Ch6

Realising the solution

Design informants and concept, design development and technical resolution

6.1 Introduction

The chapter will expand in detail on the chosen concept for the design, as the result of the synthesis of the various informants. The informants will be discussed, and the design principles and guidelines derived from the informants clearly noted so as to highlight the eventual benchmark with which the design will be continuously tested against and the final design outcome weighted against.

The chapter will be presented in three parts, and part one will detail the concept development process and the eventual conceptual approach for the project. Part two will detail the design development and the eventual architectural resolution of the conceptual approach. Finally, part three will detail the technical resolution of the selected details of the project.

6.2 Design informants

6.2.1 Strategy as informant

The synthesis of the adaptive reuse theory as per Brooker and Stone (2018) in Chapter 4, resulted in the selection of the intervention strategy (Figure 6.1) as the main strategy to be applied to the design in order to have the required design result. The existing structure is to be altered to such a stage that the new works are clearly visible but intrinsically linked with the old works that one cannot clearly read the intended design without the other.

Through the review of the selected precedents and case study highlighted in Chapter 5, and the evaluation of the different designs in determining the tactics employed as noted in Chapter 4, a selection of 6 notable tactics will need to be employed within the articulation of the design. The chosen tactics are that of light, plane, surface, movement, void and detail.

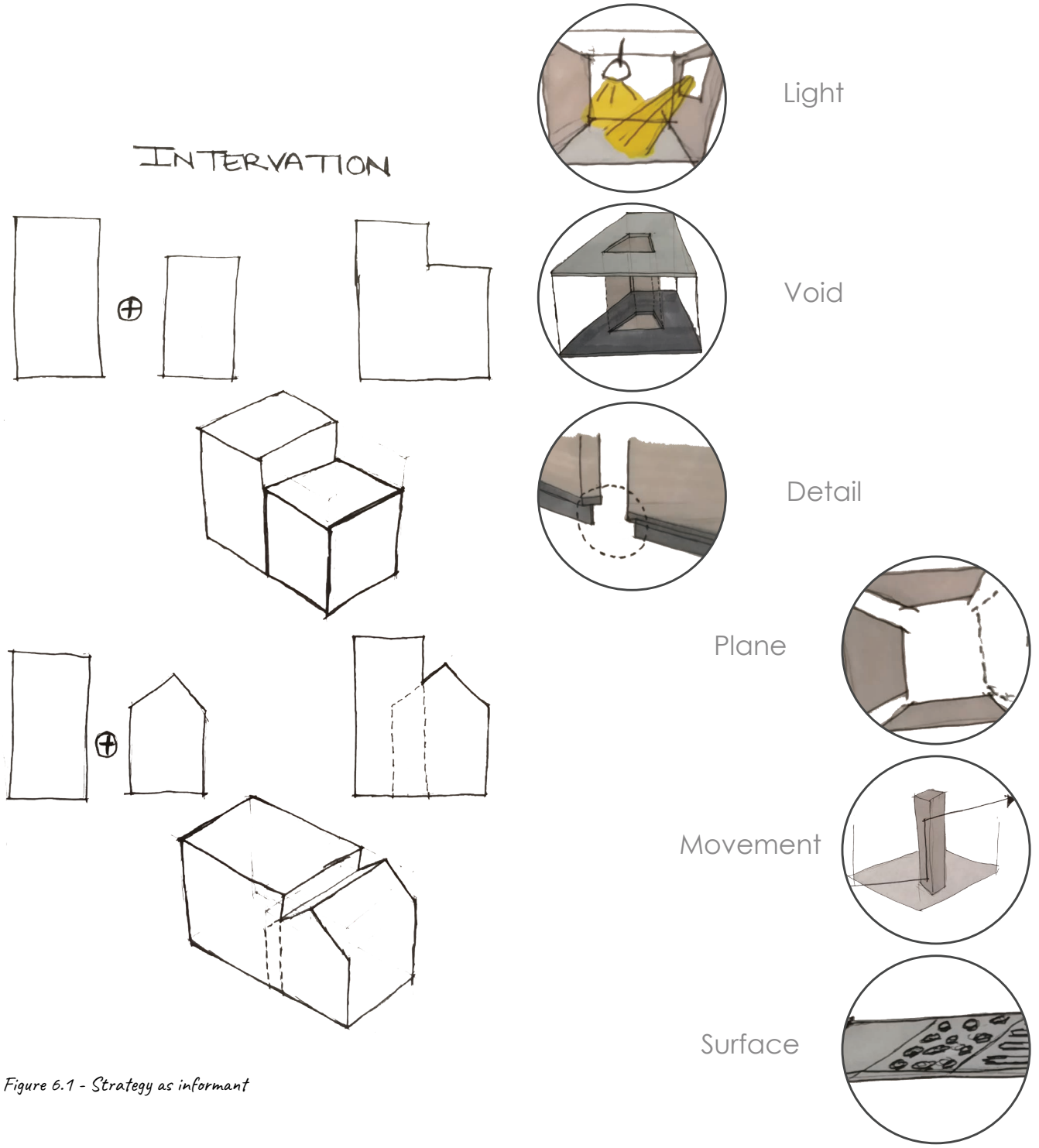


Figure 6.1 - Strategy as informant

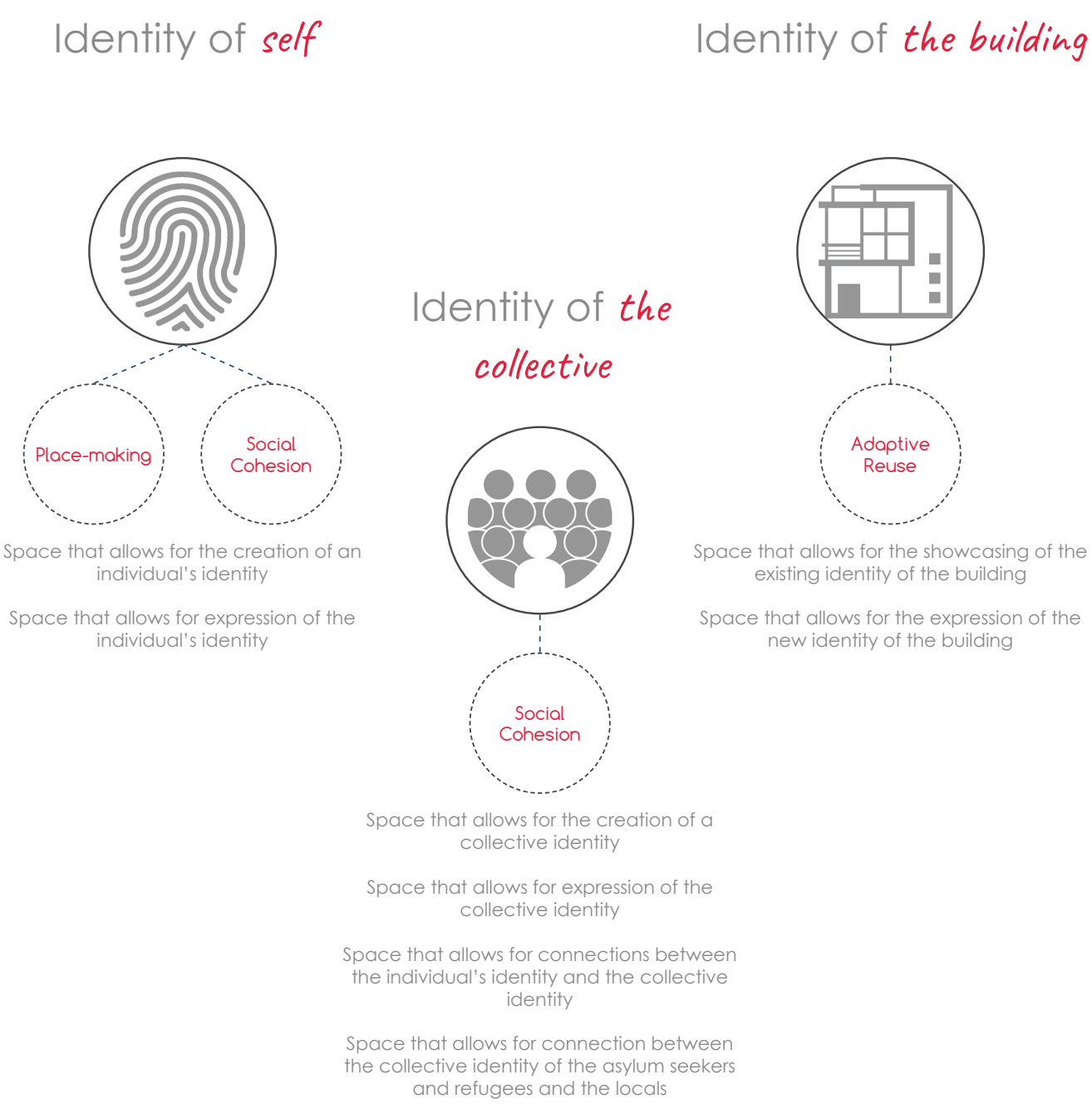


Figure 6.2 - Identity as informant

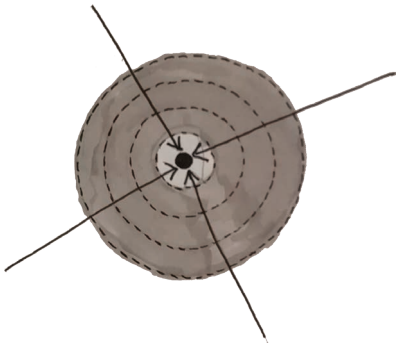
6.2.2 Theoretical synthesis as conceptual informant

The synthesis of the theories of social cohesion, place-making and adaptive reuse, discussed in Chapter 4 resulted in a linking of a common concept (figure 6.2). The commonality of identity formation being the concept in question was further developed into three identity formation groups to serve as part of the informants used in the detail of the concept and design.

6.2.3 Convergence as informant

The concept of convergence which is understood as a process where two separate items come together to become one, is noted as an informant to the design. This would be applied to the various common areas in which there would be interaction between the two communities that the design is aimed at catering for.

Convergence within the scope of the project (Figure 6.3) will see the coming together of parties and the release of energy outwards from the various interactions and activity points. Through the creation of connection points and inter-lapping of energy, experiences and knowledge, the intended final result is a ripple effect of change and cohesion.



Ripple effect

Coming together of parties and release of energy outwards

Interaction and activity points

Creations of connection points and inter-lapping of energy, experiences and knowledge

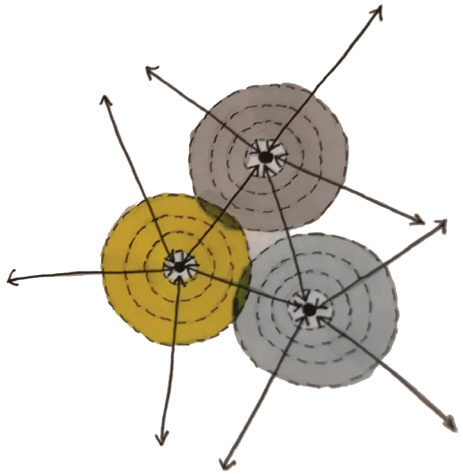


Figure 6.3 - Confluence as informant

6.2.4 Programme as informant

The intended mixed-programme community centre has been derived through the contextual analysis carried out in Chapter 2. It was determined through this analysis that the most appropriate sub-programmes for space that are intended to serve both foreign nationals and the local community would need to ensure that it meets the basic needs and rights of the vulnerable members of the group. Thereafter, they would need to allow for additional programmes which would assist in the identity formation process. In addition, it would have to meet the other needs and desires of the intended user groups (Diagram 6.1).

The zoning of the programmes noted that there is a clear distinction between the public and private zones. This is to ensure that there is the necessary level of safety and security required for the various user groups as well as to allow for areas of overlap which would result in the intended and desired connection points and areas of confluence.

The selected programme has been listed and zoned as follows:

- Ground floor
  - Law clinic
  - Medical clinic
  - Retail and hospitality space
  - Information desk
- First floor
  - Community centre space
    - Dance studio
    - Performance and exhibition space
- Second floor
  - Empowerment Centre
    - Including common library and computer centre area
  - Classrooms for language classes
- Third floor
  - Canteen / Food hall
- Fourth
  - Trauma and counselling centre
- Fifth and Sixth floor
  - Social housing
  - Including administration offices and common shared areas
- Roof
  - Common shared roof garden
  - Outdoor living/entertainment space
  - Laundry space
  - Games area

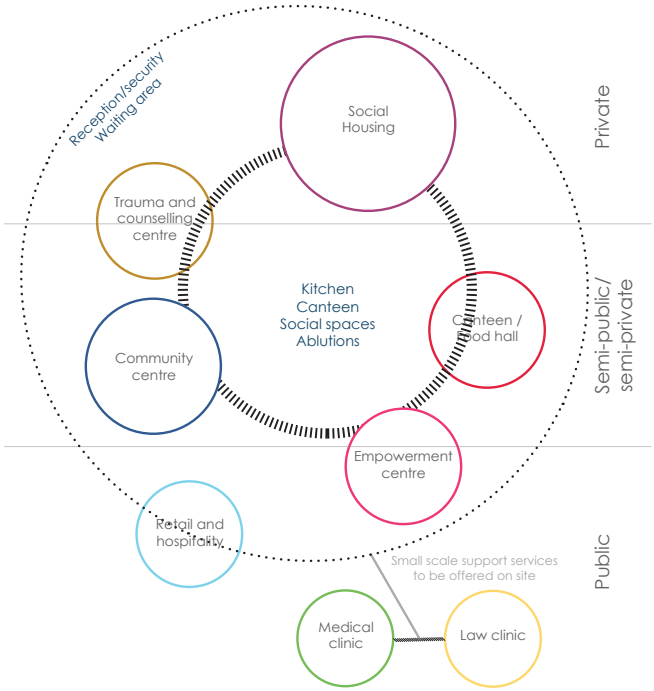


Diagram 6.1 - Programme as informant

6.2.5 User as informant

The primary users of the centre will be new and existing asylum seekers and refugees, primarily from the SADC region, in Pretoria who will need to travel to the Desmond Tutu Refugee Reception Centre.

Hussein

- Congolese male
- Married father of two
- Barber
- **Experienced xenophobic violence in 2015** (struck on the head and stabbed in the hand)
- Fled Congo in 2008 and spent three years moving between different countries
- Arrived in SA in 2011

Justine

- Rwandan female
- Single mother of one
- **Asylum seeker currently moving towards third appeal** (DHA denied application)
- Fled to SA from Goma due to civil unrest and warfare
- Journey included hiding in a truck

Roy

- Ugandan male
- Single
- **Holder of legal refugee status**
- Fled to SA after being assaulted and blackmailed for being gay
- Illegal to be gay in Uganda and punishable with prison time of up to 14 years

Figure 6.4 - User as informant

6.2.6 Structural design approach as informant

The synthesis of the statement of significance exploration and the context analysis carried out in Chapter 2 is offered as structural design approaches (Figure 6.5) which will need to inform the design and intended degree of alteration to be applied to the building in order to formalise the interior changes required to house the chosen programme.

Five areas of concern have been highlighted and graded on a colour code of red, orange and green; to represent their degree of sensitivity and significance, starting from highly sensitive and significant to not sensitive or highly significant. The areas are noted below and comments are given as restrictions and allowances:

- Brise soleil
  - Existing brise soleil detailing to remain - originally integrated into slab.
  - Brick infill between brise soleil can be touched.
- Double skin brick cavity infill walls
  - Existing double skin brick cavity infill walls to mainly remain - an integral part of the environmental systems (climate).
  - Changes to north facades and internal light well facades.
- Ribbed slab
  - Existing ribbed slab can be altered to allow for necessary voids and cuts.
- Materials and finishes
  - Existing materials and finishes that are obsolete but can be reused to be integrated into design.
  - Minimise removal of existing materials and finishes.
- Single skin and double skin infill walls
  - Existing brick infill walls to be removed where necessary and remain where they can be used.

High sensitivity and high significance

Low sensitivity and high significance
High sensitivity and low significance

Low sensitivity and low significance

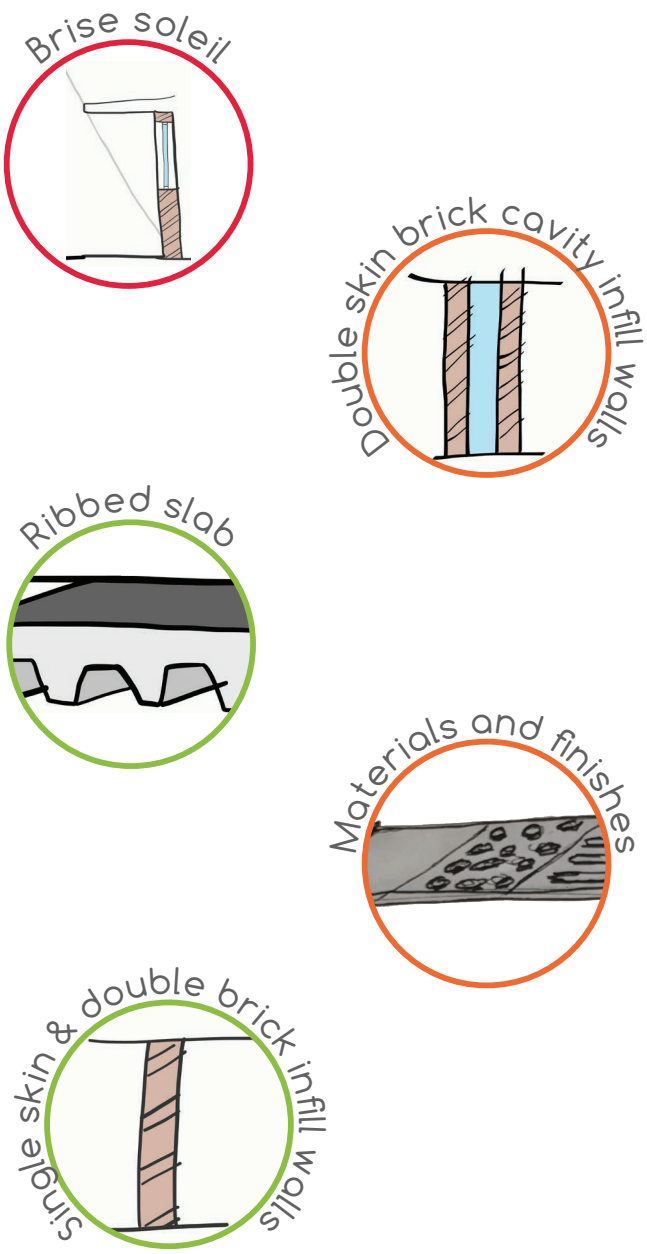


Figure 6.5 - Structural design approach as informant

6.3 Conceptual Approach

6.3.1 Description of approach

The conceptual approach to be applied to the design is the Confluence of Identity. This confluence is to be manifested via the means of the adaptation of the Poynton's Building to act as a facilitator for the enhancement of social cohesion between foreign nationals and the local community through identity articulation of the self and community levels (Figure 6.6).

Ground floor
The ground floor will be dedicated as a fully public floor and provide for retail and hospitality spaces, the medical clinic, law clinic and information desk. There will be a new entrance proposed with access to all floors including the roof level; the existing entrance will remain but primarily be used for usage and access by the residents of the social housing. As the main entry point to the building and most likely to become an arrivals centre, the space will need to be as bright and welcoming as possible in order to attract rather than repel the user group. These spaces will set the tone for the manner in which asylum seekers and refugees will come to appropriate and attach themselves to the provided spaces.

First and Second floors
The first floor will house the community centre which will comprise predominantly of the dance studio, and performance and exhibition spaces have been shown in the sectional mood board and will see the removal of a portion of the floor slab of the second floor. The spaces indicated are meant to be bright, energetic and vibrant. As spaces were both music and dance will be experienced actively and observantly, the spaces will need to read as both public and private and offer the possibility of either visual, physical or both visual and physical linkage between the two spaces. The link is to be detailed an addition of a space or element into the existing light well.

The remaining portion of the second floor will be used to house the empowerment centre which will provide for language classes, computer centre and library space which would be accessible to all users. Sound control management will need to be greatly thought of in order to avoid noise disturbances from the floor below travelling upwards and beyond.

Third floor
The third floor is to be treated as a nucleus for the interaction and social cohesion of the two various groups via the means of the proposed African food bazaar, dining hall and cooking spaces to be provided. The space will be taking cues from the common African practice of cooking in groups, eating in groups and cooking outside as aspects to foster within this specific floor.

Fourth floor
The fourth floor will house a trauma and counselling centre designated for use primarily by asylum seekers and refugees. The centre will make use of the entire floor and may also house additional services such as a day care centre for residents of the building.

Fifth and Sixth floors
The fifth and sixth floors will house the social housing to be designed for use by asylum seekers and refugees. There will be a typology of a selection of units provided and designed in order to accommodate a diverse group of asylum seekers and refugees. Shared common spaces such as ablutions, kitchenettes and living spaces will also be provided for. The main goal will be to ensure that the users are able to implement the place-making processes of appropriation, attachment and identity.

Roof level
The roof space will now become a dedicated social outdoor space for use by the habitants of the residential floors and their guests. This space will meet the need to provide for additional outdoor space within the vicinity of the building as there are limited outdoor spaces within the CBD.

Adaptation of the Poynton's Building to act as a facilitator for the enhancement of social cohesion between foreign nationals and the local community through identity articulation on the self and community levels.

Figure 6.6 - Confluence of identity (conceptual sectional perspective, June 2019) (Composite image)

Residential
Client: Tshwane Leadership Foundation

Canteen:
Dining space

Community centre:
Dance studio & Language school

Public seating area, medical clinic, law clinic, cafe, retail, main entrance and secondary entrance

Area of focus for design

Residential
Client: Tshwane Leadership Foundation

Canteen:
Food stalls

Community centre:
Music performance and gallery/exhibition space

Services and utilities

Existing transformer room

Textile archive

6.3.2 Critique of conceptual image

The conceptual image is offered as a means to visually express and describe the atmosphere for the overall building as well as a visual representation of the proposed zoning of the entire building in order to establish Haven House.

The image is used to express the movement from public to private in the degree of privacy required for the building and the various programmes. The public spaces are expressed as open and lively are to be located on the lower levels. Thereafter the spaces requiring a balance between public and private are placed within the centre floors of the building with the more private spaces to be placed on the higher floor. The remainder of the floors are all zoned as private spaces as they will be the spaces to be inhabited by the asylum seekers and refugees.

Comments expressed by examiners (June 2019)

- Opportunities for the space(s) to be personalised by users
- Design scope to be defined
- Easing foreign nationals into familiarity of the context to be addressed
- Zoning and focus to address asylum seekers and refugees needs
- Design focus to ensure it firstly addresses problems and dire needs before the secondary needs of an individual who has just arrived to the city
- Degrees of privacy to be clearly defined and expressed in the zoning

Response to comments

The main aim for the project is to create space which will later be transformed into place by the users; as such the creation of a celebratory space full of life and interaction is part and parcel of the main aim. However the design focus area seeks to cater for the users' secondary level needs, within the overall realm of basic needs, which would be the access to safety and security. The first level needs are to be catered for through programming of the entire site.

6.4 Intervention focus area

The ground floor (Diagram 6.2)has been selected as the focus area for the design exploration and detailing. The overall floor will be resolved on a zoning level as separate programmes and thereafter internally within the individual spaces.

The new proposed central staircase in its positioning within the new atrium acts as an anchor and connects the entire building by providing both physical and visual links to the various spaces within the building. This thus facilitates the staircase as a space which can be used to promote and suggest interaction and social cohesion between the users.

The new staircase design will be the focus of the technical resolution process. Detailing will focus on the expression of how the staircase fixes to itself, how it fixes to the existing building and which materials have been selected.

The technical resolution will also provide specifications for the furniture items proposed for the various spaces of interaction along the staircase. Additionally the design of the flooring proposal for the ground floor and staircase and wayfinding system for the entire building is unpacked and detailed.

