

# Program

In this section the thoughts and processes that led to the choice and development of an appropriate programme will be outlined. Programmatic intentions for the remodelling of the Extramural Building are derived from the statement of significance and the urban framework. The final choice and development are guided by the principles of the theoretical framework. The focus will start with a discussion on how the client was chosen, followed by a short description of the client. The focus then shifts to the needs of the client that inform the development of the program, followed by a short discussion on sub-programs.

# The Search

The program results from an understanding of the site, the building, its context, its history and the current time and place. While the City of Tshwane Inner City Regeneration Framework earmarks the Extramural Building for use by the Justice College, alternatives were explored.

The *Burra Charter* places emphasis on the historical use of a place, and suggests that compatible uses should be explored if the historical use cannot be retained (The *Burra Charter* 1999:8). The historical use of the Extramural Building is educational in nature, focusing on providing part-time education to a mature corpus of students who would attend class at night. While the building has seen a change in ownership and occupant, its main function remains educational.

A series of programs that focus on the historical use was explored. The possibility of a community college was considered with the aim of providing free adult basic education. A film school and cinema that aim to provide creative and cultural education, focusing on performance and film making, were considered. A technical training and taxi service station were also considered as a program that focuses on education but adds a technical aspect that looks at the safety and maintenance of taxis.

The Extramural Building contains many lecture halls with sloped floors, restricting compatible uses to programs that are similar to that of teaching. Teaching is essentially a performance act that sees a speaker address

an audience. A series of compatible uses were explored that take into account the specific nature of the lecture halls, but that are not educational in use. These programs included a multi-denominational worship centre that deals with the co-existence and variety of religious cultures in South Africa. A recreation centre that addresses the lack of recreational facilities in the city, and a centre for diversity that deals with the multitude of cultural, linguistic and spiritual cultures of our diverse nation were also considered. In all of these options the lecture halls were viewed as possible performance spaces.

Ultimately the choice was made to keep the Justice College as the client for the building, which mostly keeps the historical use of the building intact while allowing a variety of opportunities for the expansion of the program.

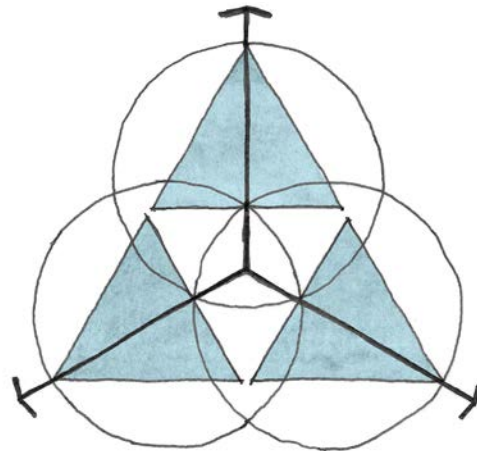


Figure 46: The search

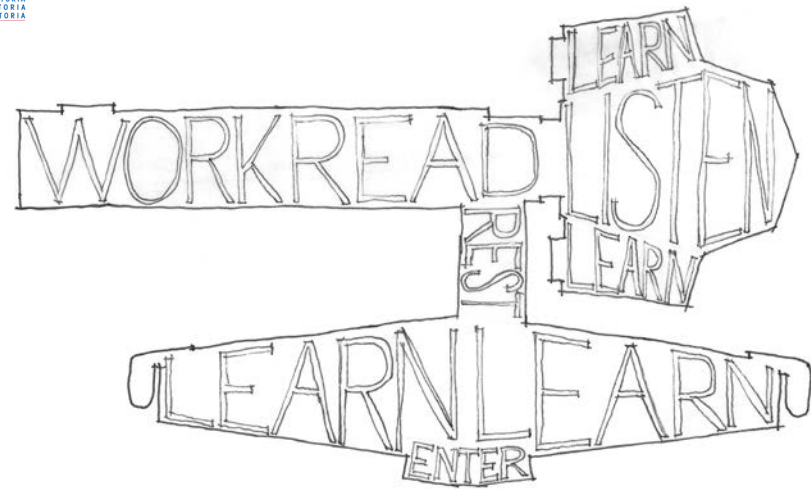


Figure 47: Program diagram of existing building, on plan.

