social realms

ILHAAM TAYOB

Submitted in partial fulfilment of the requirements for the degree
Master of Architecture (Professional)
Department of Architecture
Faculty of Engineering, Built Environment and Information Technology
University of Pretoria
South Africa

Study Leader: Johan Swart
Course Coordinator: Prof Arthur Barker

Pretoria, 2016.
ومَا تَوْفِيقِي إِلَّاٰ بِاللَّهِ

My success is only by Allah
ACKNOWLEDGMENTS
With special thanks to:

My family (all of you) for your unconditional love and support. I can never repay you for putting up with me during these last 6 years.

Mu‘aaz for helping me organise the chaos.

Yasmeen for your words of wisdom and the late night visits.

Johan Swart for your guidance, patience and belief in my ability.
This dissertation explores Johannesburg’s inner-city precinct of Joubert Park. It intends to bridge the gap between the everyday community of the park and the extraordinary heritage and memory of the site. Through a grassroots investigation of the existing community, the project looks to empower the everyday person and create a platform for their development, specifically focusing on economy and education in the city. The project makes use of the theories of spatial justice as a tool to analyse and understand the community’s relationship with the space they occupy and the social environment in which they exist.

Architecturally, the project seeks to use this socio-spatial understanding as a guideline of how to create a spatially just and empowering environment in the inner city. Additionally, looking to establish a model for the development of the existing inner-city fabric that begins to foster a relationship between building, street edge, and pedestrian. Exploring not just the physical upliftment of the fabric, but the well-being and of the existing community and their needs, goals and aspirations.
SAMEVATTING

Die verhandeling ondersoek die Johannesburg se middestad buurt van Joubertpark. Dit beoog om die gaping tussen die alledaagse gemeenskap van die Park en die buitengewone erfenis en geheue van die omgewing te oorbrug. Deur ’n voetsoolvak ondersoek van die bestaande gemeenskap, is die projek se doel die bematiging van die alledaagse persoon en behels ’n platform vir die ontwikkeling daarvan, daar is n spesifieke fokus op die ekonomie en onderwys in die stad. Die projek maak gebruik van die teorieë van ruimtelike geregtigheid as ’n instrument om te ontleed en te verstaan wat die gemeenskap se verhouding is met die ruimte wat hulle bewoon en die sosiale omgewing waarin hulle bestaan.

Argitektonies, beoog die projek om hierdie sosio-ruimtelike begrip te gebruik as ’n riglyn om ’n ruimtelik net en bemagtigende omgewing te skep in die middestad. Daar word ook beoog om ’n model te vestig vir die ontwikkeling van die bestaande middestad konsepte om in verhouding te bevorder tussen die geboue, straat rand, en voetgangers. Onderzoek van nie net die fisiese opheffing van die struktuur nie, maar die welsyn van die bestaande gemeenskap en hul behoeftes, doelwitte en aspirasies.
PROJECT SUMMARY
Project Title
Seeking Spatial Justice: Empowering the everyday through an architecture that integrates the spatial and social realms

Program
Small business development centre

Address
29 King George St, Joubert Park, Johannesburg

GPS Coordinates
-26.197173, 28.045483

Research Field
Human settlement and urbanism

Client
Community of Joubert Park

Theoretical Premise
Using the theory of Spatial Justice as an analytical tool to understand the relationship between the social and spatial realms. Thereafter reacting to these findings to create an architecture that is spatially just.

Keywords
Joubert Park, Spatial Justice, Economy, Education, Adaptive Reuse
# Table of Contents

<table>
<thead>
<tr>
<th>Chapter 1:</th>
<th>Introduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>The Narrative</td>
</tr>
<tr>
<td>1.2</td>
<td>The Problem Statement</td>
</tr>
<tr>
<td>1.3</td>
<td>The Issue</td>
</tr>
<tr>
<td>1.4</td>
<td>The Gap</td>
</tr>
<tr>
<td>1.5</td>
<td>The Intent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 2:</th>
<th>Urban Vision</th>
</tr>
</thead>
<tbody>
<tr>
<td>PT 1</td>
<td>Urban Analysis</td>
</tr>
<tr>
<td>2.1</td>
<td>The Location</td>
</tr>
<tr>
<td>2.2</td>
<td>The Origin</td>
</tr>
<tr>
<td>2.3</td>
<td>The Macro Analysis</td>
</tr>
<tr>
<td>2.4</td>
<td>The Micro Analysis</td>
</tr>
<tr>
<td>2.5</td>
<td>The SWOT Analysis</td>
</tr>
<tr>
<td>PT 2</td>
<td>Urban Vision</td>
</tr>
<tr>
<td>2.6</td>
<td>The Goals and Vision</td>
</tr>
<tr>
<td>2.7</td>
<td>The Larger Urban Connection</td>
</tr>
<tr>
<td>2.8</td>
<td>The Urban Vision</td>
</tr>
<tr>
<td>2.9</td>
<td>The Conceptual Strategy</td>
</tr>
<tr>
<td>2.10</td>
<td>The Individual Intervention</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 3:</th>
<th>Site Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>The Site Narrative</td>
</tr>
<tr>
<td>3.2</td>
<td>The Site Location</td>
</tr>
<tr>
<td>3.3</td>
<td>The Project Site</td>
</tr>
<tr>
<td>3.4</td>
<td>The Site Fabric</td>
</tr>
<tr>
<td>3.5</td>
<td>The Site Mapping</td>
</tr>
<tr>
<td>3.6</td>
<td>The People of the Park</td>
</tr>
<tr>
<td>3.7</td>
<td>The Case Study Analysis</td>
</tr>
</tbody>
</table>
## Chapter 4: Spatial Justice

4.1 The Theoretical Discourse 124  
4.2 The Methodology 128  
4.3 The Theoretical Investigation 133  
4.3.1 Social Fabric Analysis 140  
4.3.2 Spatial Fabric Analysis 144  
4.4 The Outcomes 152

## Chapter 5: Design Development

5.1 The Conceptual Approach 156  
5.2 The Architectural Precedents 160  
5.3 The Programmatic Intentions 166  
5.4 The Spatial Exploration 170  
5.6 The Sketch Plan Exploration 198

## Chapter 6: Technical Development

6.1 The Technical Concept 208  
6.2 The Old and New 212  
6.3 The Materiality 214  
6.4 The Adaptable System 216  
6.5 The Water System 222  
6.6 The Sustainability Principles 225  
6.7 The technical details 232

## Chapter 7: Final Presentation

7.1 The site sketches 240  
7.2 The architectural plans 246  
7.3 The architectural sections 250  
7.4 The elevation 254  
7.5 The section perspective 256  
7.6 The final model 260

Conclusion 262  
Appendix 264  
List of Figures 268  
Bibliography 272  
Declaration 275

© University of Pretoria
SEEKING SPATIAL JUSTICE

Empowering the everyday through an architecture that integrates the spatial and social realms
“It can be said that, speaking figuratively, Johannesburg resembles a prismatic, kaleidoscopic, ever-changing metropolis that contains many cities in one. It is at once a city of monumental architecture and abysmal slums; a city of luxurious playgrounds for the rich and empty wastelands for the poor; a city of utopian fantasy and dystopian anxiety; and a city of collective memory and intentional forgetting.”

MARTIN J. MURRAY
2008:VII