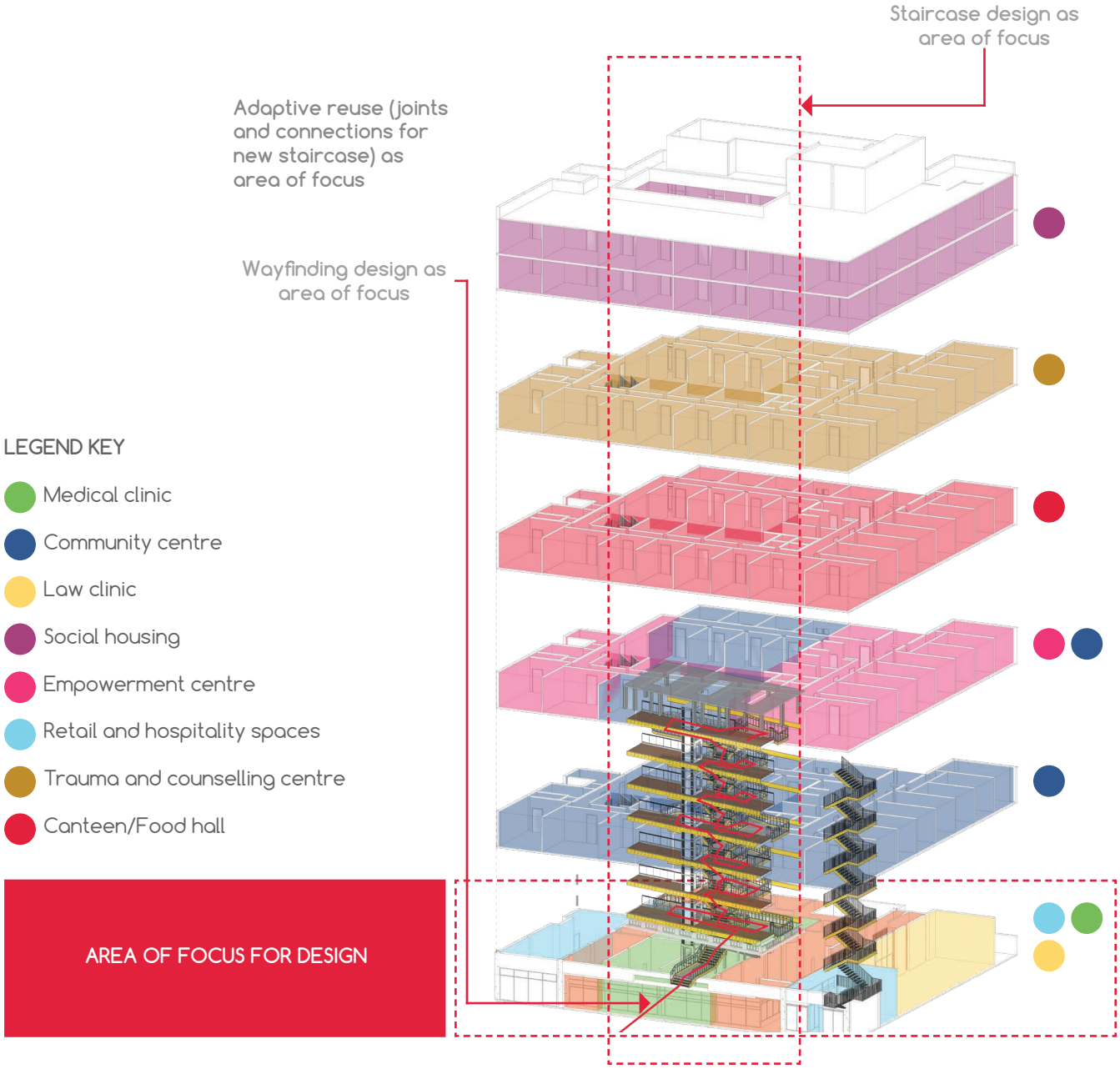


Diagram 6.2 - Diagram of proposed building zoning with the selected design focus area highlighted

6.5 Design and technical framework

The design and technical resolution process are not separate processes from each other and as such the study makes use of a system whereby both the design development and technical resolution are presented for in parallel. The design development is explained and thereafter the technical resolution is offered.

The Sustainable Building Assessment Tool (SBAT) is also used in order to assess the existing structure as well as the design proposal. The tool is deemed to be relevant as it not only looks at physical architectural solutions but also looks at the social solutions proposed and how this improves on the lives of the users and communities.

Diagram 6.3 notes the overall design development and technical exploration framework for the chapter.

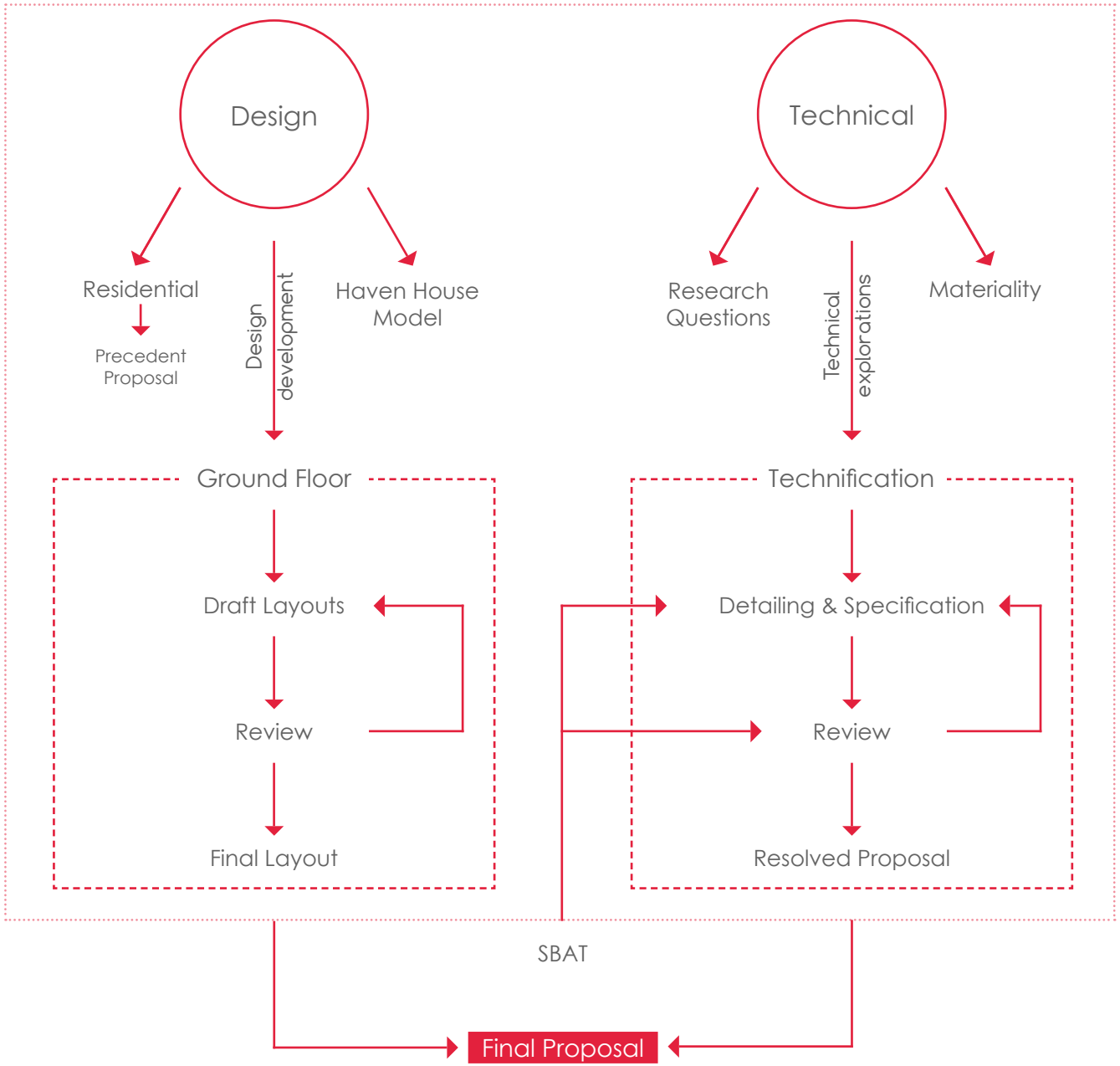


Diagram 6.3 - Design and technical exploration framework

6.6 Assessment criteria for design and technical resolutions

The final design and technical resolutions will be assessed on three levels of consideration (Figure 6.7). The first level deals with how well the proposals have meet the needs of the best practices needs requirement as per the criteria explained in the theory chapter (see Chapter 4, page 77-78).

The second level of assessment will determine the level of consideration placed on the five tactics and chosen strategy of intervention that have been employed in the design and resolution of the ground floor layout and detailing. Reference will be made to the possible design expressions noted in the theory chapter (See Chapter 4, page 94) in determining if these expressions are present and their success in meeting both the design and technical research questions.

The final level of consideration will assess the resolution of the technical research question. The aim of the research question is the exploration of three interaction relationships. The three levels are that of user-space, space-object, and user-user.

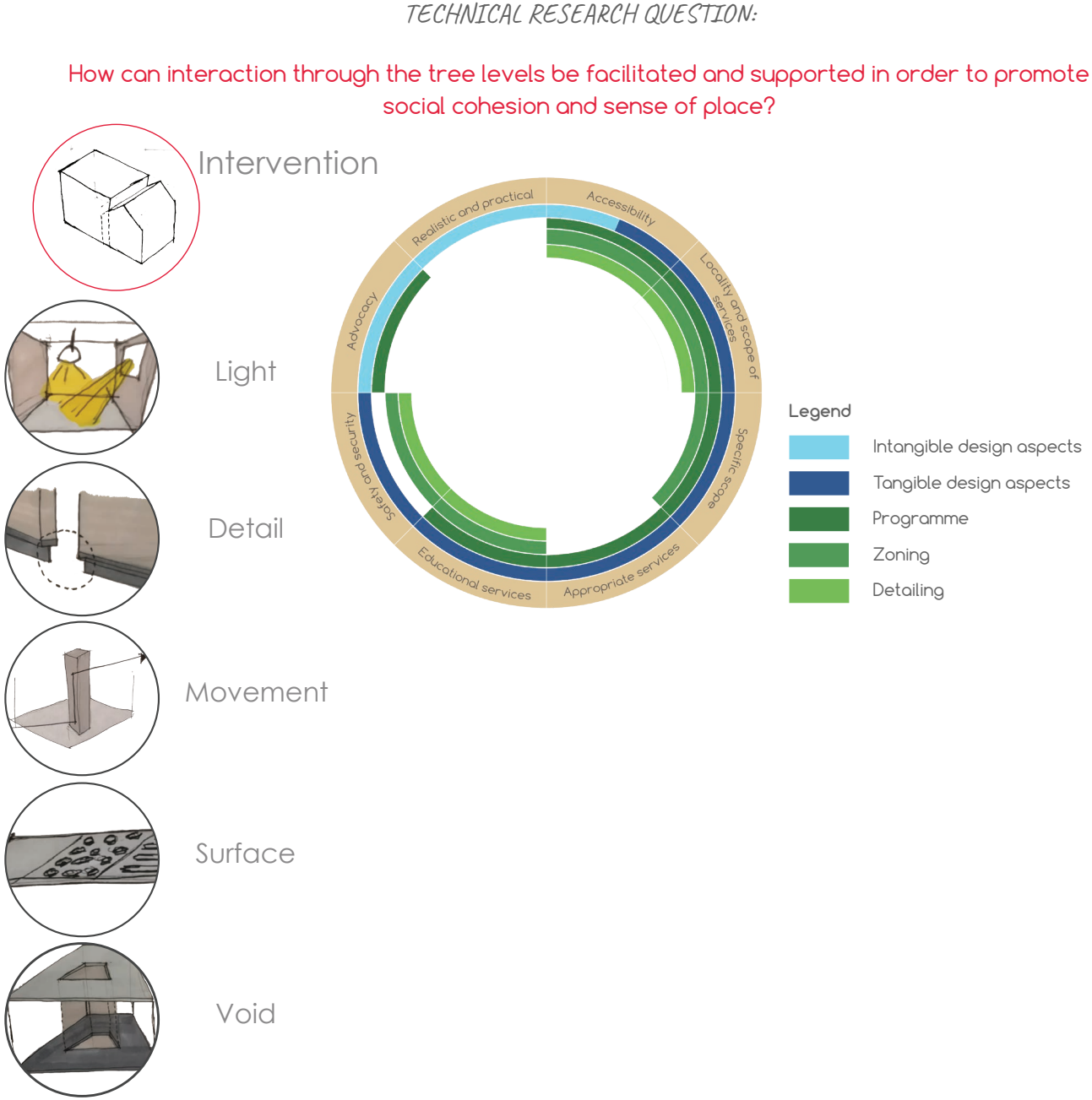


Figure 6.7 - Assessment criteria to be applied in evaluation of final proposal

6.7 The Haven House model

6.7.1 The Model

Haven House will make use of a 5 point model which in which the various programmes will be categorised under (Diagram 6.4). The model is suggestive of a cycle of evolution which the typical asylum seeker and refuge would embark upon their first encounter with the building.

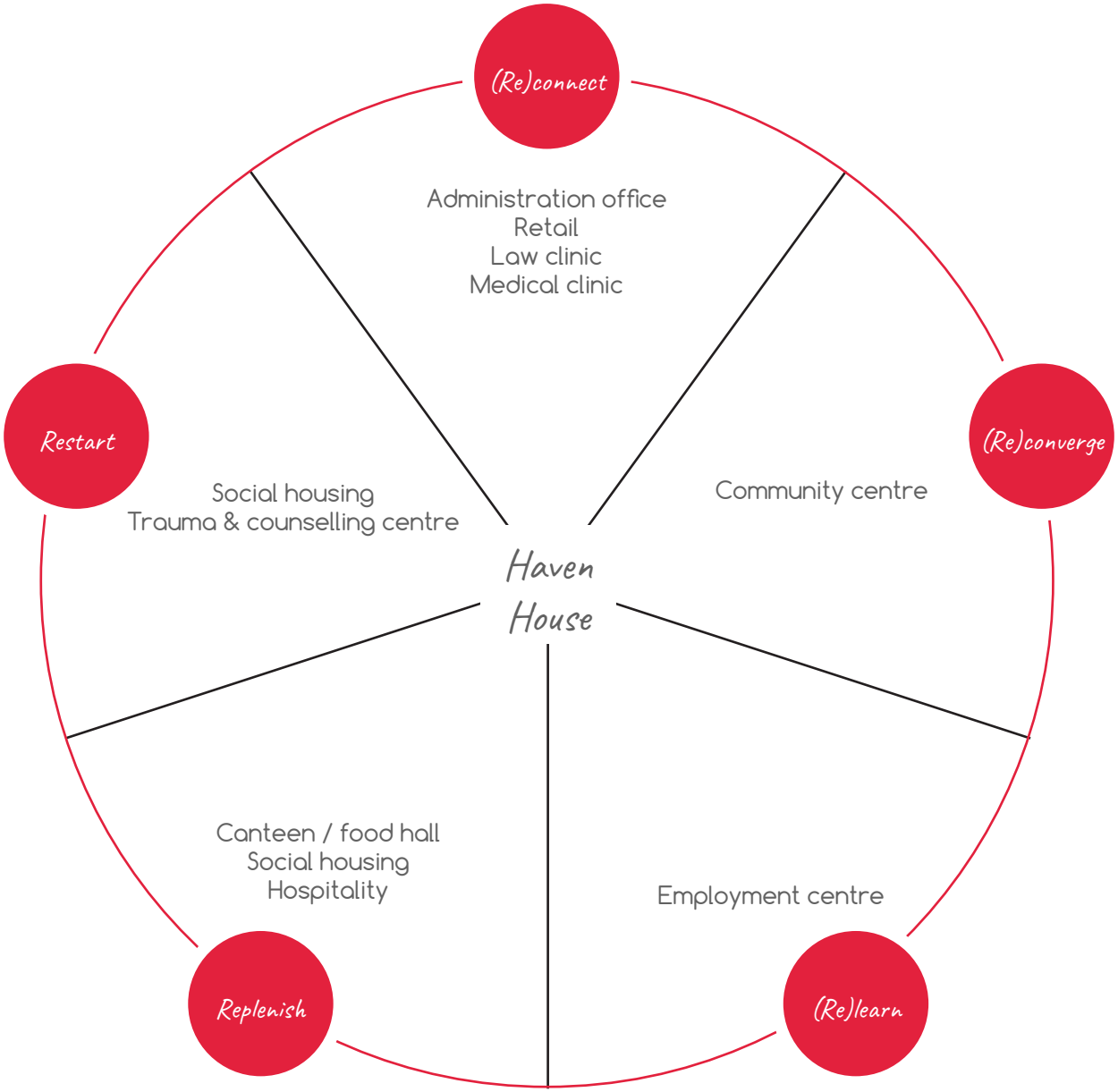


Diagram 6.4 - The Haven House Model

6.7.2 Restart (at Haven House)

6.7.2.1 Precedent

The masters dissertation by a student from the University of Hannover (Leibniz University Hannover) proposed for the reappropriation of the Holland Pavilion Expo 2000 Building designed by MVRDV in 2000. The university programme ran a design studio with a focus area dedicated to designing prototype designs for various forms of residential solutions and models for asylum seekers and refugees. The projects were collated and thereafter presented as a book titled Refugees Welcome: Konzepte für eine menschenwürdige Architektur; the book is currently out of its print run and only available via means of interlending facilities through libraries listed on the WorldCat database.

The proposal selected details five of the existing floors to remain as is with minor changes to ensure the space is habitable. The sixth floor is altered and proposed as the base for eight additional floors to house the housing model proposed. Figure 6.8 illustrates various images of the project as well as an analysis of the main design principals.

Although the design proposes a standard design and look and feel, which can be said to be European in character. The design of the movable and adaptable units is proposed to allow for the users to appropriate the spaces by offering spaces for personal items to be housed/presented.

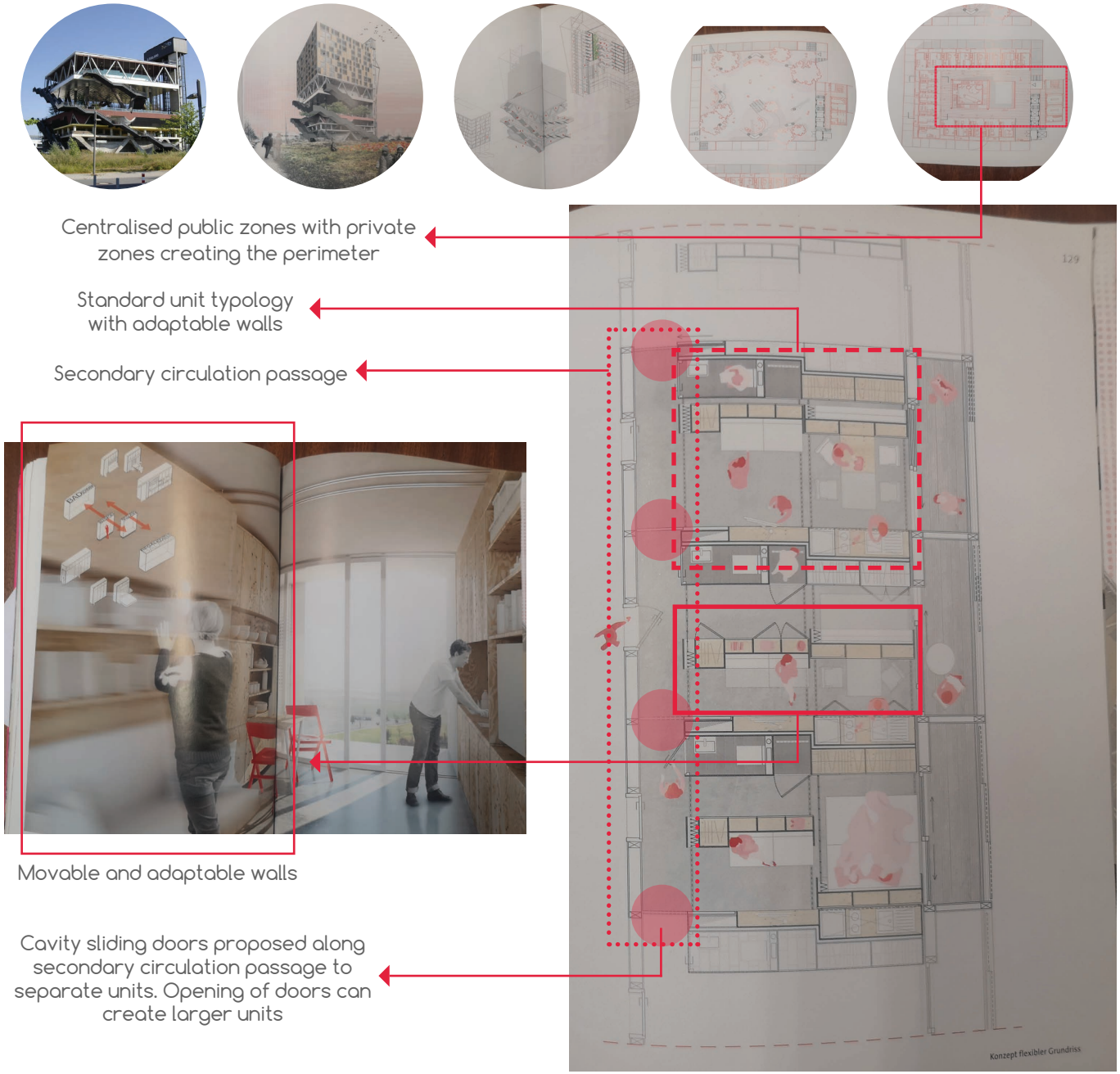


Figure 6.8 - Analysis of masters dissertation proposal for Holland Pavilion Expo 2000 Building (Harry_nl, 2004; Friedrich et al., 2015)

6.7.2.2 Proposal

The modernist design of the existing building lends itself to accommodating the suggested layout (Figure 6.9) by means of making use of the existing grid spacing in order to accommodate a range proposed unit sizes.

An exploration to locate available information of the demographic statistics of the general household make up for asylum seekers and refugees who enter the country was not conducted and as such the proposal makes provision for three overall categories of classification for the units, shared units, family units and individual/couple units.

Within two of the three categories of units a further three size options are provided per category . The sizes of which are governed by the column and grid spacing system of the original architectural design.

Figures 6.10 illustrate what the potential look and feel for the various units would be. The aim in the design and specification will be to ensure that the three processes of place-making are present.

The users must be able to appropriate the units, form attachment with the unit and the building by having avenues for personalisation of their units and lastly be able to define their identity and that of the collective group through the appropriation and attachment process. The housing scheme is proposed as a short-term housing solution for asylum seekers and refugees; the duration of which is proposed to be six to seven months in order to facilitate access to the proposed six month orientation programme as suggested in Chapter 4.

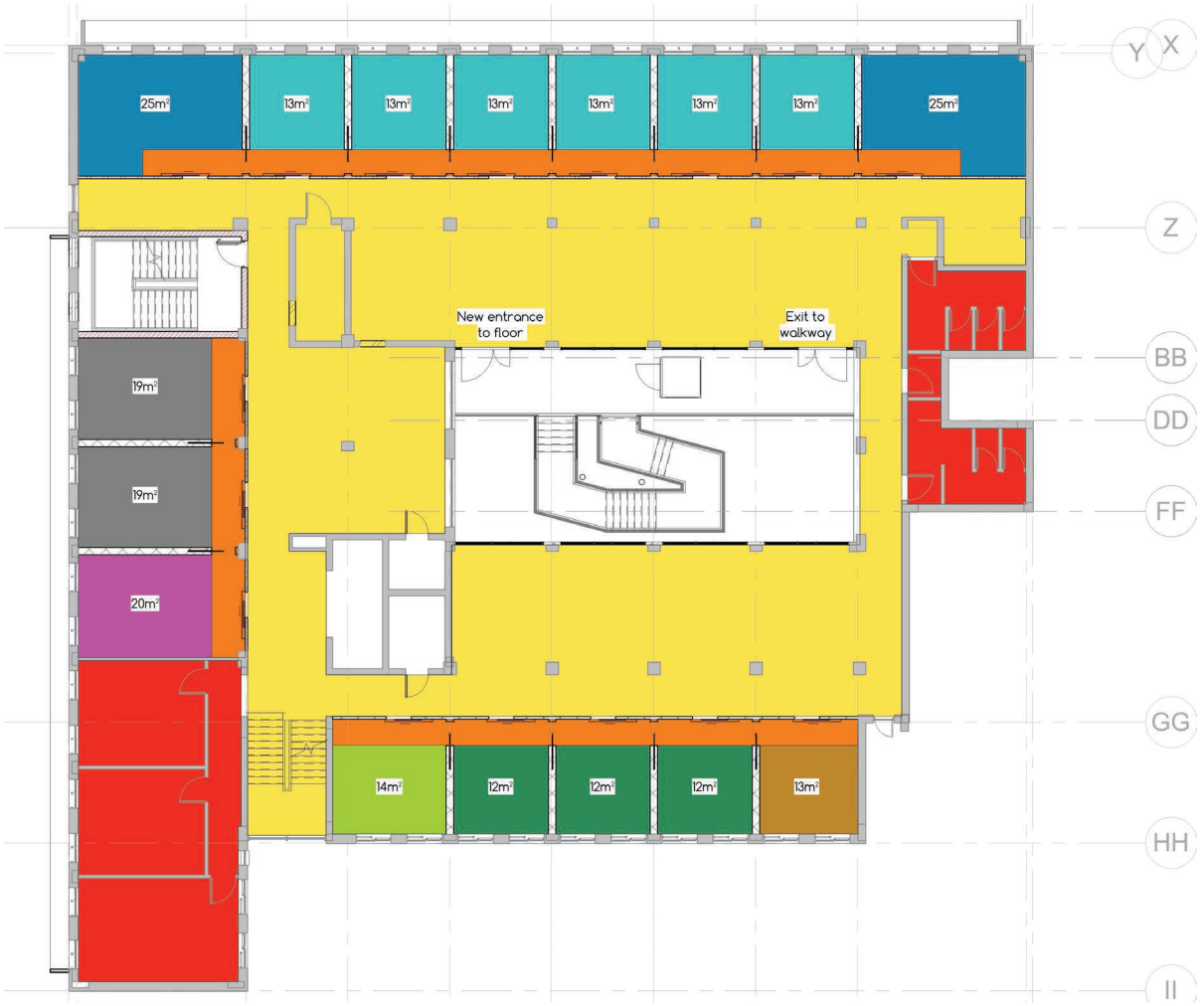
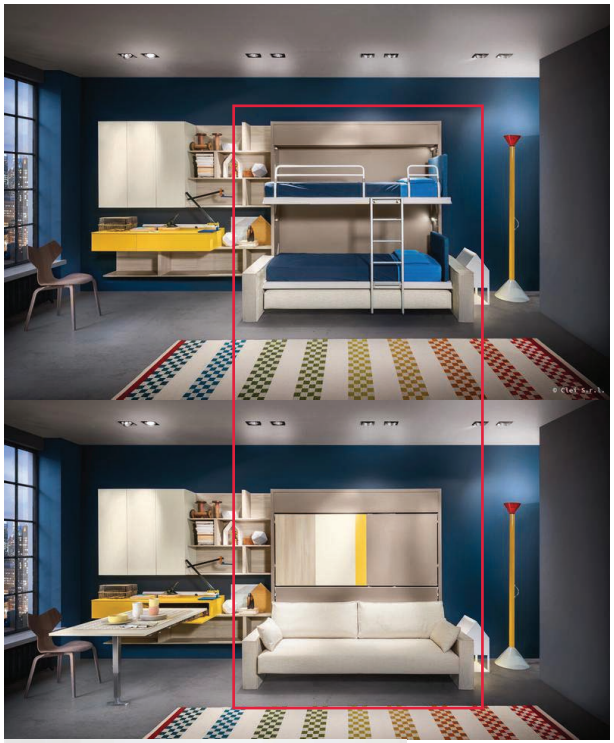
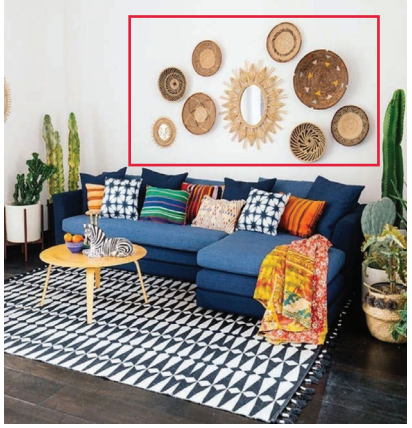