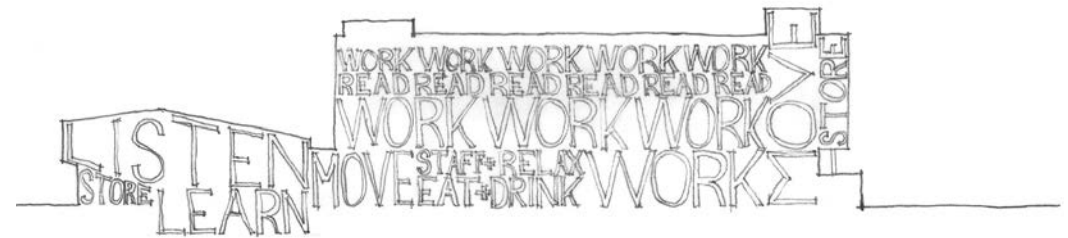
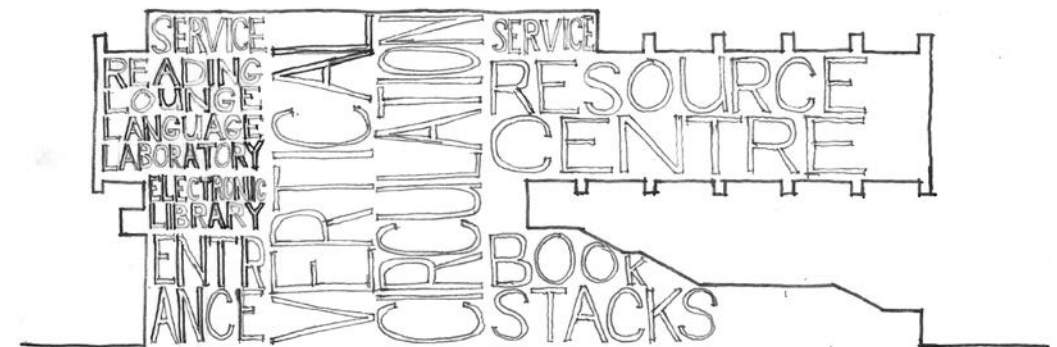


Figure 48: Program diagram of existing building, on elevation.