Figure 6.9 - Zoning proposal for Haven House social housing units

Concept: Shared rooms with foldable single bunk beds to accommodate up to 4 users per unit

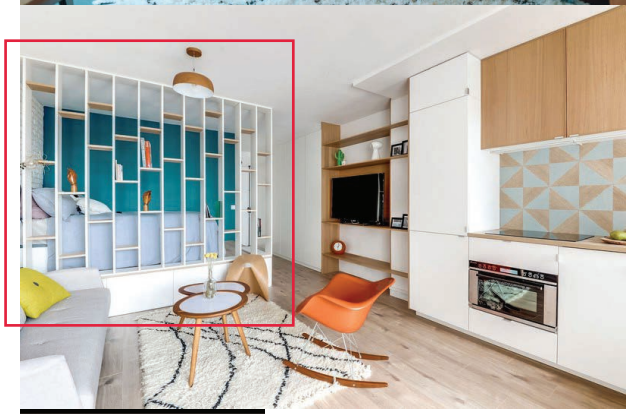


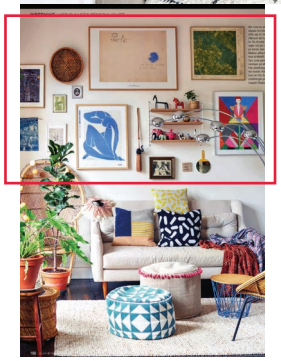


Bunk bed solution proposed as space saving tactic

Walls to allow for display and built-in units

Concept: Family unit with queen sized Murphy bed and foldable bunk beds to accommodate up to 6 users per unit

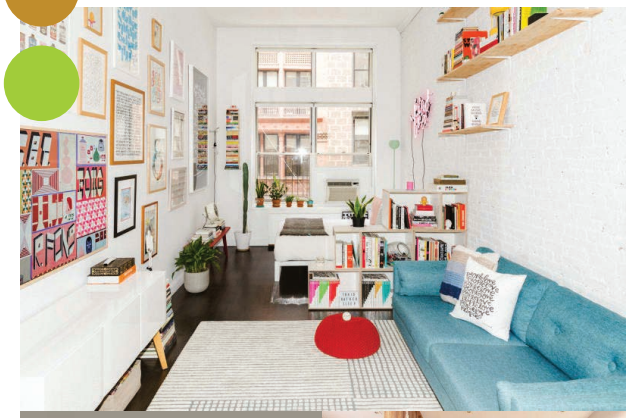




Separate rooms/areas to be created via means of bunk beds and screen elements

Walls to allow for display and built-in units. Allowance to be made for walls to be used as creative wall spaces

Concept: Individual/couple unit with queen sized Murphy bed to accommodate up to 2 users per unit (3 including new born)



Sleeping area provided privacy through use of screen element

Lounge area to cater for seating, storage and display area on walls and built-in units

Figure 6.10 - Look and feel examples for unit categories (Composite image)

6.7.2.3 Conclusion and recommendations

The proposal is to be noted as the starting point for further exploration into design by another interior designer. The proposal offers two sets of guidelines from which the exploration will need to proceed with. The first guideline is the allocation of unit sizes within three categories of proposed unit typologies. The second guideline is that of the conceptual look and feel for the three categories of typologies; these are high-level conceptual exploration which would need to be taken further and refined.

The investigation can be enriched and provided with further guidelines for design by means of applying a participatory design process. The inclusion of the main user group within the planning and design process would help facilitate the creation of a proposal grounded on providing a solution which is both relevant and practical in its understanding of the user group's needs. Although the user group is generally made up of individuals of various cultural groups, the basic needs are however believed to be universal.

The investigation can further be expanded through the analysis and comparison between the above proposal and that of Raymund Königk's 2002 unpublished dissertation titled CLAIM USE ADAPT: Cohousing Community in the Old Poynton's Building, Church Street. The dissertation is a study into the possibility of creating a cohousing system for an underutilised building; the design and technical focus area of which were the communal spaces and one sample unit.

The dissertation proposed the use of transformable interiors which could be adapted to suite the needs of the user; this was coupled with the proposal for an infill building system which would therefore render the interior structure as an insertion into the existing building frame. The dissertation could be used as a starting point in the exploration of the spatial arrangements possible; the Restart (at Haven House) model spatial requirements can be applied and used to alter the proposal by Königk.

6.8 Logo and branding exploration

The logo (Figure 6.11) for Haven House is derived from the diagram shown in Diagram 6.4. This diagram is a symbol of the cyclical nature of the building's grouping of programs. The users are able to enter the cycle at each point and transverse the process , however the expectation is that most asylum seekers and refugees will commence the journey through the cycle by entering the process at the (Re)connect point.

In order to provide each cycle with an identifier the branding will make use of a colour coded system. Each specific colour will be used as the main wayfinding and signage colour for the floor in which each the various points are located on.

The colour palette is to be derived from the colours used to designate the 17 Global Goals For Sustainable Development (Figure 6.12). The six selected colours have been selected for their relevance with regards to the struggles asylum seekers and refugees may experience.

Haven House

Proposed Font: Caveat
Font size: Dependant on application
Logo colour codes:

- RGB: 254, 204, 10
- CMYK: 0, 20, 96, 0
- Hex: #fecc0a
- Pantone/PMS: 116 C (#ffcd00) / 810 U (#ffd33c)

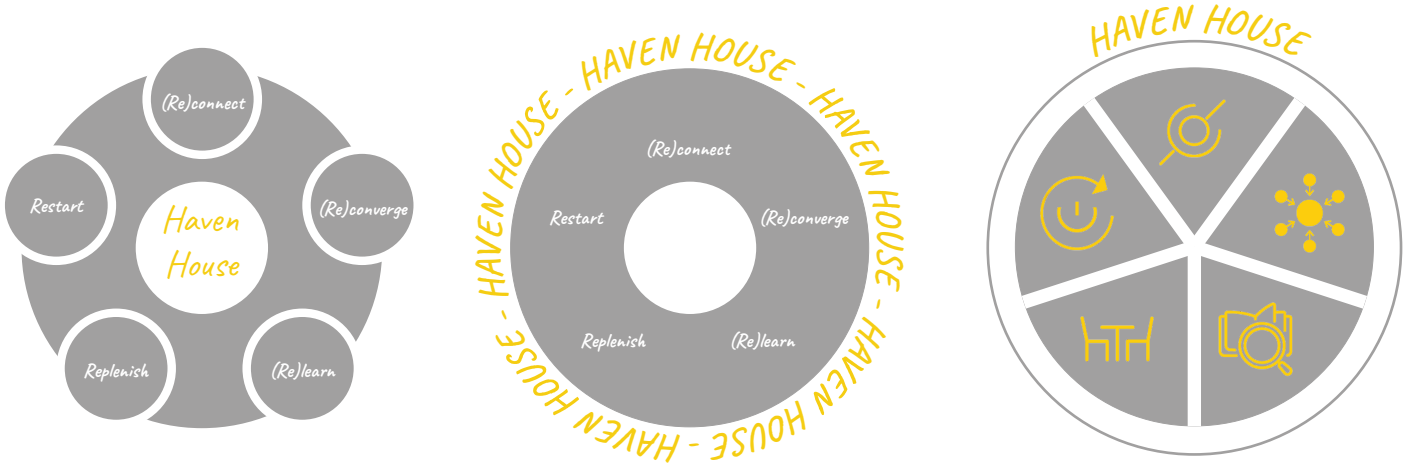


Figure 6.11 - Three potential logo options for further development (Composite image)

Figure 6.12 - The UN Global Goals for Sustainable Development (The United Nations, 2015. Adapted by author)

6.9 Wayfinding proposal

6.9.1 Design

The wayfinding system is to make use of both physical informational and directional signage but also will be making use of design details such as the application of the specified colour for the floor/space onto the floor and wall surfaces.

Figure 6.13 illustrates a few examples of the intended look and feel for the signage system. The use of the selected colours (see Figure 6.12) and appropriate typography and symbols will be paramount in ensuring the success of the design.

Figure 6.14 notes signage exploration sketches for the proposal. The proposal will be looking at two specific sign typologies in its exploration. The first is the hanging signboards to be used internally and will also be used as the new signboards to replace the existing signboards to the ground floor canopy on the northern facade.

Secondly the main upright signboard on the ground floor will be presented as this element represents the initial point of contact the users will have with the branding and wayfinding system for the entire building.

Figure 6.13 - Wayfinding proposal precedent look & feel (Composite image)

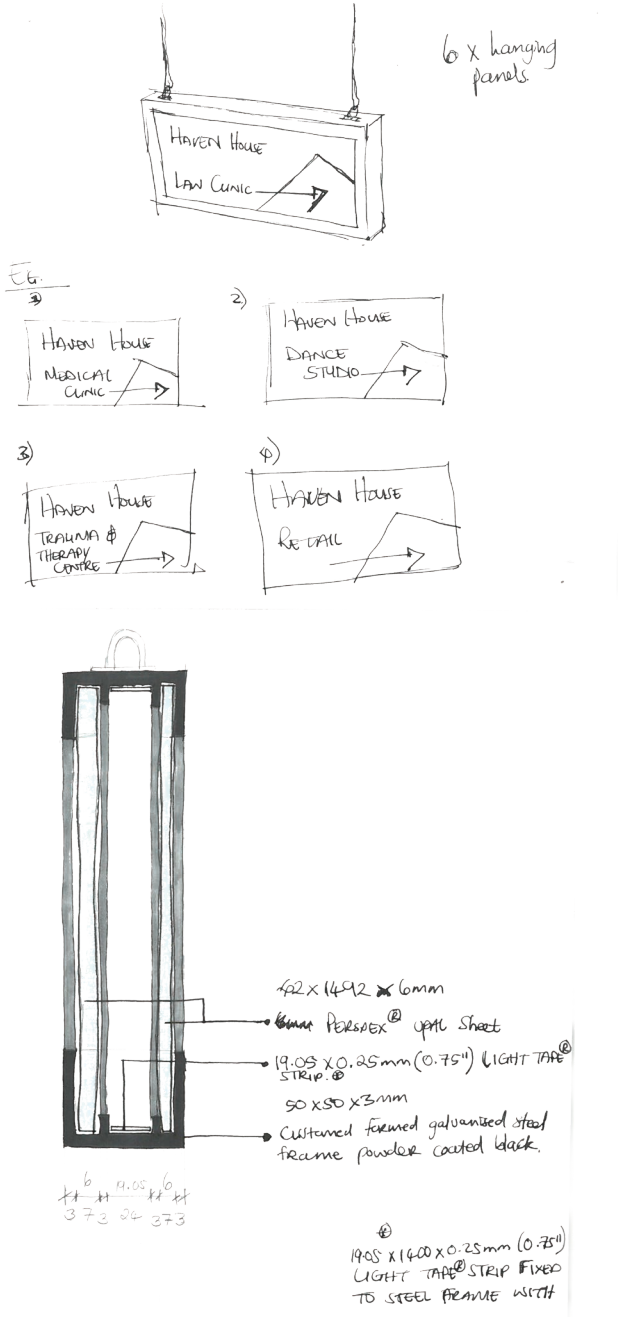
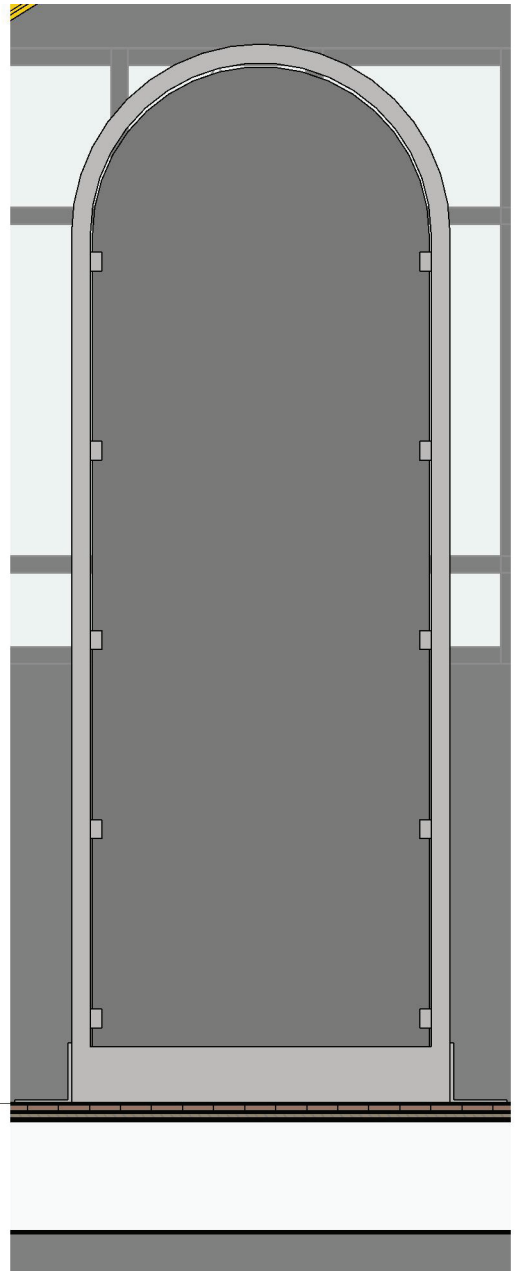
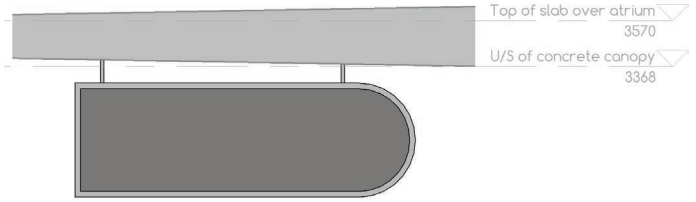
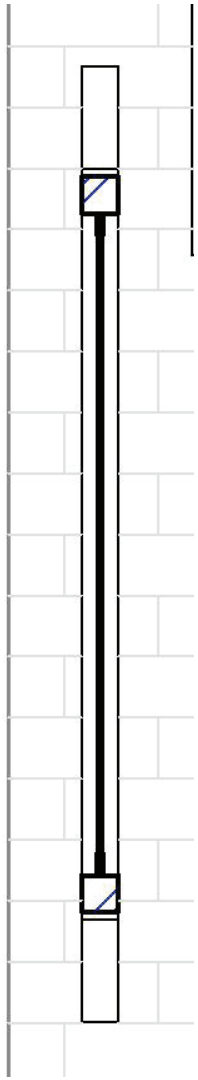


Figure 6.14 - Signage board exploration sketches





First Floor - Finished Floor Level
4898



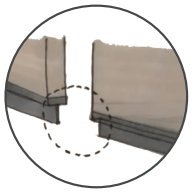
6.9.2 Assessment

The signage boards are designed so as employ the tactics of light, detail and surface (Figure 6.15). The signage is also used as a means of reinforcing the identity of the building as the proposal makes use of distinct colours for specific areas. Light is used as a means highlight the signage boards ; this ensures that the boards are transformed into landmarks and beacons users are able to make use of as navigational tools within and around the building.

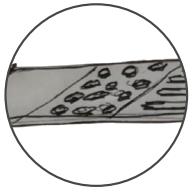
The inclusion of symbols and a well selected typography for the signage boards will enhance the design and will ensure the success of the wayfinding system proposed.

To ensure unity is experienced between the various new interventions within the building the signage board structural system will be making use of the main material palette as is detailed in Figure 6.34 (see page 166-167). Further exploration of the signage proposal could reflect on a proposal for the internal signage system for the interiors of all the floors above ground floor.

Light



Detail



Surface

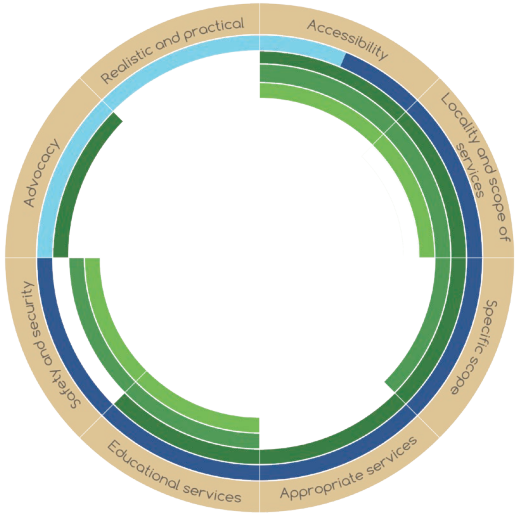


Figure 6.15 - Assessment criteria for wayfinding system

Site Plan
Scale NTS

Figure 6.16 - Site Plan of site within the Pretoria CBD

6.10 Design development

6.10.1 Design draft 1 - June 2019

⊖

- Ground floor is solely a zoned as retail and hospitality
- Building edge on has been pushed forward; shopfront edges have been increased and lined up to create single line
- No clear distinction of main entrance to remainder of the building
- Existing grid is noted but not fully utilised in determining typical sizes

⊕

- Base building footprint is mostly retained
- Majority of existing retail spaces zoned for retail and hospitality once more
- New staircase proposed on eastern edge
- Link created to ablutions facilities at rear of building

→

- New staircase proposal
- Link between front and rear of building
- A different set of programmes is required

Ground Floor Plan
Scale NTS

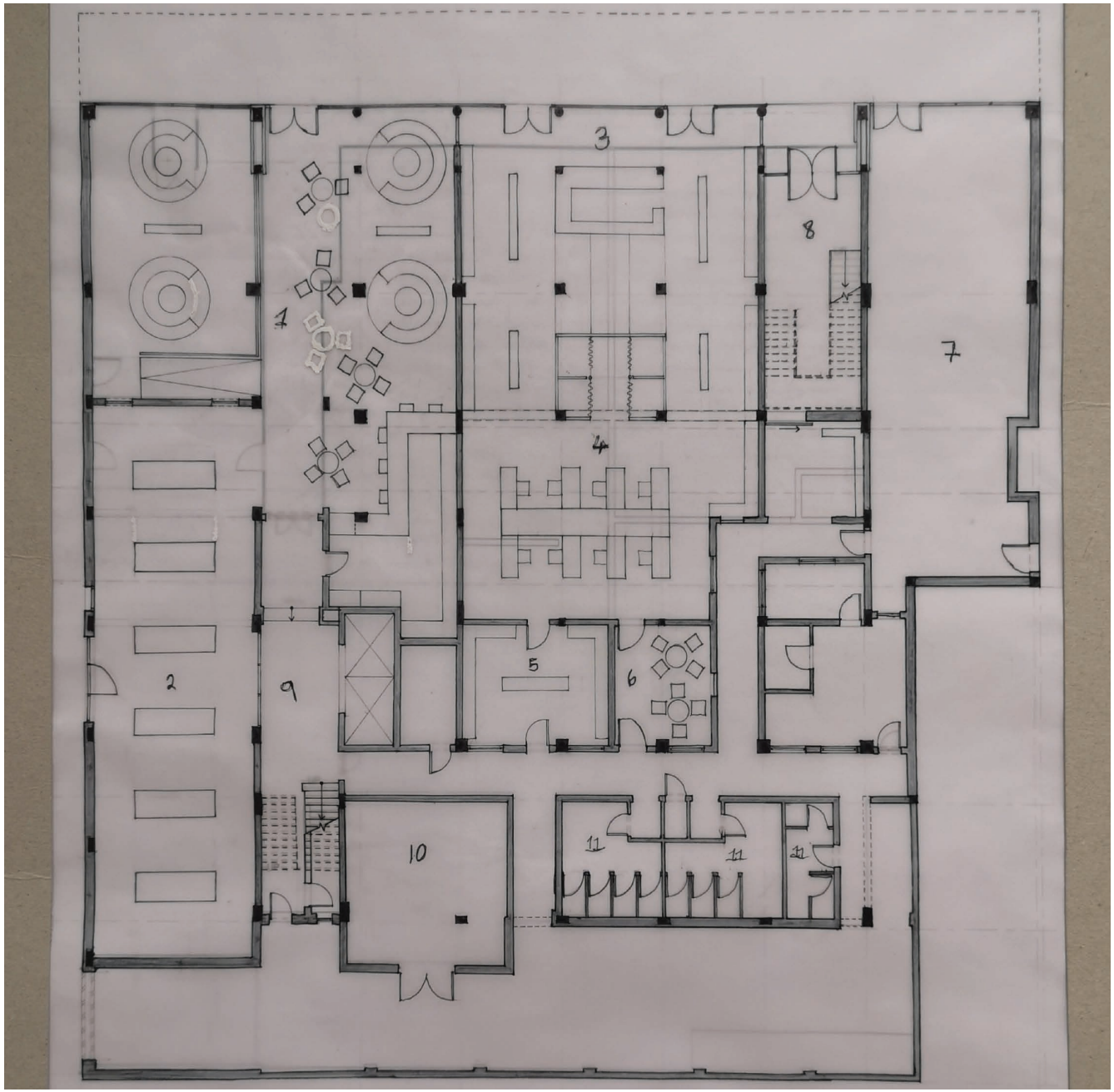


Figure 6.17 - First draft of ground floor layout plan (June 2019)

6.10.2 Design draft 2 - July 2019

⊖

- Interaction with building interior limited to small area
- Building edge has been stepped back at different levels creating some cumbersome circulation space
- Main entrance is defined however is quite narrow
- Spatial zoning can be revised to allow for better adjacency between the various programmes
- Seating along pavement
- Screen creating visual barrier between street and building

⊕

- Base building has been adapted in order to accommodate programmes
- New public area created by receding shopfront edges
- Zoning is a mix of retail, hospitality, commercial and healthcare
- New staircase proposed
- Link created to ablutions facilities at rear of building
- Proposal for floor treatment as wayfinding element
- New screening system proposed along pavement edge

→

- New staircase proposal
- New covered public outdoor area
- Link between front and rear of building
- Wayfinding system
- New screening system

Ground Floor Plan
Scale NTS

Existing
New
Demolished

Figure 6.18 - Second draft of ground floor layout plan (June 2019)

- New screen element creates visual barrier between street edge and view into building
- New windows have a rhythm however not balanced with rhythm of existing window spacing
- Orange colour proposed does not balance with existing colour palette
- Seating provided along street edge does not have a link with the building facade or interior

North elevation
Scale NTS

Figure 6.19 - Northern elevation - WF Nkomo Street (July 2019)

Section A-A: through admin office
Scale NTS

Existing
New
Demolished

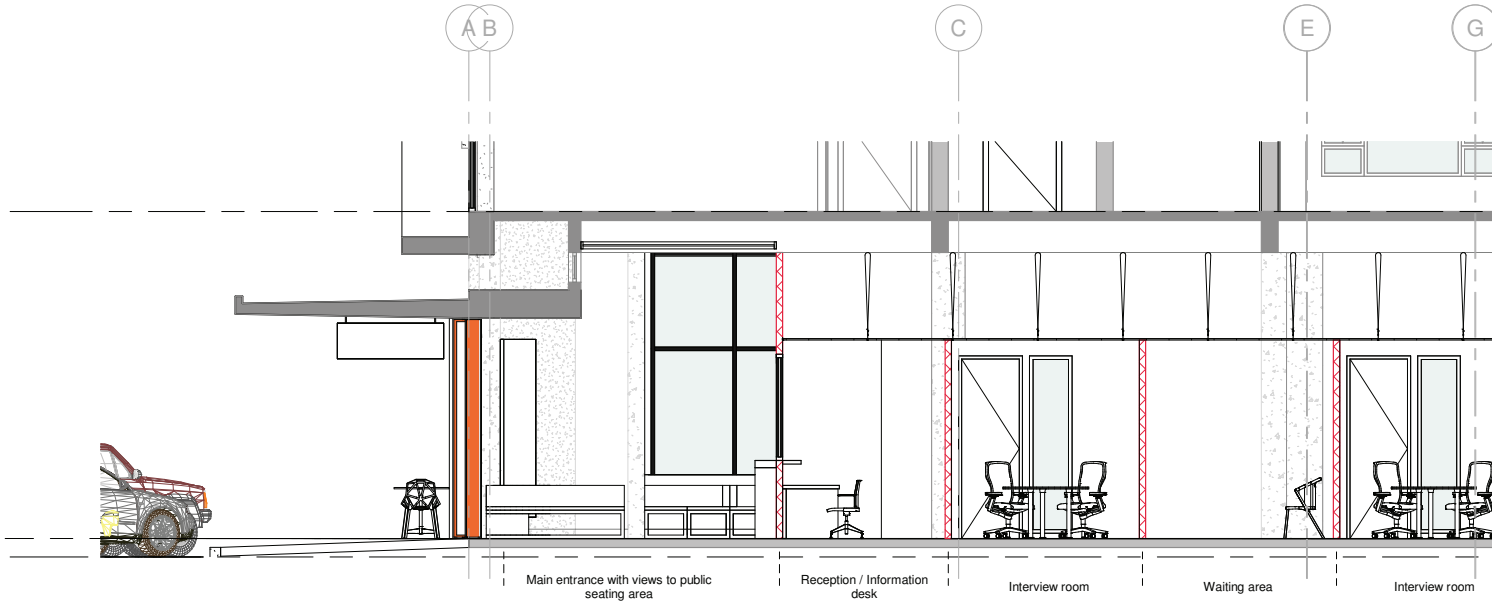


Figure 6.20 - Section A-A (July 2019)

Section B-B: through public seating area
Scale NTS

Existing
New
Demolished

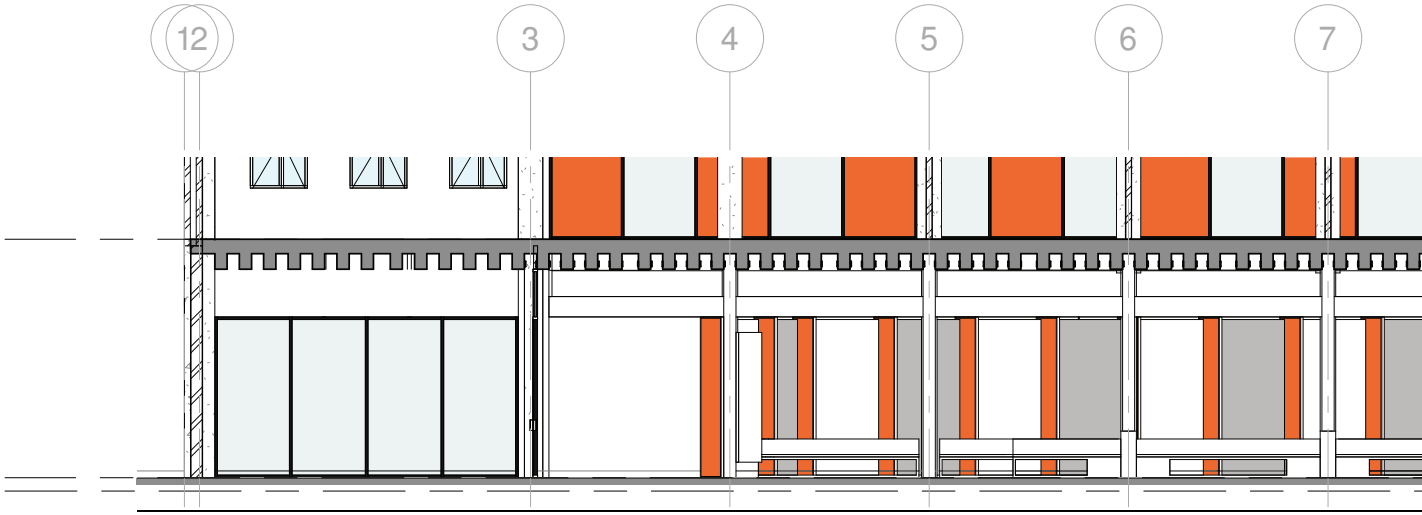
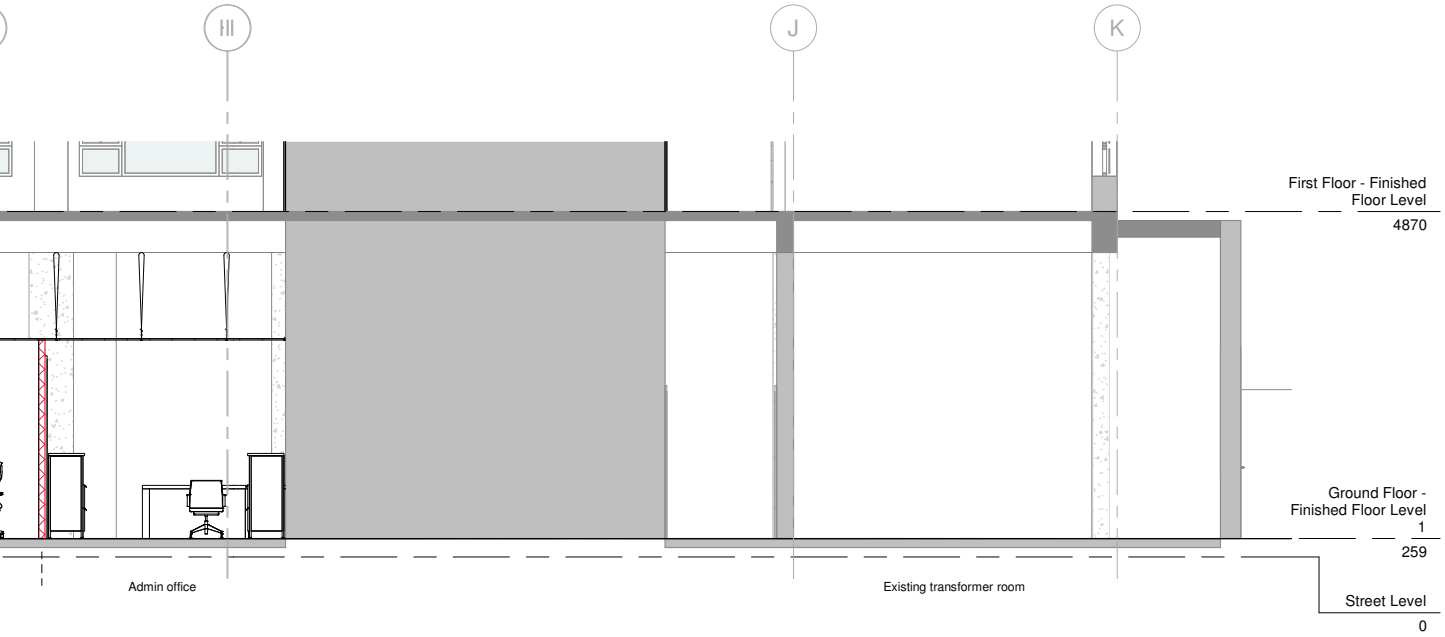
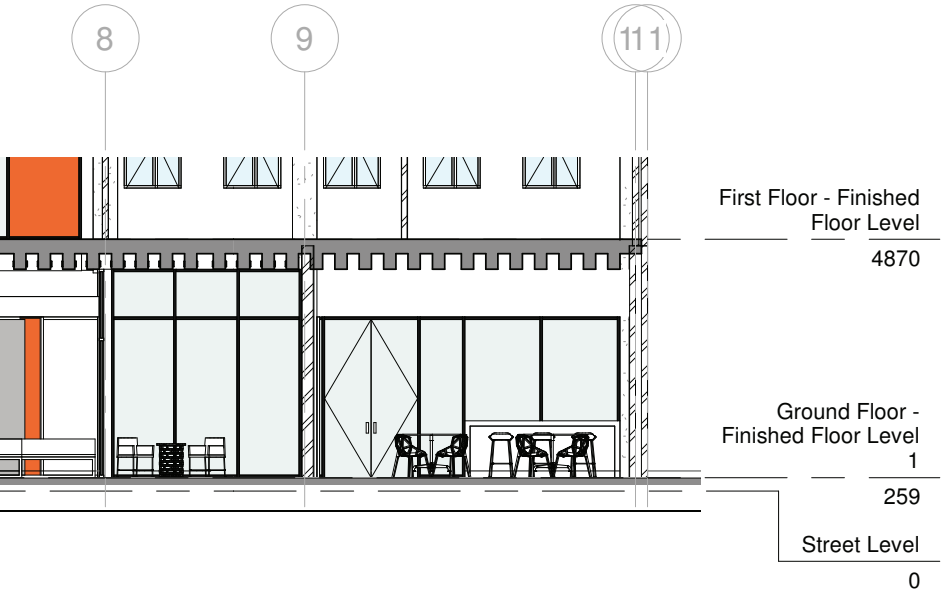


Figure 6.21 - Section elevation B-B (July 2019)



- Outdoor seating area created
- New ceiling included at lower level
- New screens added on ground floor to create privacy between outdoor seating area and sidewalk
- New shopfronts proposed for remaining stores
- New signage signs proposed to standardise signage for the building on the northern facade

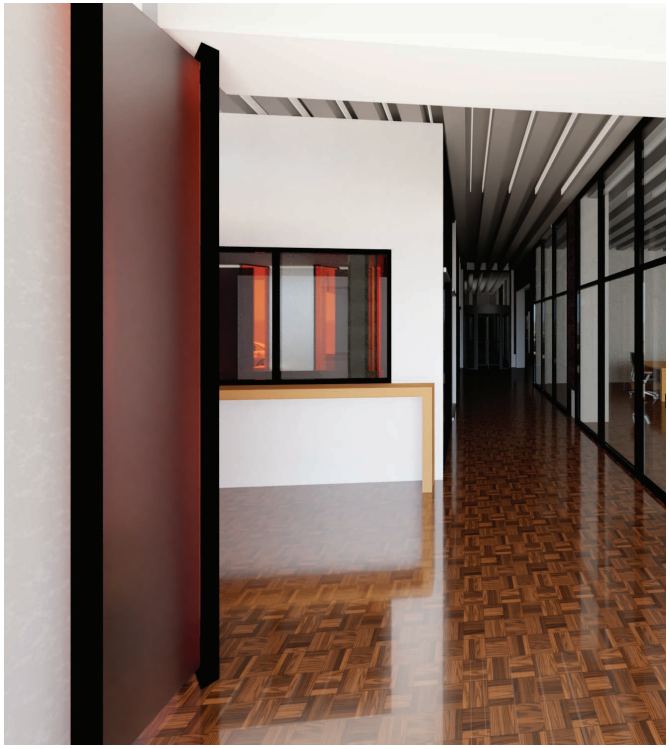


Approach to site from Bosman Street - view from the vehicular perspective

Ground floor outdoor seating for cafe - view from walkway

Ground floor covered public seating - view from cafe area

Approach to site from Church Square - view from the pedestrian perspective



Ground floor covered public seating - view from main entrance

Figure 6.22 - 3D Views of the street edge and new outdoor public area (July 2019)

Ground floor main entrance

The facade treatment on ground floor level created a visual and physical divide between the new covered public outdoor area and the pavement walkway on WF Nkomo street (Figure 6.22).

The seating proposed along the facade is removed from the cafe area and the internal public area and thus does not promote interaction between all users and would actually create more of a separation between the users.

The public seating proposed is rectilinear and has aspects of resembling institutional seating. In order to further the processes of place-making seating which is more bespoke in nature would be preferred.

The renders note sufficient diffused lighting is able to filter into the new public outdoor area however the interiors of the building is still very much quite dark and receiving not that much natural lighting.

6.10.3 Model exploration of zoning

Exploration of the zoning of the ground floor spaces in order to better design the adjacency of the various programmes in order to articulate the horizontal movement of space from the more public to the more private spaces.

The selected proposal zones all the retail and hospitality spaces along the front of the building while allowing for circulation paths which connect the front of the building and the back of the building.

The selected plan has also increased the size of the proposed public area at the front of the building and will be allowing for more interaction between the users and the interior of the building.

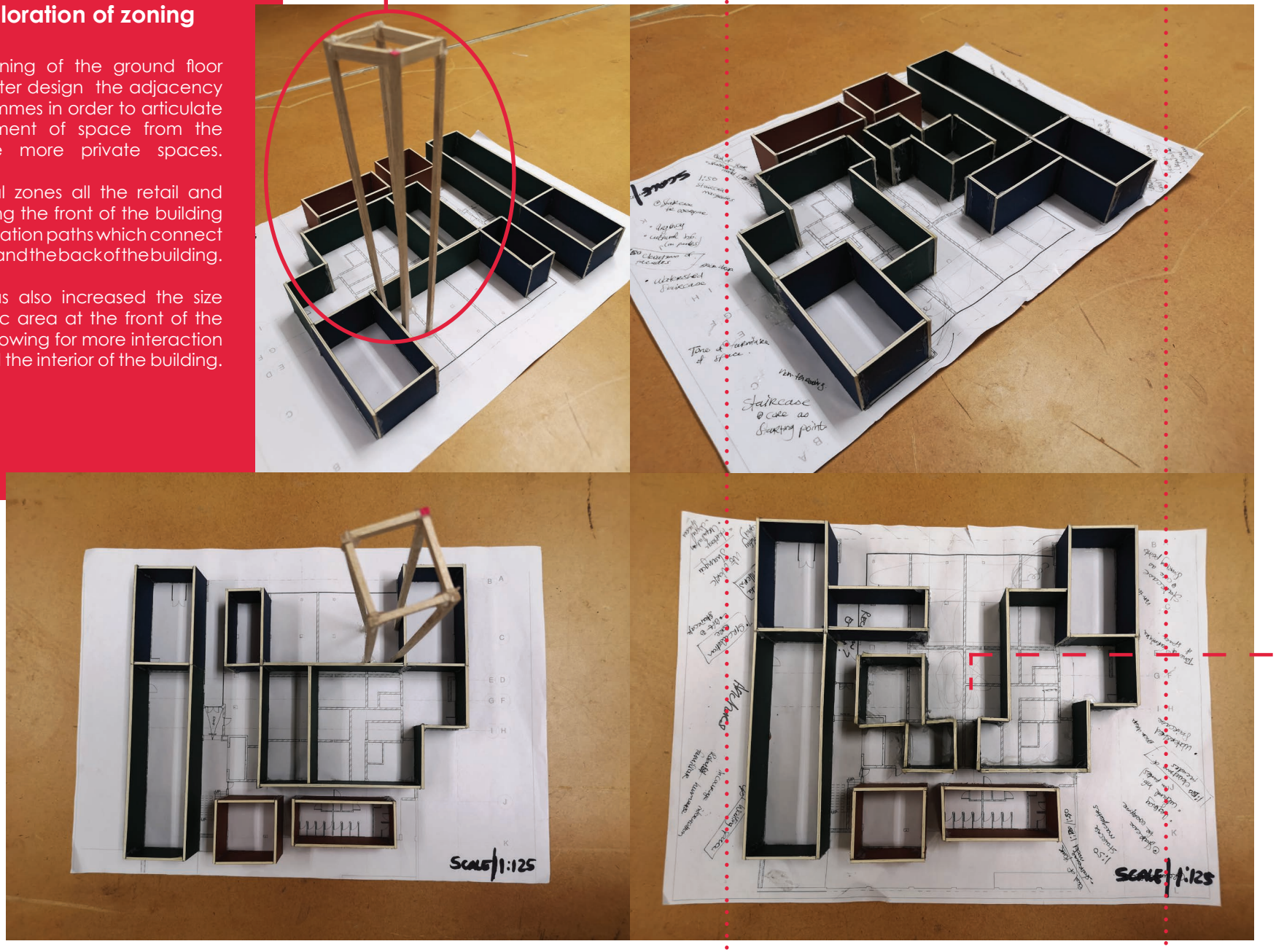


Figure 6.23 - Model exploration of spacial zoning on ground floor (August 2019)

6.10.4 New staircase design proposal: Design draft 1 - August 2019

The zoning proposal achieved in the model exploration process highlighted the need for the introduction and design for a new main staircase which would be able to connect all floors.

The new staircase (Figure 6.23 and 6.24) is to be located below the roof slab of the existing light well. This location positions the staircase as a central element within the fabric of the building. The staircase will form part of the wayfinding system of the building as it will be the main route taken by users, other than residents of Restart at Haven House who will be making use of the existing staircase and proposed new elevators at the south western edge of the building.

The existing light well slab will be punctured in order to create the opening required to accommodate the new staircase. There is a greater floor level difference between the ground floor and first floor levels in comparison to the floor level difference observed between the ground to six floors. This height difference results in the need for a greater staircase run for the ground to first floor portion.

The staircase runs for the first to sixth floors are identical as per the common floor level difference between the various floors. The staircase sections will therefore be identical. A platform lift will be proposed to sit alongside the staircase and will primarily be for use by ambulant disabled/ wheelchair users and users who do not fall within this category but are unable to make use of the staircase. The platform lift is to be detailed as a transparent element and will have glass walls so as to promote visual links and connections for the user.

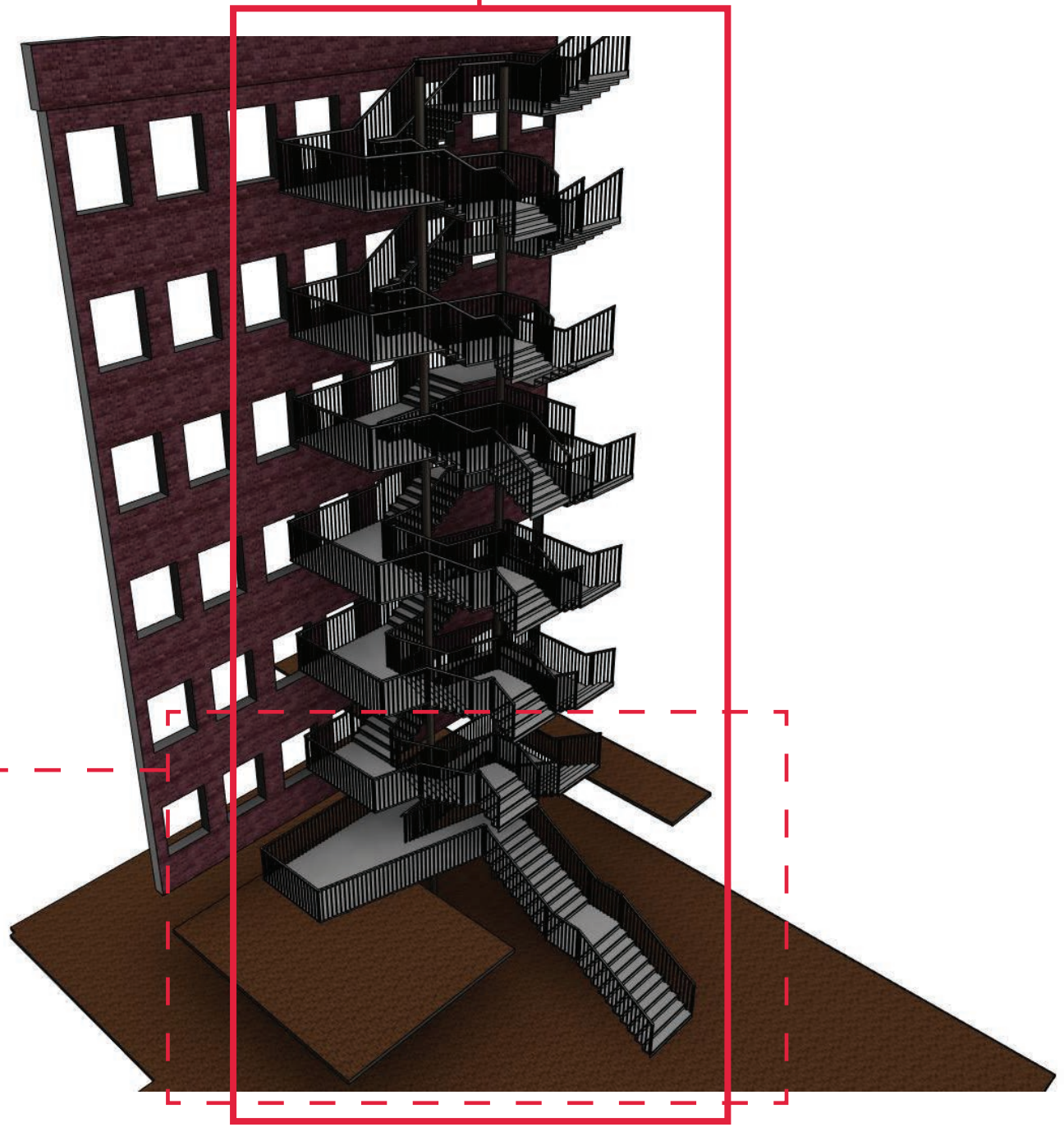


Figure 6.24 - Axonometric and plan view of design draft 1 of the staircase design (August 2019)

Figure 6.25 - Third draft of ground floor layout plan (June 2019)

6.10.5 Design draft 3 - august 2019

- Clinic interior can be optimised
- Public area limited to the front of building
- Entrances defined however plan does not articulate staircase as the main entrance to the remainder of the building
- Circulation paths limited
- Public seating design can be more organic and less institutional in shape

- Base building has been adapted in order to accommodate programmes
- New public area increased in size
- New staircase proposed in the centre of the building and making use of existing light well to create atrium space below
- Link created to ablutions facilities at rear of building
- Ablutions have been redesigned to be more inclusive
- Openings made along length of screening system to allow for visual link between street and interior

- New staircase positioned centrally
- Public area enlarged
- Link between front and rear of building
- Wayfinding system
- Openings in new screening system

Ground Floor Plan
Scale NTS

Existing
New
Demolished

6.10.6 Interaction as driver

Figure 6.26 illustrates a conceptual sketch for the staircase design and notes the evolution of the staircase from functional element proposed for the purpose of access and circulation needs, to that of a designed spatial element. The staircase now offers the possibility for spaces of interaction and pause along the users journey up and into the building.

Three levels of the staircase have been designated to receive the stretching of the landings towards the east and west facades of the light well facades. The selected floors were chosen for their proximity to the intended social and public spaces within the interiors of the various floors.

Each extended section will be categorised by its own spatial requirement as per the limitations imposed by the shape of the staircase as well as the identity /characteristics to be imposed onto the section in order to create a link to the programme proposed on the floor it has been associated with.

New landings spanning the length of the northern facade of the staircase will be positioned on each floor including a landing on the roof level in order to offer access to the zoned social spaces on the roof level. The northern and southern facades of the light well will have the existing brick walls and windows removed to allow for a new shopfront system with integrated signage and lighting elements.

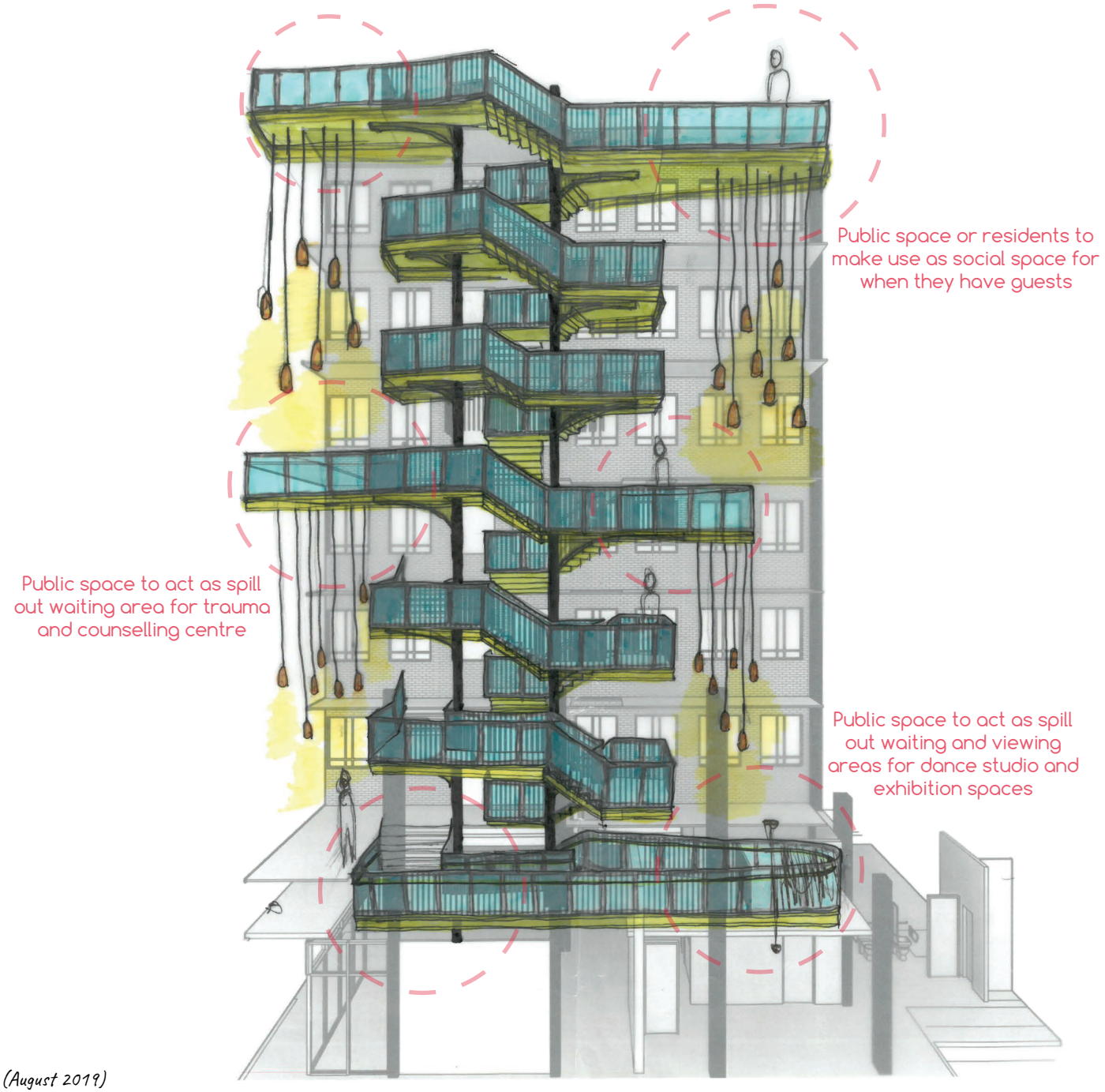


Figure 6.26 - Conceptual sketch look and feel sketch for staircase design (August 2019)

6.10.7 New staircase design proposal: design draft 2 - august 2019

The staircase (Figure 6.27) has been detailed as a semi-transparent element through the proposal for a design making use of steel and translucent panels.