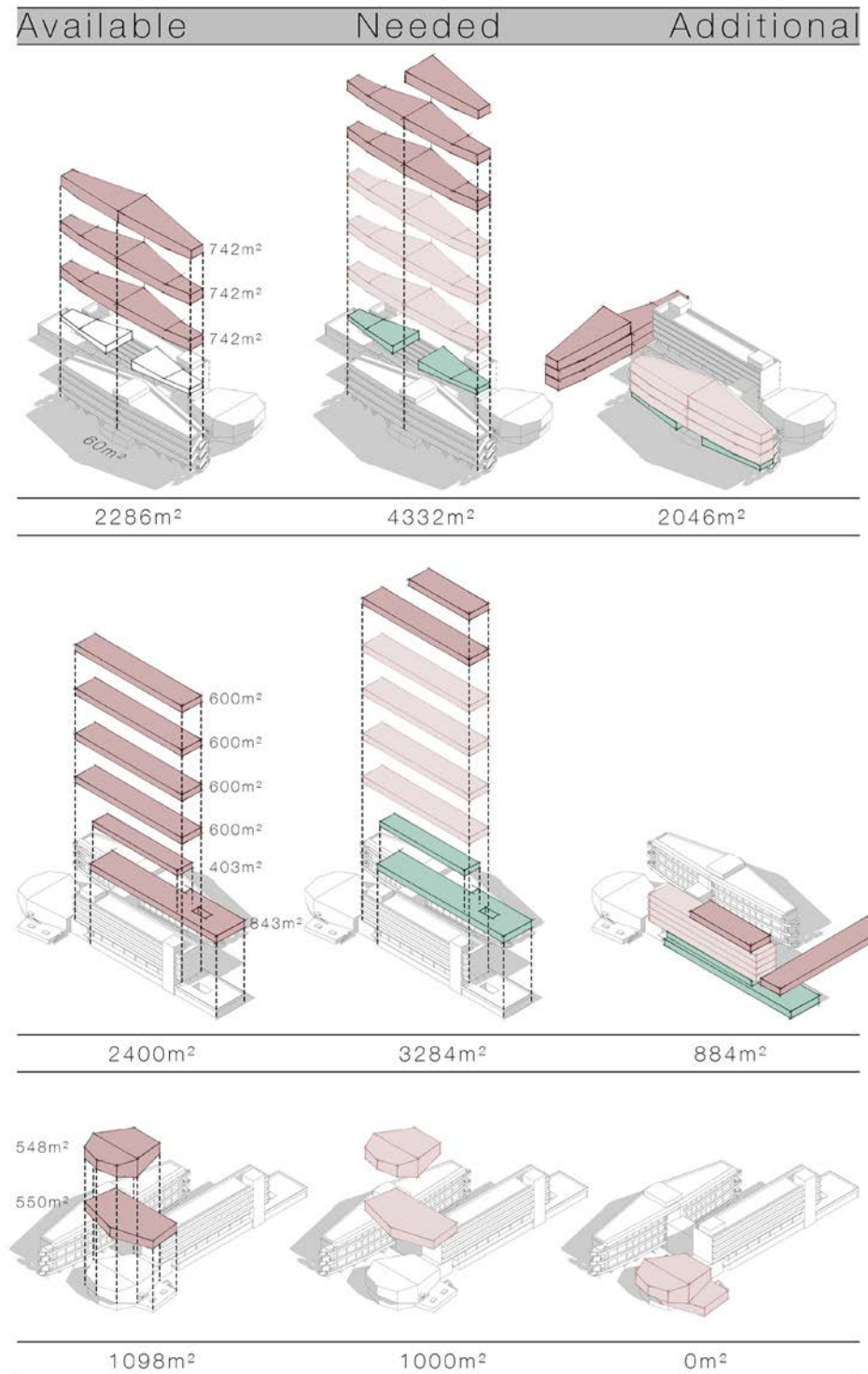


© University of Pretoria. Figure 49: Program diagram of new building, on elevation.

# The Justice College

The Justice College is a State Academy that provides programmes that are designed to teach functional skills that enhance the participant's knowledge, skill and behavioural competencies. The vision of the Justice College's is to be the legal learning provider of choice in the Public Sector (DoJ&CD: Justice College, 2016). It caters predominantly for the workforce of the Department of Justice by providing further educational training.

The college offers a wide range of courses and programs in four faculties. The IT and Systems Training Faculty offers programmes like a National Certificate in Information Technology focusing on end user computing. The Legal and Quasi-judicial Faculty offers programs in Civil Matters Training, Family Advocate Training and Prosecutorial Training. The Public Management Faculty offers programmes in Management Development, Service Excellence and Public Administration. The National School of Government's programmes include a compulsory Induction Programme and a Managing Performance in the Public Service Programme (DoJ&CD: Justice College, 2016).



© University of Pretoria Figure 50: Supply and demand.

Y+K architects were approached by the Justice College to generate renovation plans for the building. They were supplied with a schedule of required spaces that the Justice College drew up. This schedule can be found as an appendix to the document. The Justice College has as yet not been able to implement the renovation plans for the building, with the result that the building has stood vacant for years.

The development of the program started with comparing the needs of the Justice College to the space that the Extramural Building could support. Even though the college's schedule states that more lecture halls were needed than the existing building could supply, it was discovered that the spaces weren't used often enough to justify the additional requirements. This meant that the existing building had a sufficient number of lecture spaces.

Ultimately this programmatic investigation revealed that the existing building could support the majority of the needs of the Justice College. The investigation also revealed that an addition would have to be built. This new portion of the building would consist of a 600 m<sup>2</sup> library, a 150 m<sup>2</sup> resource centre, a 30 m<sup>2</sup> online library, a 50 m<sup>2</sup> language lab, 125 m<sup>2</sup> of breakaway rooms, and approximately 250 m<sup>2</sup> of ablutions that would serve the new 1205 m<sup>2</sup> facility.