Rhythm, as would have been experienced in the spacing and layout of the removed windows of the facade, is reintroduced in the spacing of the vertical posts and translucent panels proposed.

The staircase substructure will be supported via means of two hollow core columns and the anchoring of the separate elements to itself as well as to the existing building. The staircase in its size almost touches the building at various points and it is at those locations that the anchoring system will be proposed.

A roof covering/canopy is proposed on the roof level in order to protect the internal volume of the atrium from wet weather. The roof is to be designed in such a way that it allows for the continued use of the light well spaces as part of the passive cooling system for the building.

Lighting is to be integrated within the design and will be made use as both accent lighting and ambient lighting. The introduction of the lighting is crucial as the new roof covering/canopy will be restricting the amount of natural daylight that will enter and be filtered through the light well.

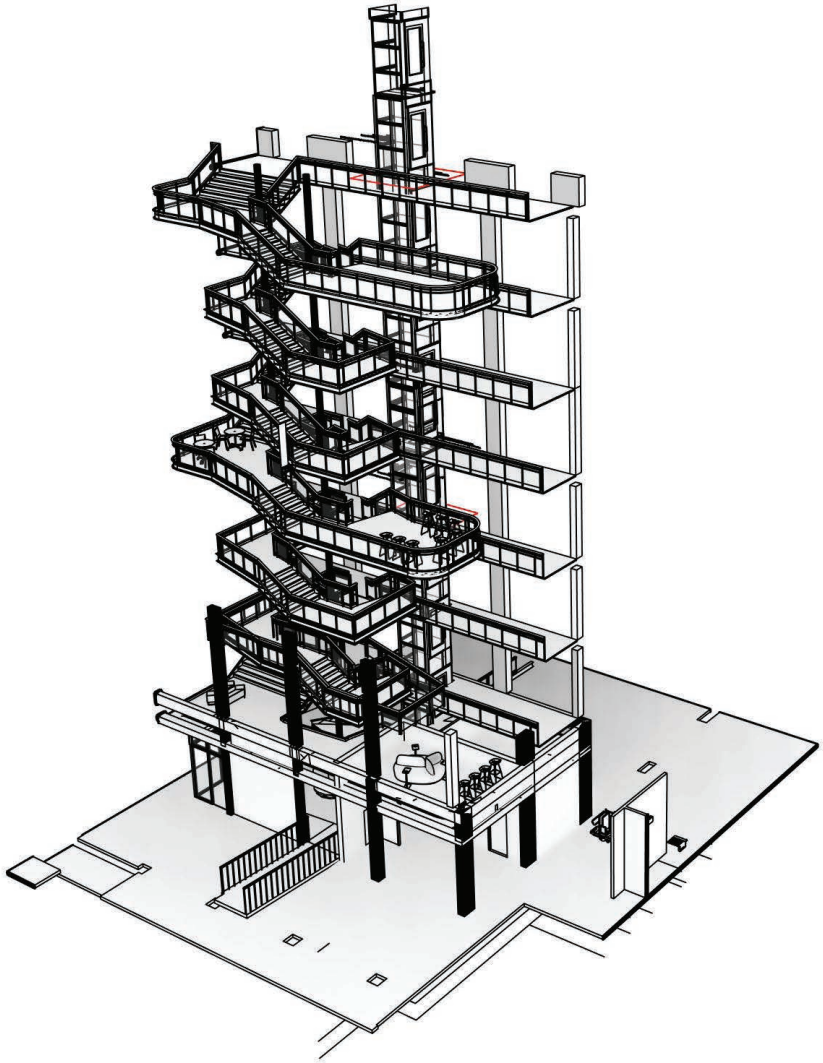


Figure 6.27 - Axonometric and plan view of design draft 2 of the staircase design (September 2019)

6.10.8 Design draft 4 - September 2019

⊖

- Direct circulation path required from public area to existing entrance foyer on western side
- Position of administration office requires review
- Spatial zoning can be revised to allow for better circulation around the designated public areas
- Additional seating can be incorporated into the atrium area

⊕

- Seating added to floor area below staircase
- Folding stacking doors proposed to allow interior of retail and hospitality spaces to spill out into public area
- Public seating proposed to also be used to accommodate outdoor seating for cafe
- Public seating more organic in shape
- Planting added to create green public space
- New enclosed fire escape stairwell added
- Screening system used to propose central main entrance and additional opening to the east and west edges to allow for wheelchair access
- Seating provided along exterior face of screen system

→

- Ramps to accommodate level changes
- Public area enlarged to include atrium area
- Link between front and rear of building
- Wayfinding system
- Main opening in screening system with additional secondary entrances to the east and west edges
- Level changes to accommodate existing building levels

Note: Analysis of archive drawings noted that there were various level changes previously ignored in the design consideration

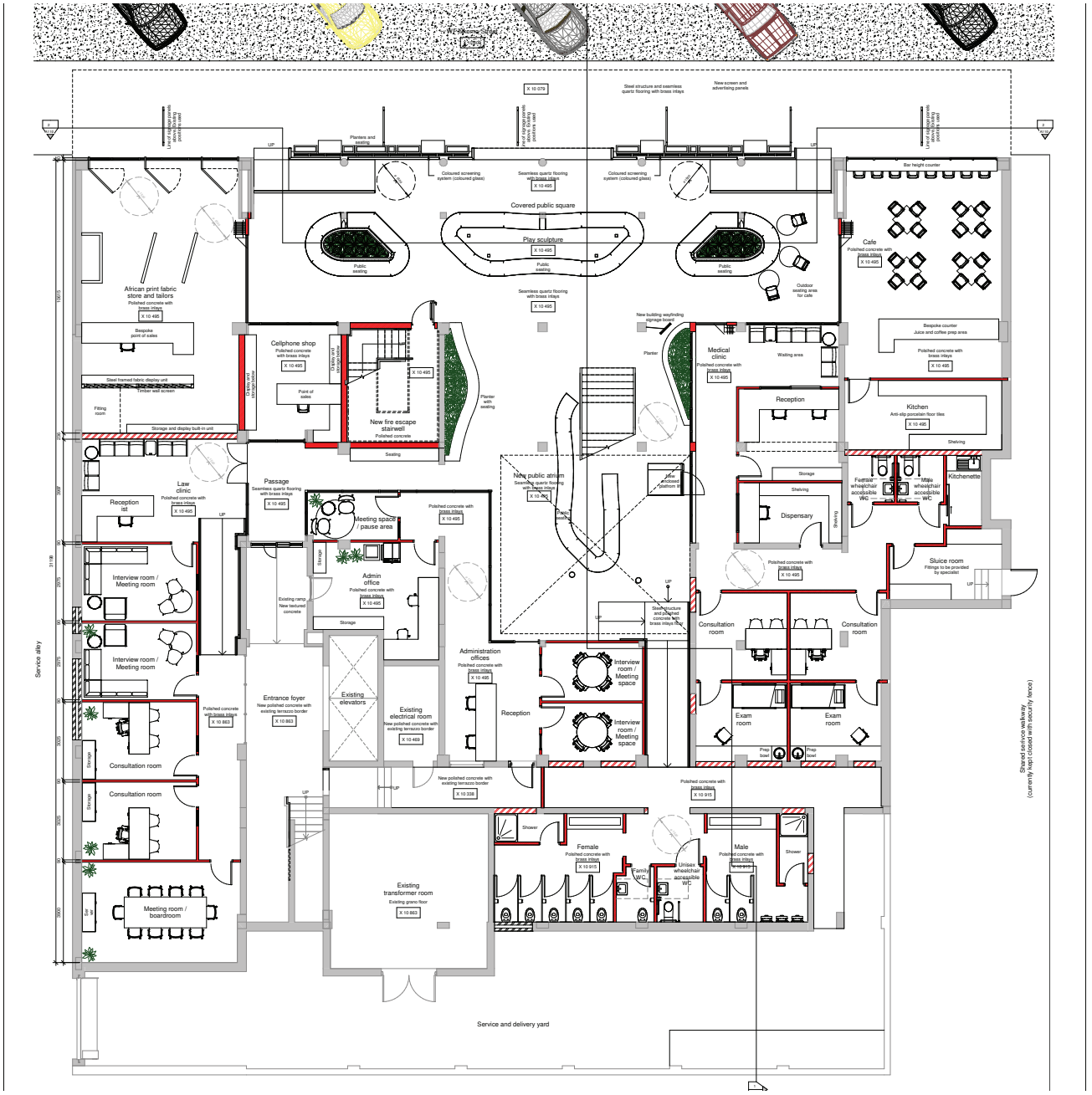
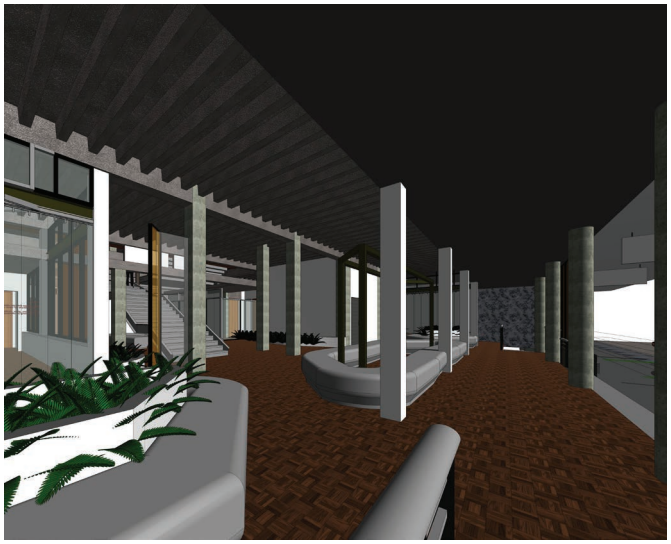


Figure 6.28 - Fourth draft of ground floor layout plan (September 2019)

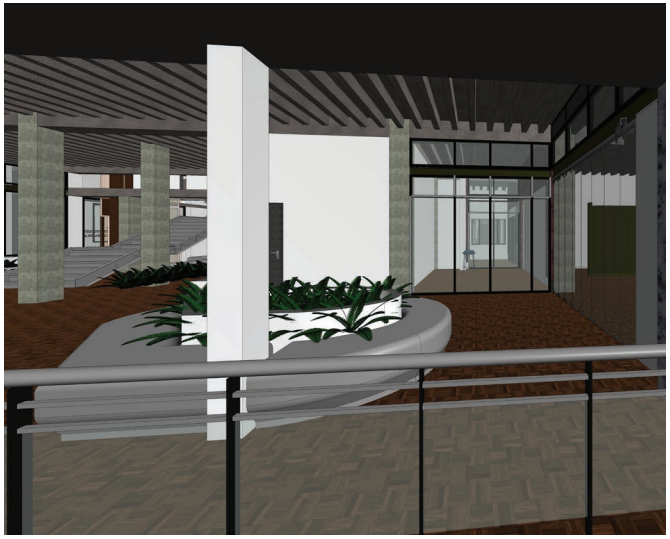
Approach to site from Bosman Street - view from the vehicular perspective

Ground floor outdoor - view from walkway

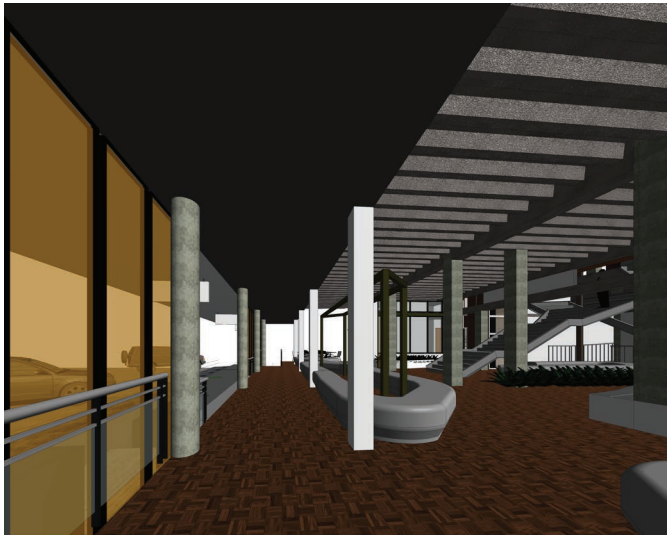


Ground floor covered public seating - view from west entrance

Approach to site from Church Square - view from the pedestrian perspective



Ground floor east entrance



Ground floor covered public seating - view from east entrance

Figure 6.29 - 3D Views of the street edge and new outdoor public area (September 2019)

Public seating along the pavement walkway (Figure 6.29) has been limited to a minimum in order to engage users to move into the building and make use of the seating in the public outdoor area. The seating has been placed adjacent to new planters proposed as a means of creating a link to the proposal of placing seating alongside greenery used within the public outdoor area.

The screen element proposed is to be of a translucent coloured material in order to promote the inclusion of diffused lighting from the north to enter into the public outdoor area and spaces.

Visual links are promoted and allowed for throughout the design via the use of glass walls and shopfronts. The requirement of visual links is extremely important in ensuring the perceived sense of safety and security is experienced by all users who enter and make use of the building.

The facade has also been altered on the first to fourth floors in order to allow for public views to the exterior from the inside as well as glimpses of the interior views from the outside. This will ensure users are connected view the visual permeability and will ensure that the building programmes above ground floor are accessible and made visible to potential users who may not engage with the building on the ground floor.

6.11 Final design

The final design (Figure 6.31) proposes the creation of a large outdoor atrium space which acts as a public square and forms part of the first point of contact users will have with the building, its identity, its users, the various programmes, the conceptual intention, and the building wayfinding system.

Thresholds and movements will be articulated through the various ramps, stairs and transition points between different floor finishes and levels.

The selected plan has also increased the size of the proposed public area at the front of the building and will be allowing for more interaction between the users and the interior of the building.

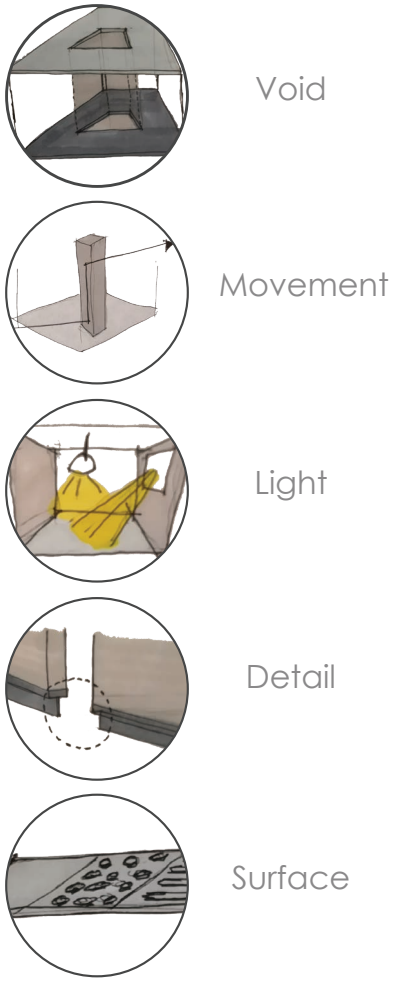
An additional enclosed fire escape stairwell has been proposed to the west of the ground floor in order to meet regulatory needs with regards to the expected running distances users will need to undertake on the higher floors. There is an existing open steel fire escape stairwell at the south eastern edge of the building which was noted during the building analysis In Chapter 2 (see Chapter 2, page 36-37) to be to far from the furthest corner to meet current regulatory requirements.

6.11.1 Assessment

The design of the ground floor layout has been influenced mainly by the tactics of movement, surface and void (Figure 6.30). The discovery of the various floor levels existing in the space on the ground floor alone resulted in the need to accommodate various level changes; in doing so bringing about the need to provide for various floor finish options.

The pulling back of the buildings's "edge" in order to create the public outdoor space has resulted in the addition of more natural light from the northern facade being filtered deep into the core of the building.

The creation of the new void in order to infill with the new staircase has resulted in the anchoring of the new staircase as a landmark element within the interior of the building. The staircase has been made visible form the street edge through the proposed screening layout and rendered significant in the treatment to its size and shape.



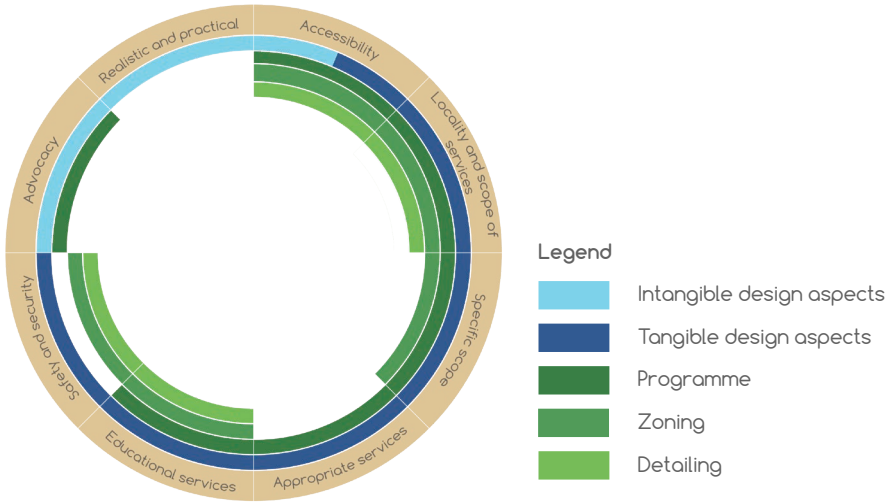


Figure 6.30 - Assessment criteria for ground floor layout plan

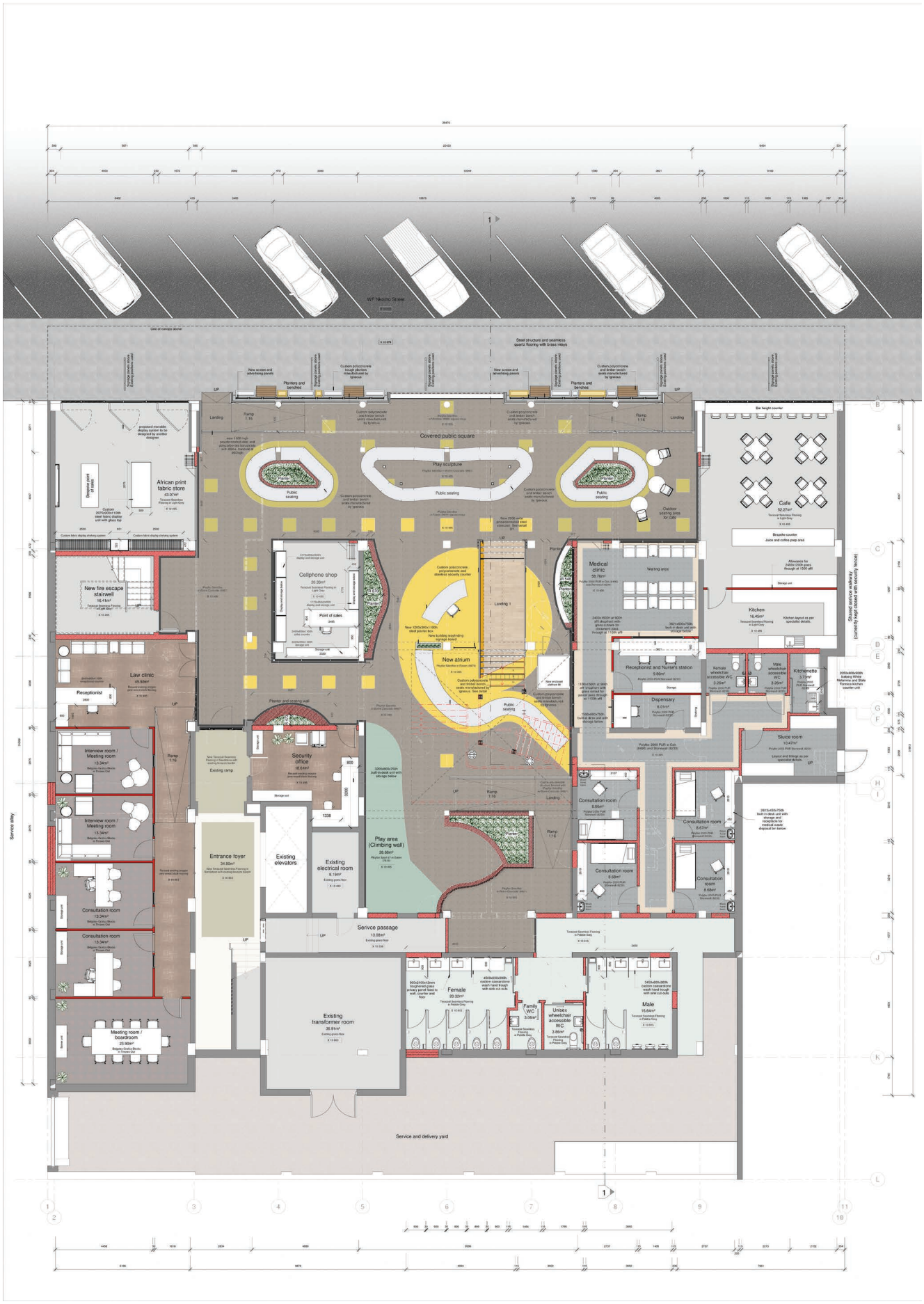


Figure 6.31 - Technical layout plan of the Final design for ground floor layout plan.

Ground Floor Plan
Scale NTS

Existing
New
Demolished

6.12 Demolition and wet works

Figure 6.32 and 6.33 note the extent of the demolition and wet works to be carried to the ground floor site in order to be able to accommodate the new general layout plan as indicated in Figure 6.33. The proposed demolition works is as per the layout derived from the 1950 construction archival drawings. The plan may require adjustment once a site visit is carried out and a full set of as built drawings is drawn up for the building.

Figure 6.32 - Demolition and wet works layout plan

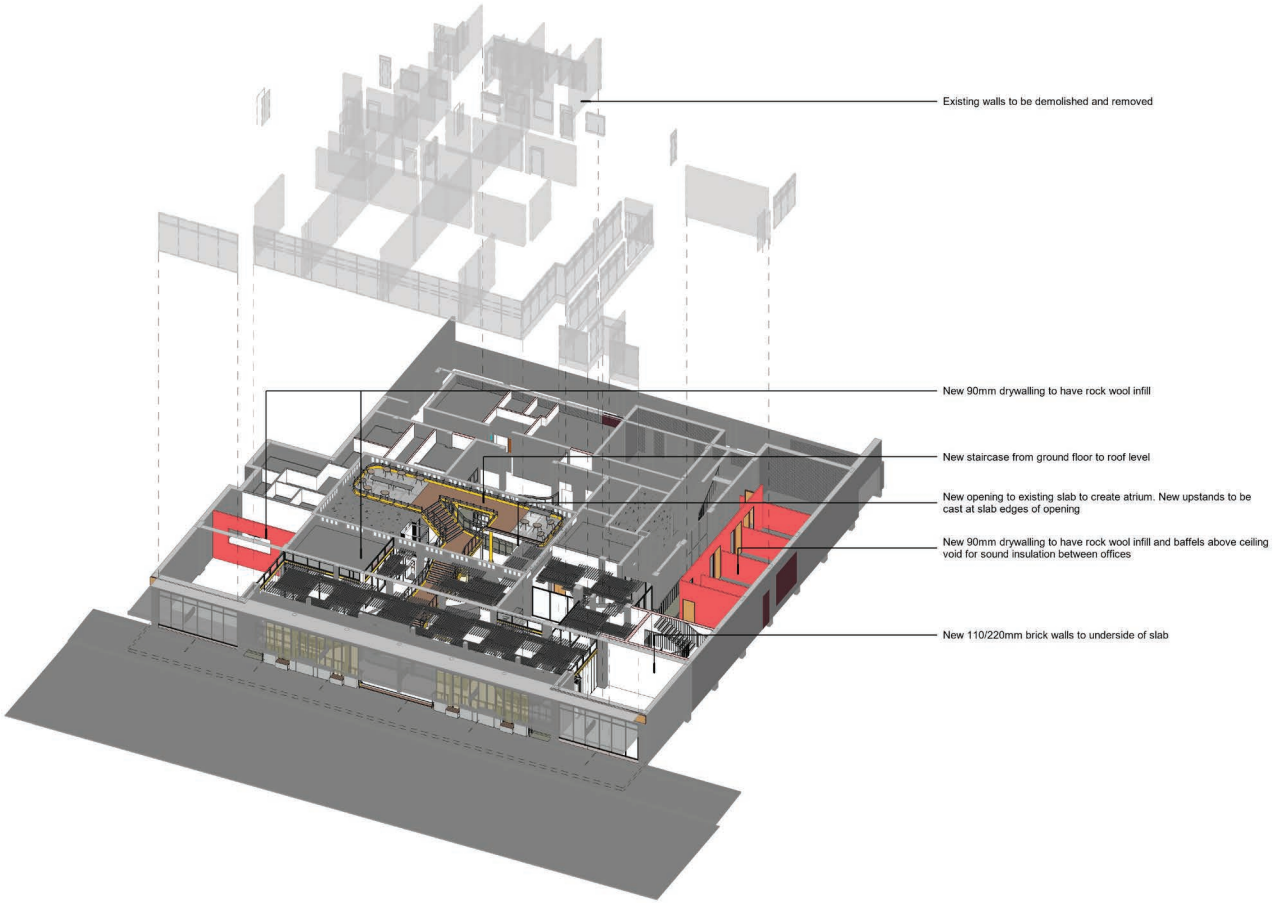


Figure 6.33 - 3D of demolition and wet works, removed fabric shown in grey

6.13 Materiality

Figure 6.34 illustrates both the existing material and finishes palette for the Old Poynton's Building, as well as the new materials and finishes palette. The most significant material to take note of is the use of brickwork in the building; three colour variations of brick was specified for this building. The yellow Kirkness brick is considered to be the more prominent of the three variations as it has been used on the northern facade therefore being the most visible to users of the variations. Secondly the use of Oregon pine wood blocks for the main floor finish to the majority of the first to six floors should be taken note of; the wood block flooring is used for both circulation zones and habitable spaces.

The use of concrete is to be highlighted, as well as noted that concrete is what the actual substructure is made up of and therefore the bones of the building. The concrete is however not left exposed and is in fact actually painted in white through various wall finishes.

The use of both clear and obscured glass is also notable; an approach has been used to make use of clear glass for all windows along the boundary of the building in order to capitalise on natural light as the main source of lighting within the spaces. Obscured glass panels are however used in certain instances within the interior of the space where internal windows between spaces and windows adjacent to circulation zones have been detailed in the original design.

Lastly the use of terrazzo as both a floor treatment and wall cladding treatment is to be taken note of. The material was used as a means to create spacial divisions between public and private spaces should be noted.

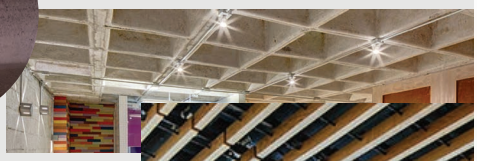
Ground floor and staircase

Contrast | Complement / Balance | Contrast

Ceilings

Old

New

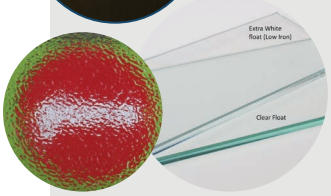


Walls / Vertical and horizontal planes

Concealed detailing

Off-white distemper painted walls

Vibrant internal lightwell facades and external northern facade in yellow face brick



Exposed detailing

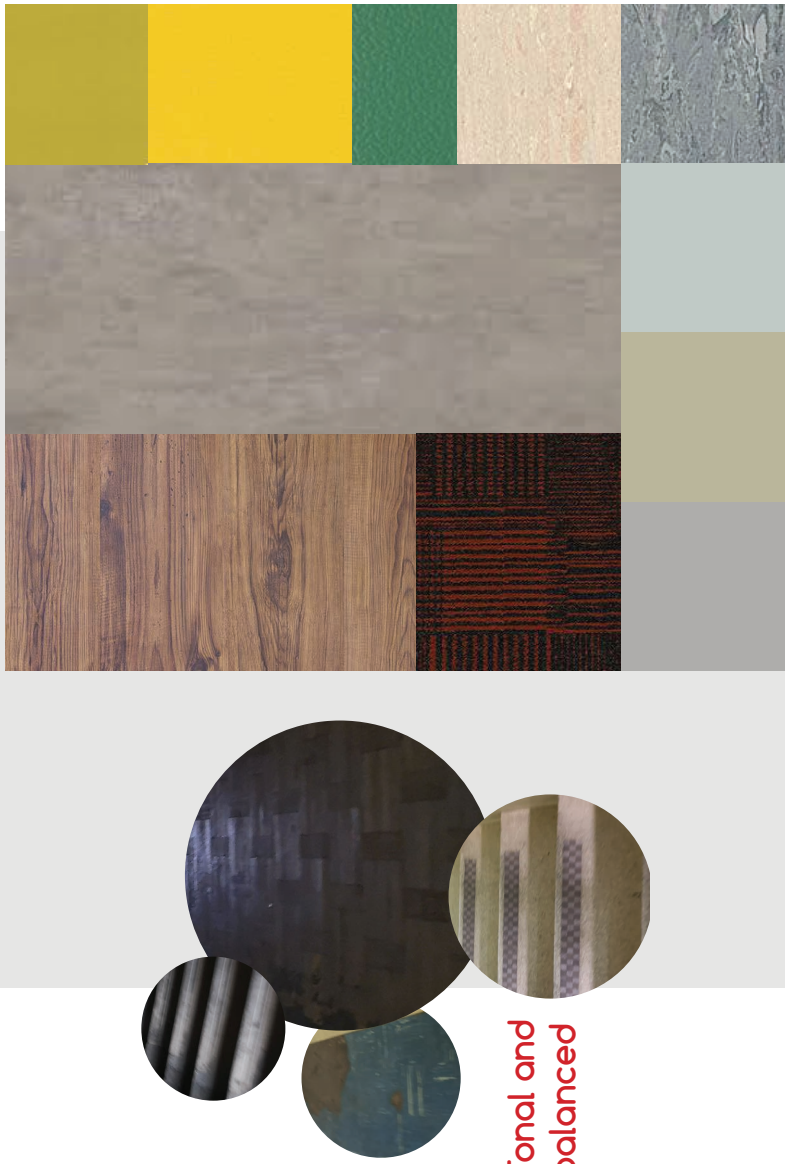
RAL 1018 / Zinc Yellow

RAL RAL 1026 / Luminous Yellow

Slightly contrasting neutral wall colour

Plascon Antique Petal 43

RAL 9005 / Jet Black



The new proposed material palette for the Haven House project. The materials have been chosen so as to offer a contrast from the existing material palette and allow for both the existing and new materials to both be exposed and celebrated.

Although in contrast to the existing materials the new materials also compliment the existing and make reference to the materials system employed by McIntosh. Various floor finishes are proposed alongside the use of clear, translucent and coloured glass and plastic surfaces and finishes.

The first main material is that of the mild steel which will be used to create the staircase structure and will be used to create the new shopfronts as well. The use of steel for the shopfronts takes reference to steel windows which were removed in the demolition works.

The second main material is that of the polycarbonate panels proposed to be used for the balustrade design as well as one option for the floor finishes material to be specifically applied to the social areas of the staircase design.

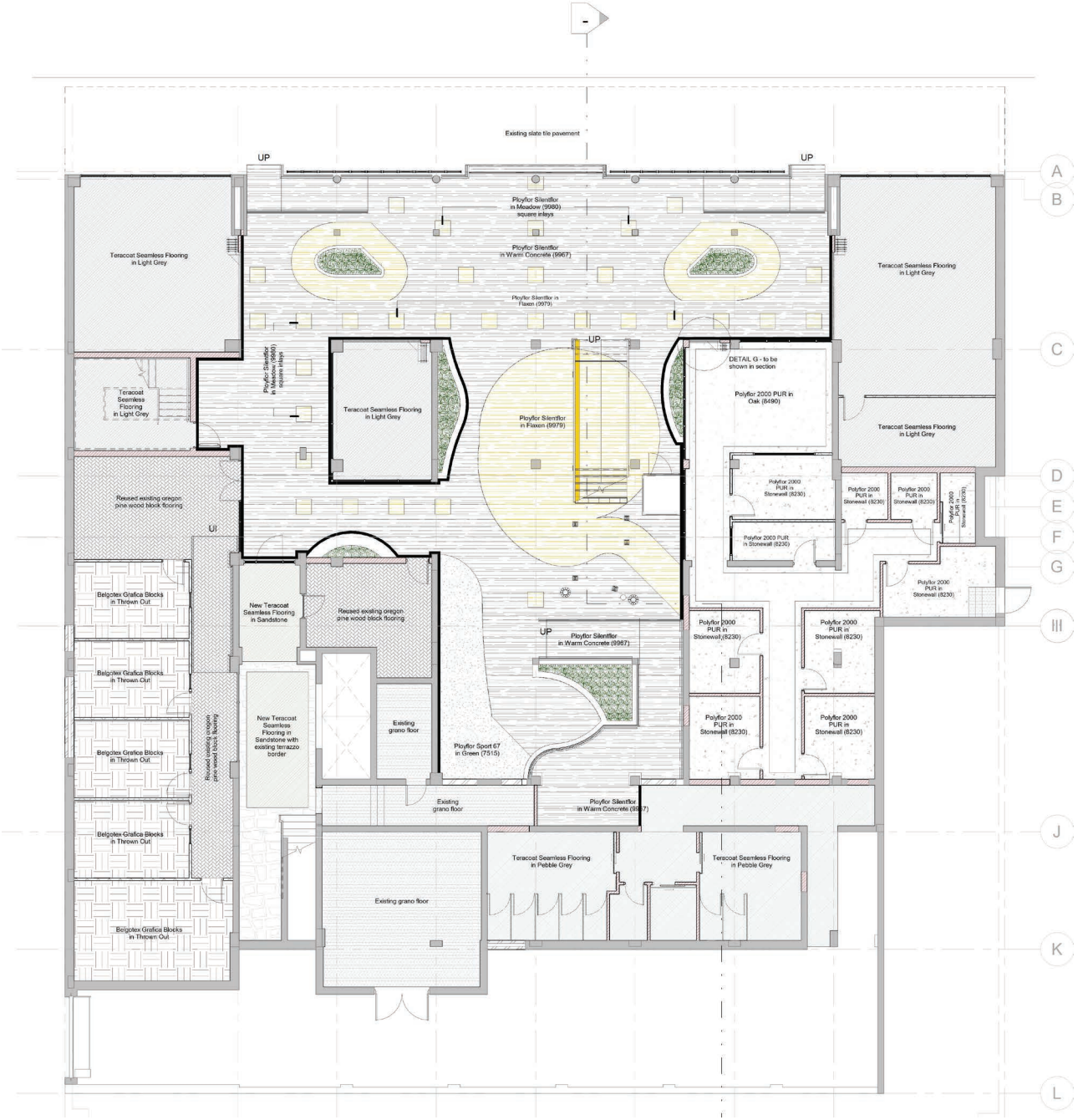
The existing Oregon pine wood block flooring will be reused as the flooring for the staircase section and will be use for both staircase and new floor landings. The colour yellow has been selected as the main colour for the ground floor and new staircase as it compliments the yellow brick used on the northern facade. The colour will be used in the wayfinding solution and the wall and floor finishes as well.

Figure 6.34 - Materials and finishes palette for the Old Poynton's Building (indicating old and new) (Composite image)

6.14 Floor finishes proposal

The floor finishes proposal for the ground floor (Figure 6.35) takes reference from the wayfinding approach for the building in proposing as range of floor finishes to be applied based on the expected floor traffic per space as well as best practices requirements as per local and global guidelines.

There are five base floor finishes proposed with one of these finishes being the reuse of the existing Oregon pine wood block flooring. The wood block flooring which was previously installed in a parquet block pattern will be reused to create the flooring for the stair treads, landings as well as other timber elements within the design. Table 6.1 provides a legend to be read in conjunction with the floor finishes layout plan and highlights all the proposed floor finishes for the ground floor. Figure 6.36 provides a detail for the transition strip detail as indicated in the black on the layout plan.



Ground Floor Plan
Scale NTS

Existing
New
Demolished

Figure 6.35 - Ground floor finishes layout plan (NTS)

FLOOR FINISHES LEGEND

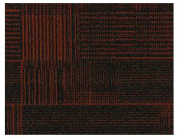
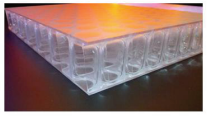
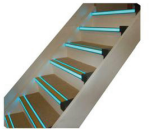
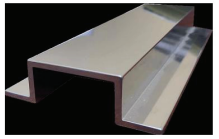
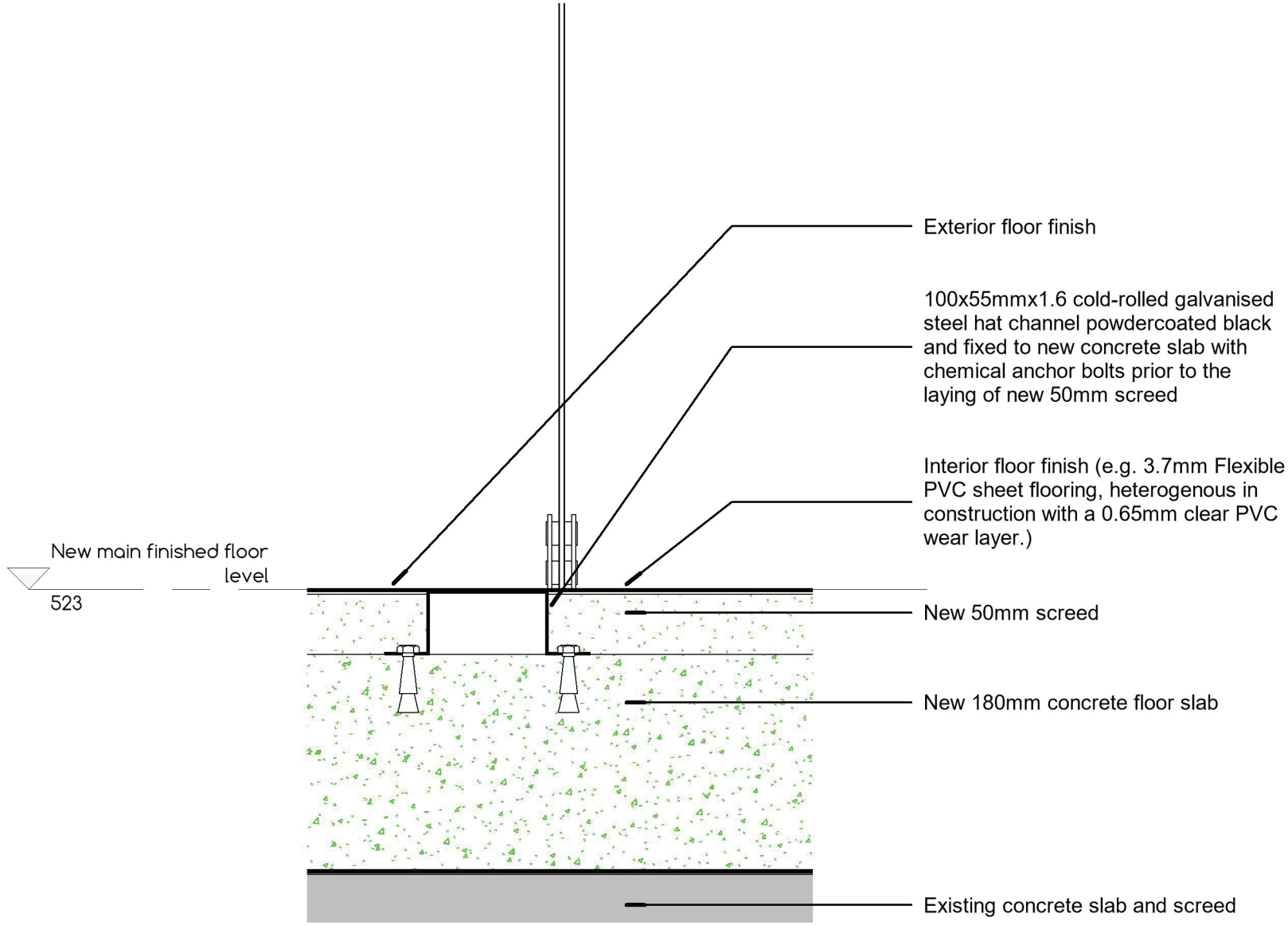
FLOOR FINISH	REFERENCE IMAGE	Finish	Installation Pattern	FLOOR FINISH	REFERENCE IMAGE	Finish	Installation Pattern
Existing untinted grano floor finish							
Existing terazzo floor finish							
Reused existing oregon pine wood block flooring		Existing 249x83x23mm oregon pine wood blocks to be sanded and finished with Lobasol HS 2K Impact Oil in Transparent colour. **Note:** wood blocks to be glued to 18mm MDF board with flexible glue for new staircase and landings	Herringbone pattern with centerline taken form the center of room.	Teracoat Seamless Flooring in Light Grey		Water based, scratch resistant matte finish hi-tech resin floor.	Resin to be installed above newly laid screed with the centerline taken from the centre circular column.
Polyflor Silentflor in Warm Concrete (9967)		3.7mm Flexible PVC sheet flooring, heterogenous in construction with a 0.65mm clear PVC wear layer.	Sheets to be installed above newly laid screed with the centerline taken from the centre circular column and laid in a east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	Teracoat Seamless Flooring in Pebble Grey		Water based, scratch resistant matte finish hi-tech resin floor.	Resin to be installed above newly laid screed with the centerline taken from the centre circular column.
Polyflor Silentflor in Flaxen (9979)		3.7mm Flexible PVC sheet flooring, heterogenous in construction with a 0.65mm clear PVC wear layer.	Sheets to be installed above newly laid screed with the centerline taken from the centre circular column and laid in a east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	Teracoat Seamless Flooring in Sandstone		Water based, scratch resistant matte finish hi-tech resin floor.	Resin to be installed above newly laid screed with the centerline taken from the centre circular column.
Polyflor Silentflor in Meadow (9980)		3.7mm Flexible PVC sheet flooring, heterogenous in construction with a 0.65mm clear PVC wear layer.	Sheets to be installed above newly laid screed with the centerline taken from the centre circular column and laid in a east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	Belgotex Grafica Blocks in Thrown Out		500x500x6mm Stainproof SDX (Solution Dyed Nylon), heavy commercial carpet tile	Carpet to be installed above newly laid pavelite
Polyflor Sport 67 in Green (7515)		3.7mm Flexible PVC sheet flooring; made up of a surface wear layer, which is homogeneous and monolayer in construction, glassfibre reinforcement and closed cell foam layer.	Sheets to be installed above newly laid screed with the centerline taken from the centre circular column and laid in a east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	Clear-PEP® UV PC Stage floor		2000x1000x40mm Clear-PEP® UV PC Stage floor from All Plastics Architectural & Building Australia. Standard size panel to be pre-cut by manufactured.	Panels to be installed at centres of 1653mm and 1000mm above steel tube section supports and fixed to supports with adhesive pads at ends and junctions
Polyflor 2000 PUR in Oak (8300)		2.0mm Flexible PVC sheet flooring; homogeneous and monolayer in construction, and manufactured by calendering and pressing, to ensure a dense, smooth surface.	Sheets to be installed above newly laid screed with the centerline taken from the centre of clinic main entrance and laid in an east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	Light Tape®		165.1x0.25mm (6.5") Light Tape® strip in Classic Yellow	Light Tape® strips to be cut to on site to exact length and installed into formed tread profile and secured to plywood subfloor with Light Tape® VibraMount™ as per woodblock installation
Polyflor 2000 PUR in Stonewall (8230)		2.0mm Flexible PVC sheet flooring; homogeneous and monolayer in construction, and manufactured by calendering and pressing, to ensure a dense, smooth surface.	Sheets to be installed above newly laid screed with the centerline taken from the centre of clinic main entrance and laid in an east to west direction. All efforts must be taken to avoid joints/seams at centre of doorways	100mm wide Custom Hat Channel Transition strip		100x55mmx1.6 cold-rolled galvanised steel hat channel powdercoated black	Cold-rolled steel hat channel fixed to existing slab prior to laying new screed at lengths of 3600

Table 6.1 - Floor finishes legend



Detail G

Scale 1:5

Figure 6.36 - Floor finishes detail - Transition strip detail

6.15 New staircase details

The final staircase proposal (Figure 6.37) is offered as an answer to the access and circulation requirements for the site but also as a place-making and spacial element within the Old Poynton's Building. The staircase will also form part of the wayfinding system and will have its steel members painted yellow in reference to the colour scheme selected for the ground floor .

The colour yellow will be applied to the entire staircase from ground to roof level and will also be applied to the steel members used to create the new floor landings on each floor. The colour yellow will also be used in the floor finishes proposal for the ground to first floor but will terminate at the transition point between the landing and the interior of the first floor.

Thereafter the new colour scheme chosen for that specific floor will be carried out on the first floor and also carried out onto the stairs leading up onto the second floor. The colour will also terminate at the transition point as per the below floor; this change in colours will be repeated on all floors.

Figure 6.37 - Axonometric of staircase structure (NTS)

6.16 Social staircase

6.16.1 First floor staircase section

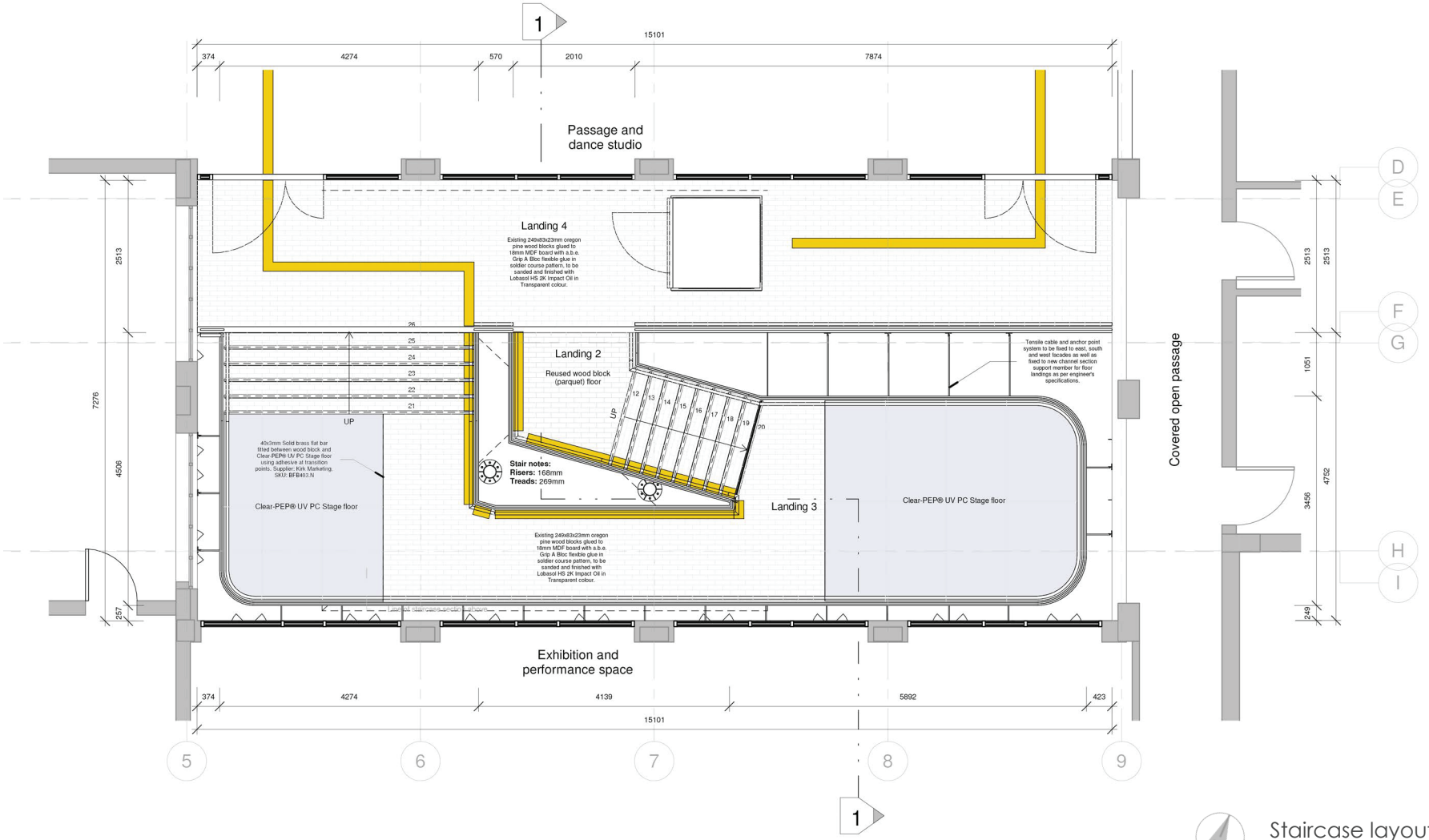


Figure 6.38 - First floor staircase section (NTS)

Figure 6.39 - 3D view of east portion of First floor staircase section

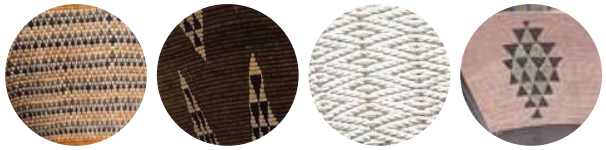
Figure 6.40 - 3D view of west portion of First floor staircase section

The Viewing Zone

- Allows for **views into the dance studio and exhibition and performance** space
- Offer users an additional space to **pause and enjoy views into the spaces** and may be used as **spill out seating** for events
- Seating to offer **options for individual, shared and group seating** instances
- Seating to allow for **flexibility and** be **movable**

Hlabisa Haven House range - existing collaborative piece by Mash.T Design Studio and Houtlander to expanded

- Frame material: Oak
- Stain colour: Java
- Backrest to receive basket weave pattern showcasing patterns found in African fabrics outside South Africa
- Optional: additional collaboration can be taken to include the rope design detailing of product designer Bonga Jwambi.