The only change to the C-block would be the removal of the old library that occupied the uninspiring space of the fourth floor,

which meant that the C-block could now be a dedicated office block for the staff of the college, while the A- and D-blocks could resume their historical uses.

The urban framework exposed a series of sub-programs that add a hybrid nature to the design intentions for the Justice College. The framework proposes a route that moves past the north and east edges of the Extramural Building, in accordance with Jane Jacobs's argument for the need for smaller city blocks. She however also warns that adding walkways and arcades are not going to work if they are not properly activated (Jacobs, 1961:179). There should be something on the path that attracts people and encourages them to take this particular route.

The ground floor of the Extramural Building offers a great opportunity to activate the route by introducing an active edge along the north of the building. A similar opportunity can be found in the space below the A-Block that faces Johannes Ramokhoase Street. It introduces the possibility of café's, coffee shops and other retail establishments that can provide the Justice College with passive rental income. It also starts to address the programmatic need for a cafeteria by introducing a restaurant that caters to the Justice College as well as the general public.

The urban investigation revealed a lack of drinkable water and public toilets within the public spaces of the Civic Precinct, which is a public amenity that the Justice College could potentially provide for the inhabitants of the city as an altruistic act. This amenity aims to provide a public toilet facility as well as a fountain house where the public could have access to drinkable water.

A legal clinic is also proposed to act as a mediator between the public and private functions of the building. As a semi-private function, this service can be located on the first floor of the C-block, above the public functions of the first floor and below the private offices of the college. This sub-program can be run jointly by the Justice College and other law faculties in the city, and would offer a meaningful service to the public in an easily accessible location within the city.

The final sub-program stems from a historical practice started by the Extramural Department in 1923. This was the tradition of hosting lectures that were free and open to the public to attend. The introduction of a venue for public lectures, similar to an open-air amphitheatre, could provide opportunities to host screenings, performances, lectures, graduation ceremonies and other events. This function would add additional complexity to the programmatic intentions for the Extramural Building while reinstating a forgotten tradition.

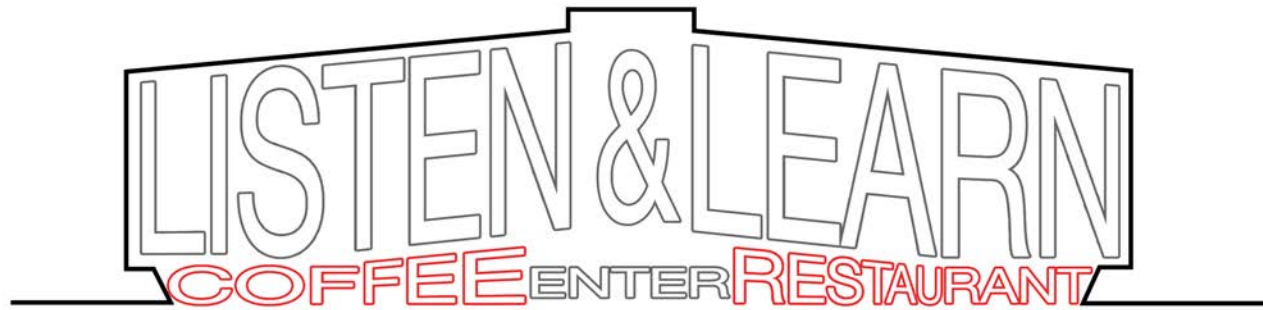


Figure 51: Proposed program diagram for the A-block



Figure 52: Proposed program diagram of C and D-block



Figure 53: Final programme diagram of resource centre

The programmatic intentions are derived from the statement of significance and the urban framework; these intentions are led by the principles stated in the theoretical framework. The Justice College is selected as an appropriate client and a program is developed that mediates between the needs of the college and the availability of space within the Extramural Building. A library and resource centre is proposed in a new addition to the building. After analysis of the site and context an appropriate sub-programmatic response was developed. A series of sub-programs are proposed that recognises the Justice College as a private program, adds a fountain house as a public program, and mediates between the public and private realms by providing a legal clinic. The addition of a public lecture venue adds a civil nature to the building by which past traditions can be remembered.