- Four patterns commissioned thus far by Mash.T Design Studio from master basket weaver Beauty Ngxongo

Patterns/fabrics as inspiration for the Hlabisa Haven House range

- Inspiration for **various patterns and colours** to be taken form fabrics and patterns found in other parts of the continent
- **Balance required** to have patterns and colours which can be **representative of not only a select few cultures/ regions** but of **as many if not all regions of the continent**
- The below is a collage of optional patterns and colours that may be used (taken from taxonomy exercise carried out)

Figure 6.41 - Furniture proposal for First floor staircase section (Composite image)

6.16.2 Fourth floor staircase section

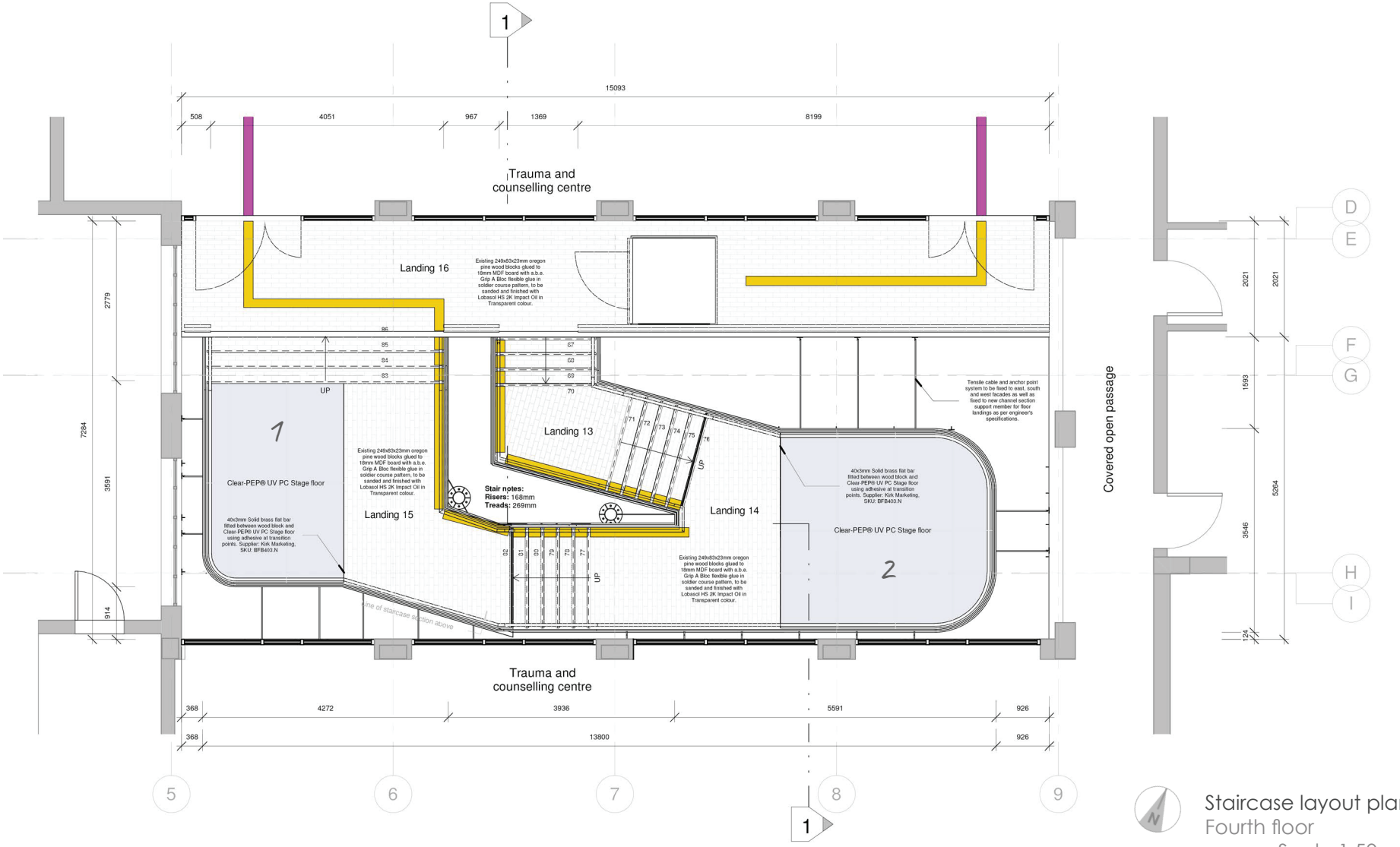


Figure 6.42 - Fourth floor staircase section (NTS)

Figure 6.43 - 3D view of east portion of Fourth floor staircase section

Figure 6.44 - 3D view of west portion of First floor staircase section

The Resting Zone

- Allows for **limited views into the canteen and food bazaar** spaces
- Allows for **views into the trauma and counselling** public spaces
- Offer users an additional space to **pause and enjoy a meal** and may be used as **waiting area seating** for access to trauma and counselling centre
- Seating to offer **options for individual, shared and group seating** instances

1 Houtlander - Coronation Bench and custom Hlabisa single chair, Urbanative - Dondo stool (as side table)

- Frame material: Oak
- Stain colour: Java
- Height: 800mm H
- Width: 2300mm in dia.

- Frame material: Powder coated steel (black)
- Top material: Bamboo
- Height: 500mm
- Width: 350mm in dia.

- Frame material: Oak
- Stain colour: Java
- Backrest to receive basket weave pattern showcasing patterns found in African fabrics outside South Africa

2 TheUrbanative - Dondo table, Dondo stool and Box Braid stool

- Frame material: Powder coated steel (black)
- Top material: Terrazzo stone (grey)
- Height: 750mm
- Width: 800mm in dia.

- Frame material: Powder coated steel (yellow & black)
- Top material: Bamboo
- Height: 500mm
- Width: 350mm in dia.

- Frame material: Powder coated steel (black)
- Top material: Laser cut bamboo & polypropylene rope
- Height: 500mm
- Width: 400mm in dia.

Figure 6.45 - Furniture proposal for Fourth floor staircase section (Composite image)

6.16.3 Roof level staircase section

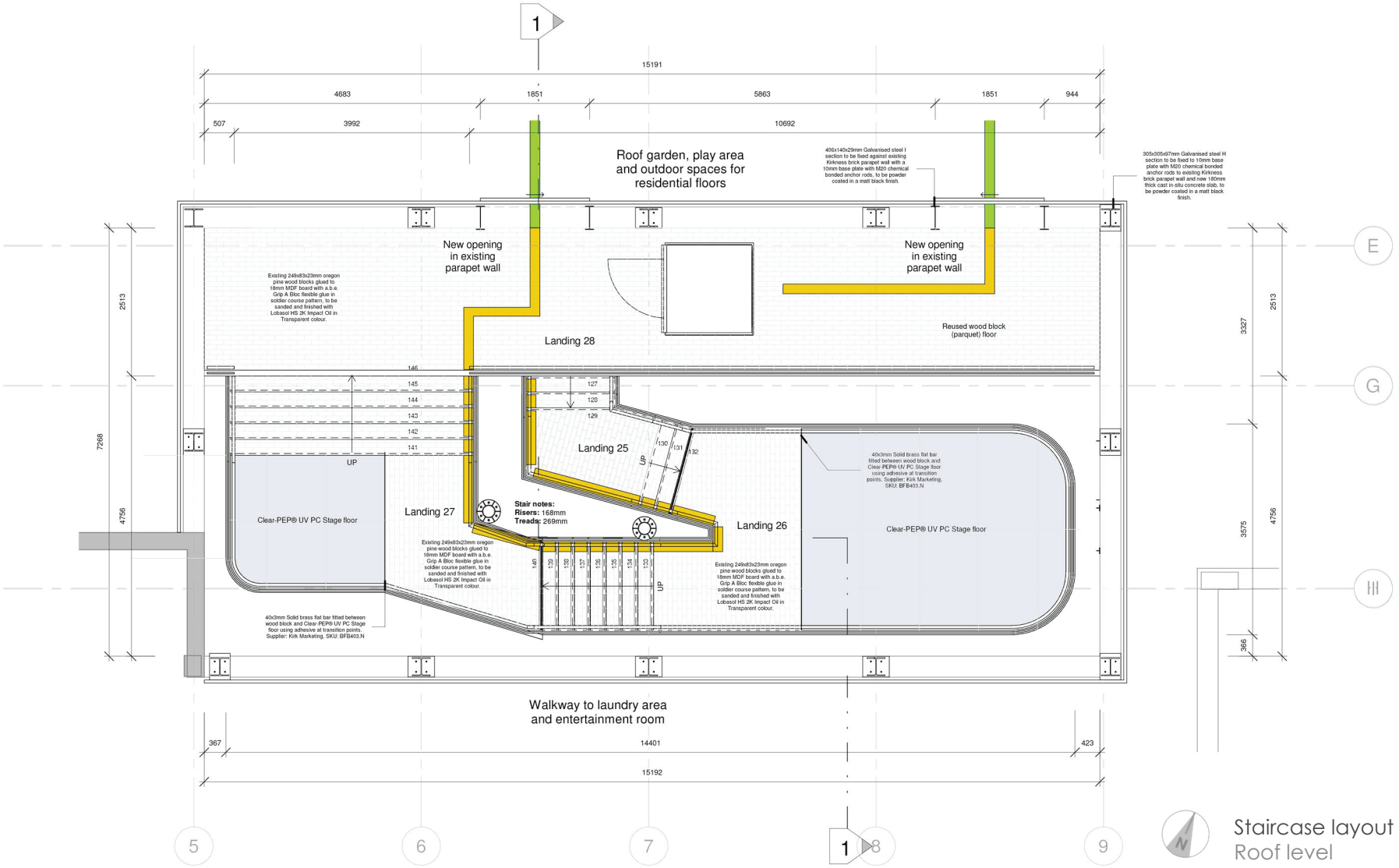


Figure 6.46 - Roof level staircase section (NTS)

Figure 6.47 - 3D view of east portion of Roof level staircase section

Figure 6.48 - 3D view of west portion of Roof level staircase section

The Socialising Zone

- Allows for **views into public spaces** on the sixth floor (residential floor)
- Allows for **limited views onto roof area** and new outdoor public spaces for residents
- Seating may be **used as an extension of the public spaces** and act as public space for residents to receive guests
- Representative of the **balance and contrast** between local and continental patterns, colours, fabrics and shapes

Social @ Haven House range - proposed collaborative range to be created by Pinda Design, Bonga Jwambi and TheUrbanative

The below is examples of existing items from the separate designers which can be used as the basis for the Social @ Haven House furniture range:

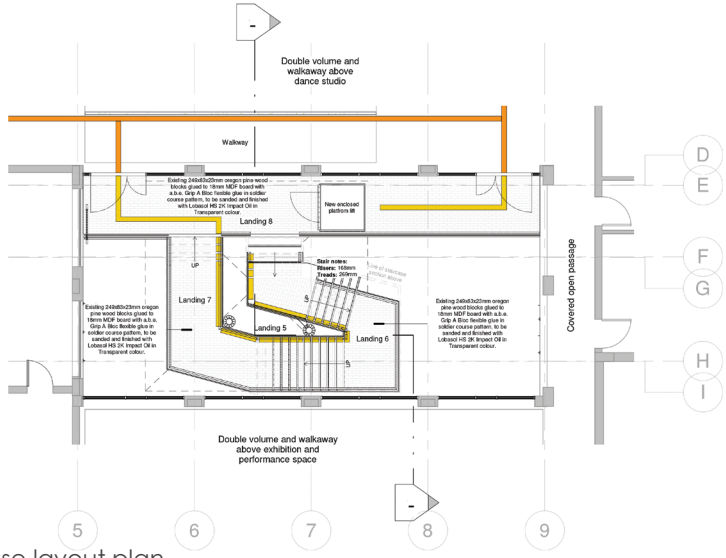
Pinda Design

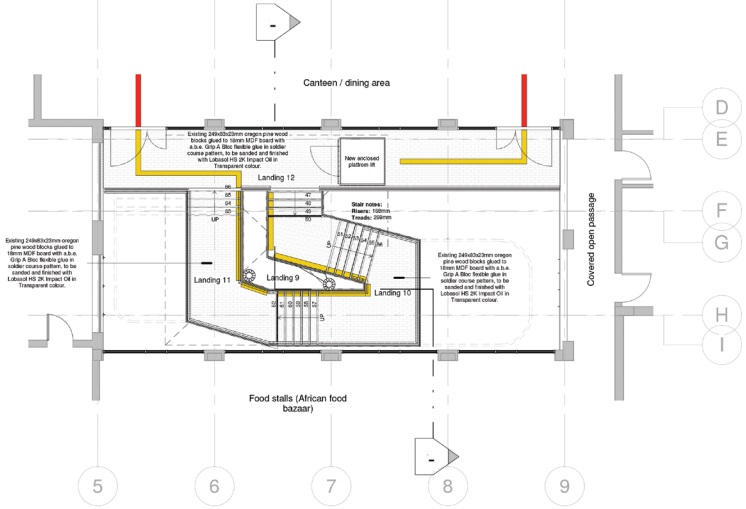
Bonga Jwambi

TheUrbanative

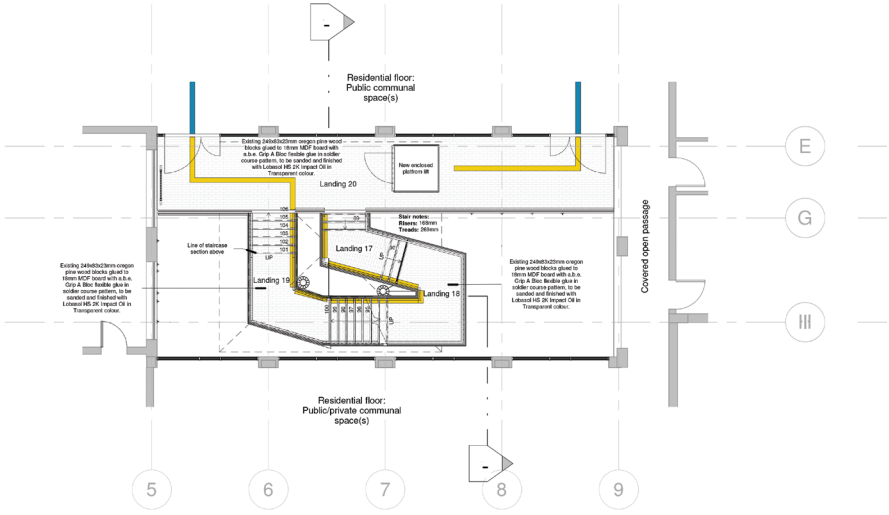
Figure 6.49 - Furniture proposal for Roof level staircase section (Composite image)

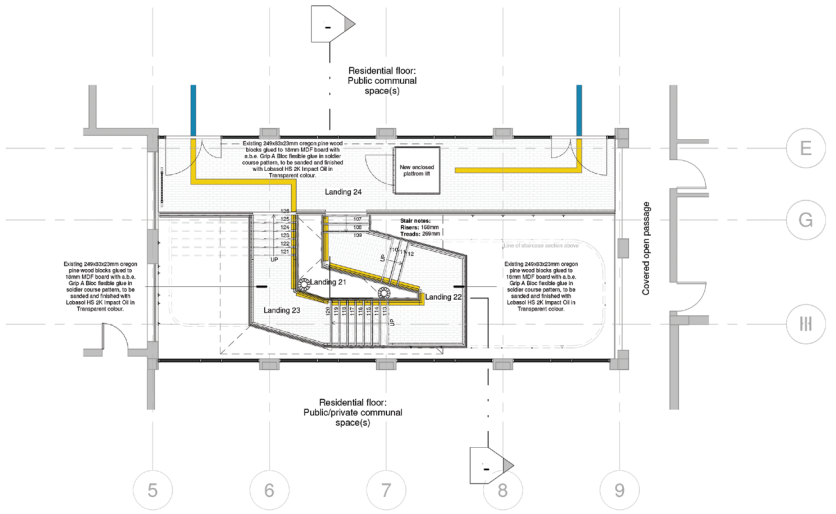
6.16.4 Circulation floors





Staircase layout plan
Second floor
Scale 1:100





Existing
New
Demolished

Figure 6.50 - Second, Third, Fifth and Sixth floor staircase sections (NTS)

6.17 Proposed wayfinding floor, wall and ceiling application product: Light Tape®

- Credit card thin light strip system that can be used on floors, walls and ceilings (Figure 6.51).
- Light Tape® will be used as a means of **expressing the wayfinding system** (colour coding systems) in relation to the Haven House model (Figure 6.52)
- The tape will be used as a **floor treatment which will highlight the path**, with significance placed on the staircase path
- The application is altered to **include ceilings and walls once the transition points** between the new landing and existing building have been met

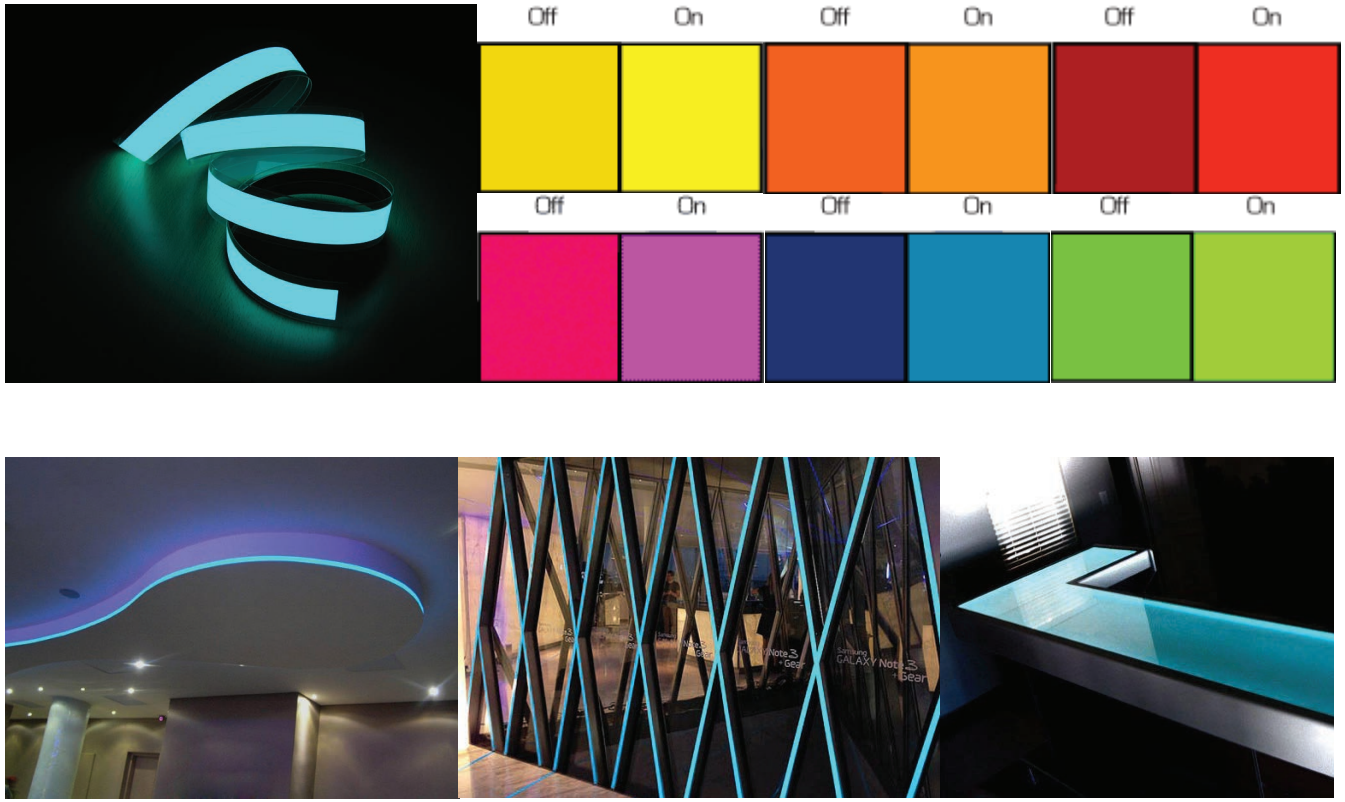


Figure 6.51 - Light Tape® Application examples and selected Light Tape® colours (Composite image)

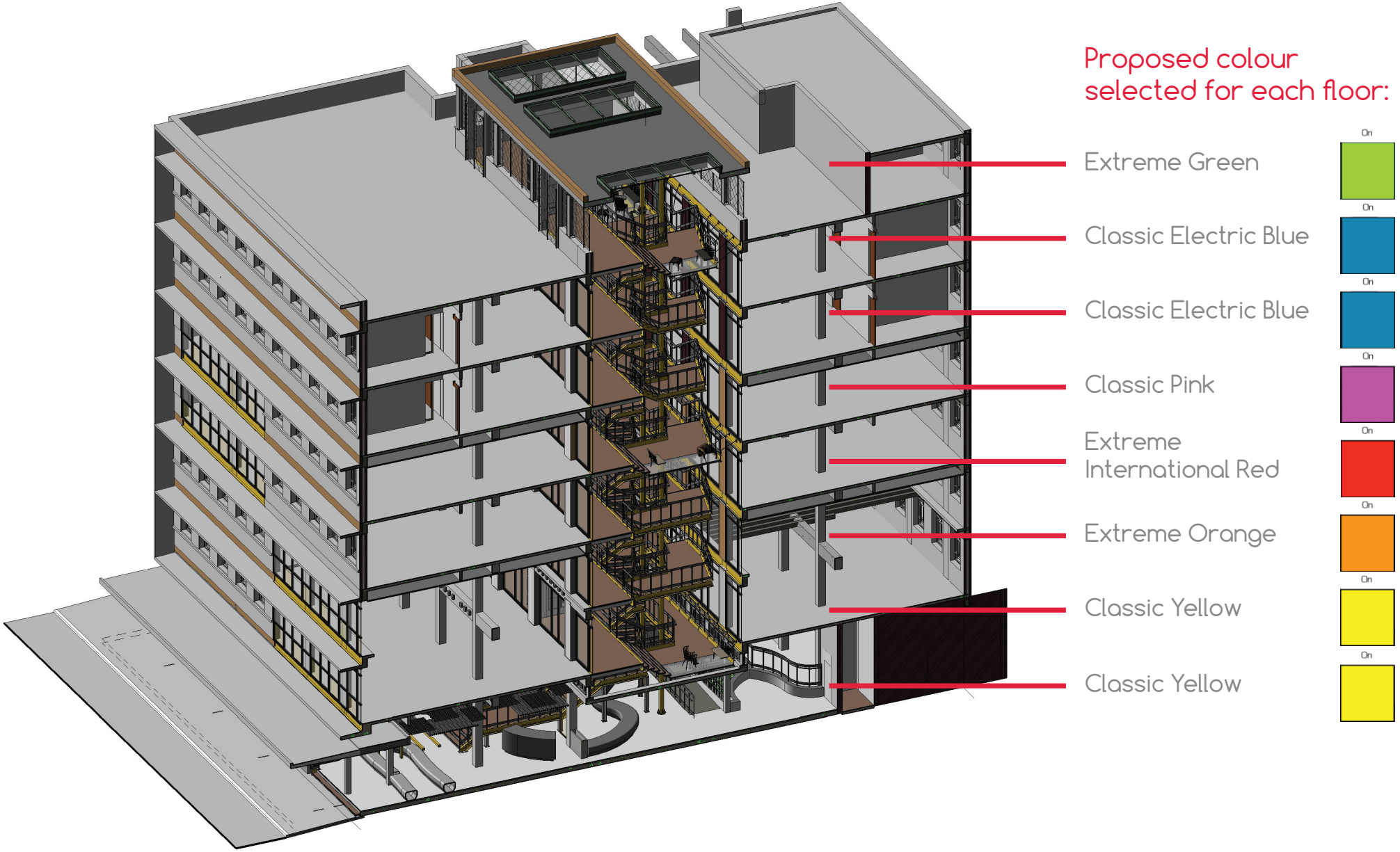


Figure 6.52 - Axonometric of building indicating selected floor and Light Tape to be applied