Figure 54: Seattle Central Library exterior view

# Functional Precedent



**Architect**  
OMA + LMN

**Project**  
Seattle Central Library

**Program**  
Library

**Location**  
Seattle, Washington, United States of America

**Year**  
2004

The Seattle Central Library is reconceptualised as a civic space where the people of the city can access and exchange all forms of media. The program is separated between spaces that are stable and will not need to change in the near future, and the unstable programs that will change a fair amount over time. The building effectively acts as an indoor urban space, and separates the spaces that accommodate the stable programs across five platforms. The spaces in-between the platforms are conceived as public spaces, including mixing chambers and reading rooms – essentially the program in flux. The final form of the building is the result of stretching a skin over the program (<http://oma.eu>).

The strength of the project lies in the way the program was interrogated and expanded, including a book spiral, electronic library and an urban living room. It cleverly takes a program that is seen as outdated and gives it new life by allowing it to transform into something new. It displays how internal spaces of a building can be seen as an extension of the urban realm.

Figure 55: Building meets sidewalk



Figure 56: Interior space



Figure 57: Reading room



Figure 58: Program development





From this paper four outputs emerge: a theoretical framework, a written statement of significance, an urban framework and, finally, a programmatic intention for the Extramural Building.

Buildings are constantly changing and it is the responsibility of the designer to understand the forces that drive this change and how the process can be managed. An understanding of formal intervention upon existing form is gained through Brand's concept of change as well as Robert's principles of adaptation. Machado holds the link to the past in his theoretical approach that sees old buildings as palimpsest, which is the glue that binds adaptation with heritage practice. A multivalent and inclusive heritage practice is established that is strongly rooted within a post-colonial attitude. The National Heritage Resources Act offers an understanding of what is worth conserving as well as a legal framework of protection. Finally, the *Burra Charter* guides heritage practice by providing meaningful definitions, principles and practices.

Stewart Brand, Philippe Robert, the National Heritage Resources Act and the *Burra Charter* are all valuable resources that contribute a great deal to their respective fields. From these resources a theoretical framework of practices emerges that is useful for the understanding and development of old buildings. The theoretical framework consists of a series of practices illustrated by diagrams, a vocabulary of definitions, and a set of principles to guide the

of remodelling. These practices represent a spectrum of possibilities that should allow for an appropriate formal engagement with existing form.

The Extramural Building contributes to the rich history of Pretoria and is strongly linked with the other narratives that exist. The building is on the verge of being lost and intervention is immediately necessary before the point is reached at which it can no longer be salvaged. The historical context that led to the existence of the building offers an insight into its cultural significance. From this historical overview a statement of significance was written within an understanding of the role of modernism in the development of South Africa.

The Social Space Framework responds to the uncomfortable condition that arises from having to navigate the city alongside vehicular traffic. The framework stems from a certain understanding of 'the right to the city', an understanding that everyone has a right to participate in the daily rituals and activities of the city, to collectively shape the city, to occupy and use urban space, and even to produce it. The framework builds on the existing development plan that the City of Tshwane outlines in its Inner City Regeneration Framework by further developing the Civic Precinct. The strategy attempts to mitigate the issues that arise from the immense size of the city's blocks by adding a new pedestrian route. Finally, the framework attempts to harness the social and cultural value of the Civic Precinct by interpreting the results

of a psychogeographic mapping exercise, in an attempt to enhance the social and cultural value of the Civic Precinct.

The programmatic intentions are derived from the statement of significance and the urban framework. These intentions are led by principles stated in the theoretical framework. The Justice College is selected as an appropriate client and a program is developed that mediates between the needs of the college and the availability of space within the Extramural Building. A library and resource centre is proposed in a new addition to the building. After analysis of the site and context, an appropriate sub-programmatic response was developed. A series of sub-programs are proposed that recognises the Justice College as a private program, adds a fountain house as a public program, and mediates between public and private realms by providing a legal clinic. The addition of a public lecture venue adds a civil nature to the building by which past traditions can be remembered.

In conclusion, the argument relies on the complexities and interactions between the theories of adaptation and heritage practice. The argument is developed into a theoretical framework, a written statement of significance, an urban framework, and a programmatic intention for the remodelling of the Extramural Building.