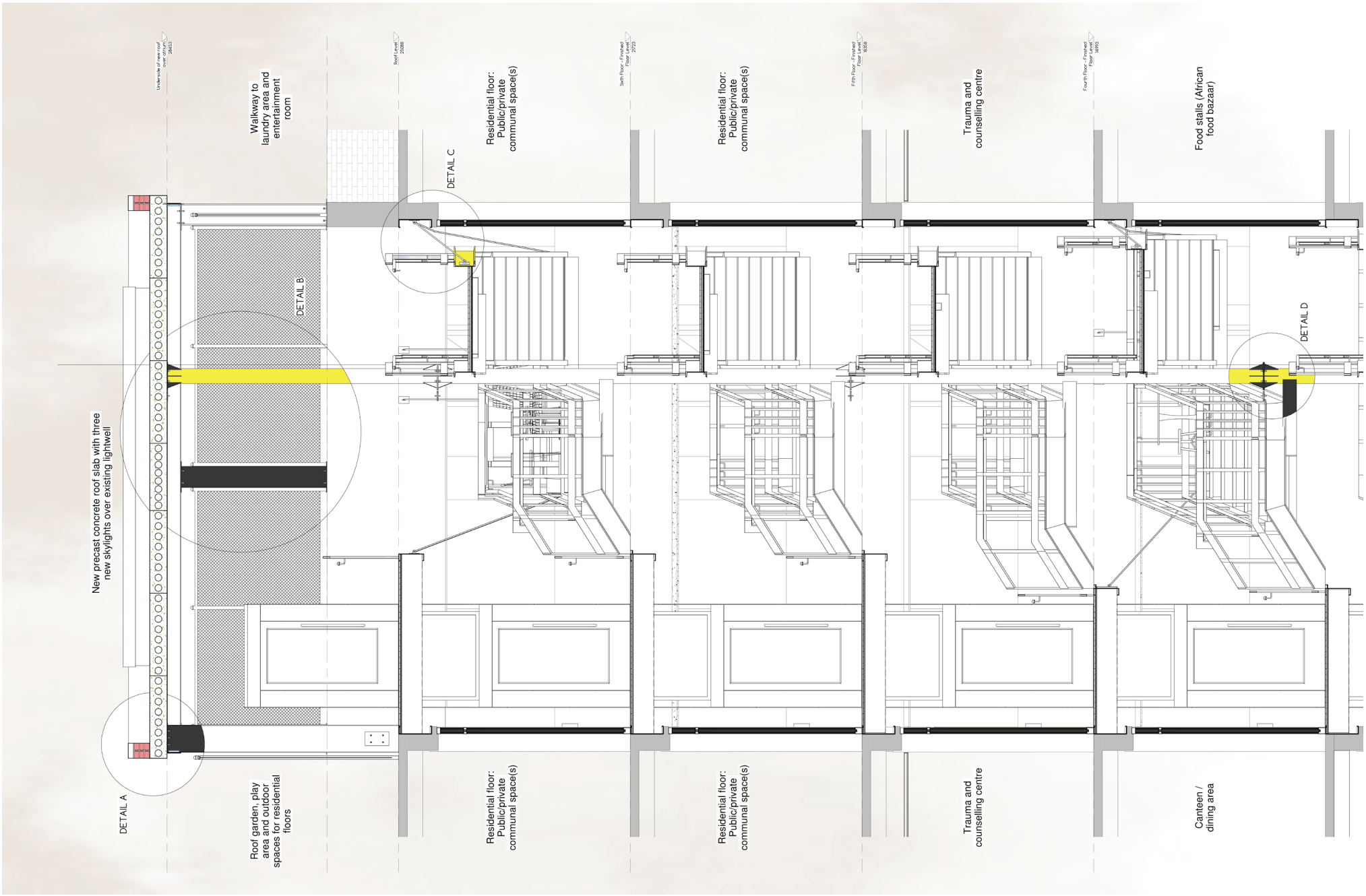
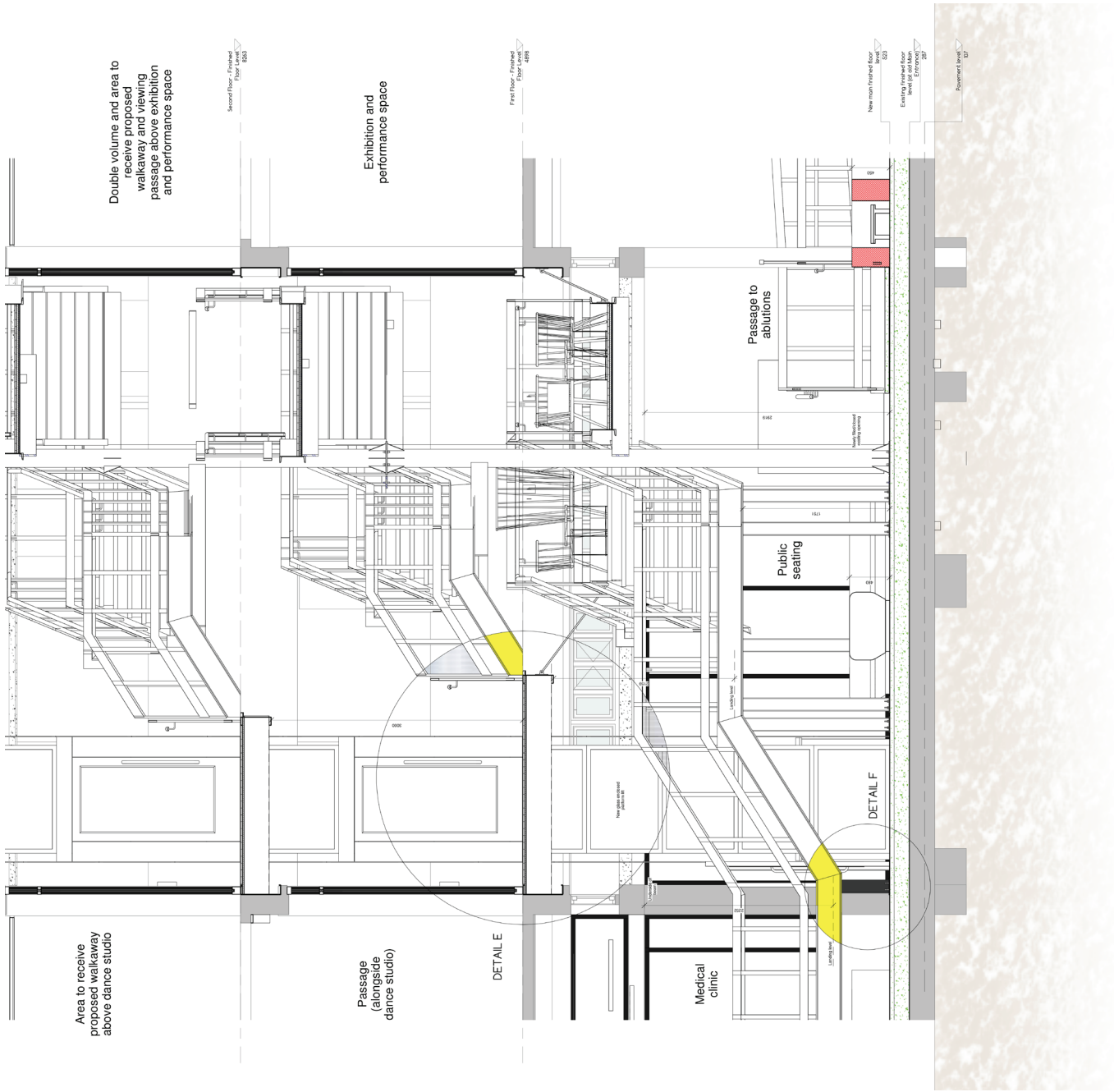
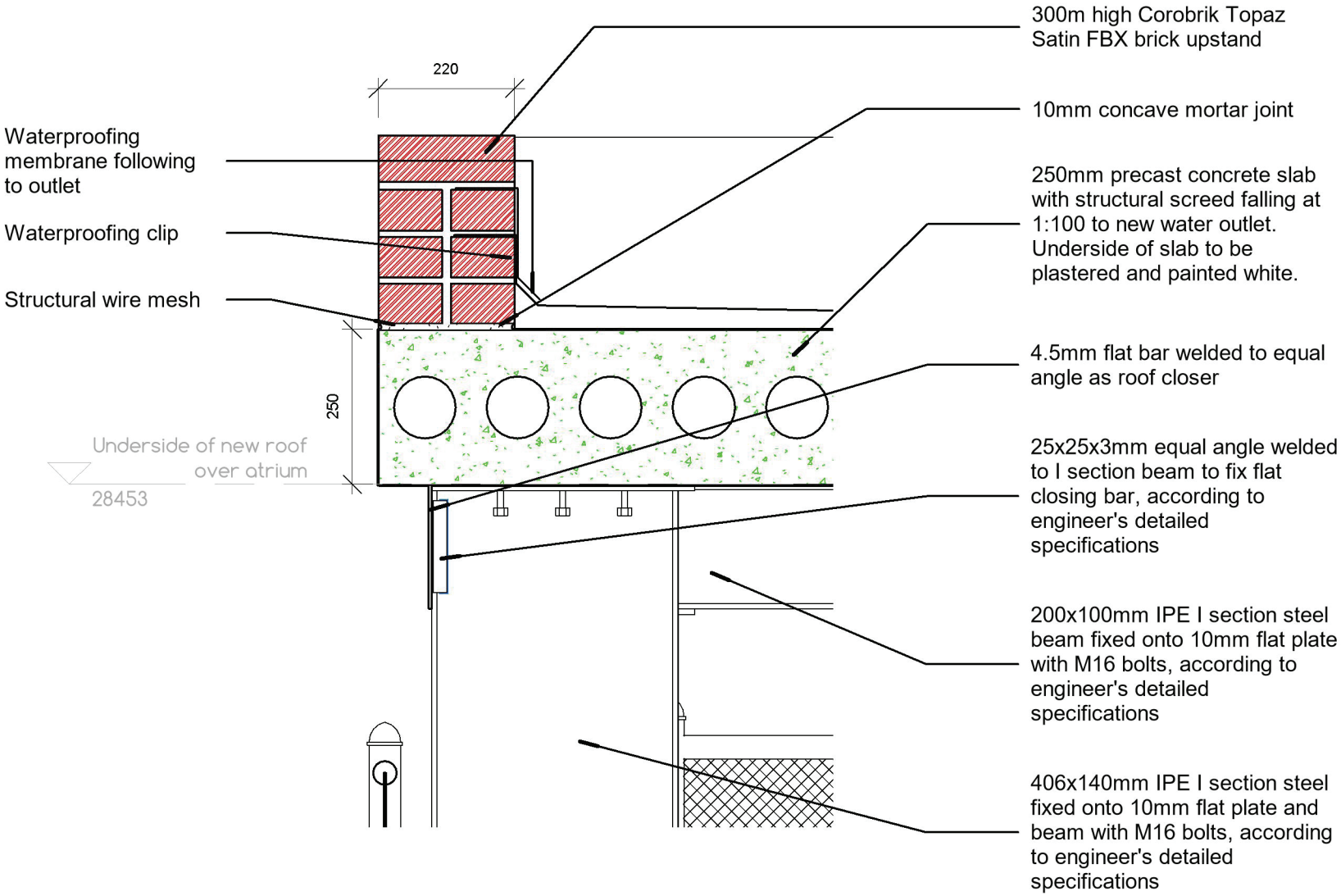


Figure 6.53 - Staircase portion of Section 1-1



6.18 Staircase section and detailing

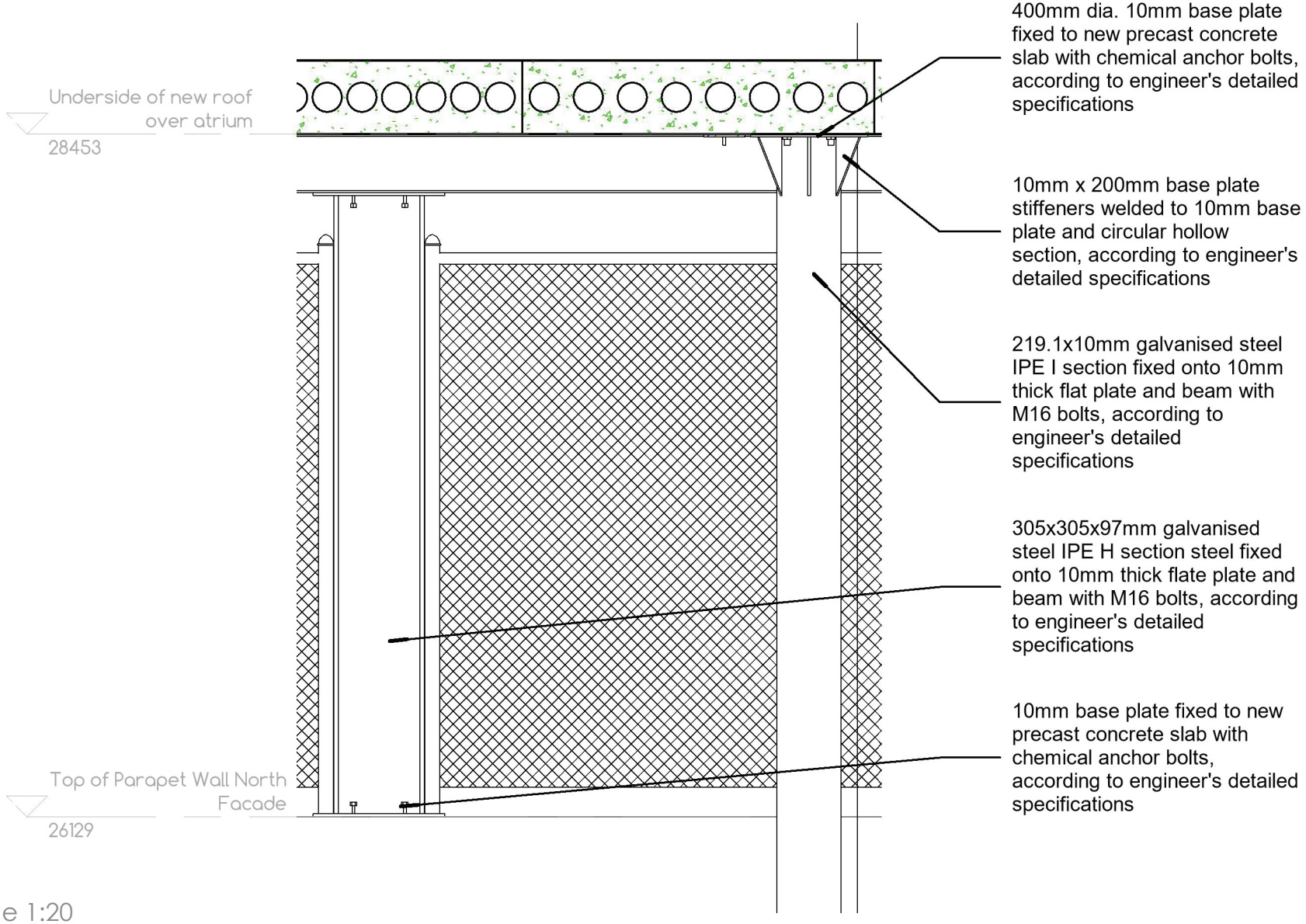
Figure 6.53 details the 1:20 section taken through the atrium section and new staircase. Details A - F are provided in Figures 6.54 - 6.60, they indicate various connection points seen through the section and required in order to realise the structure and design.



Detail A

Scale 1:10

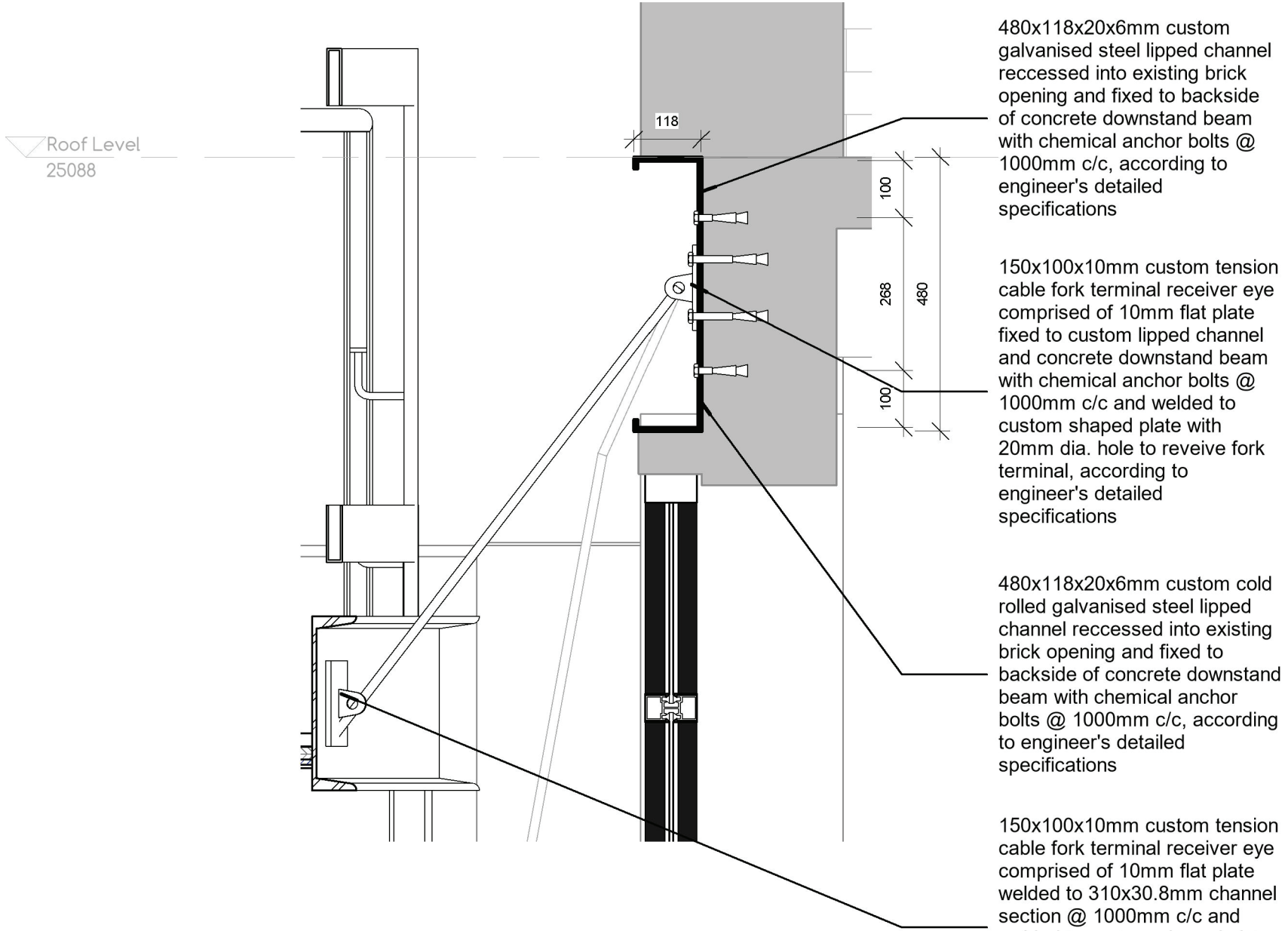
Figure 6.54 - Detail A - New roof slab over atrium



Detail B

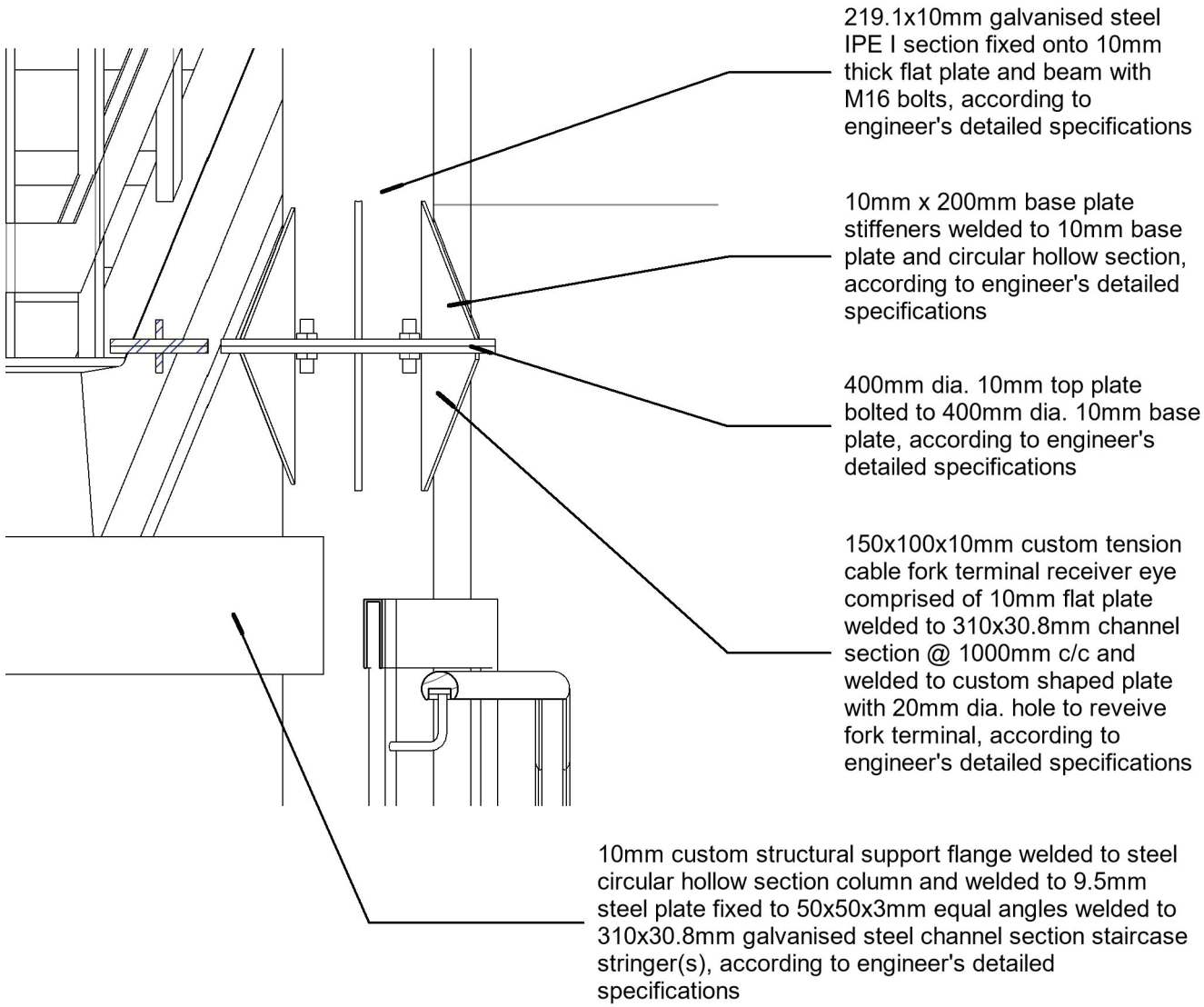
Scale 1:20

Figure 6.55 - Detail B - Staircase circular hollow section to new slab connection



Detail C
Scale 1:10

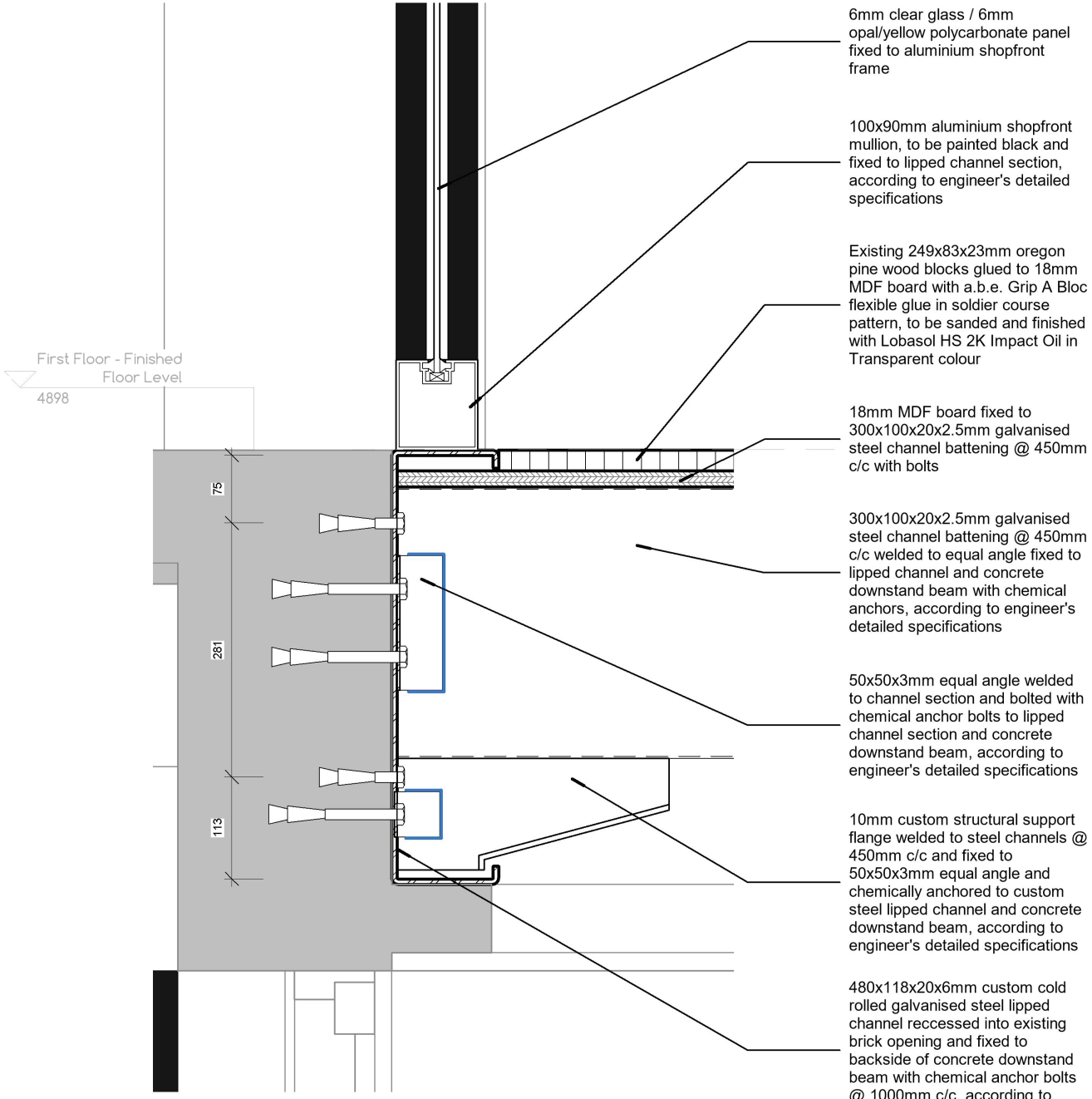
Figure 6.56 - Detail C - Staircase tension cable support system



Detail D

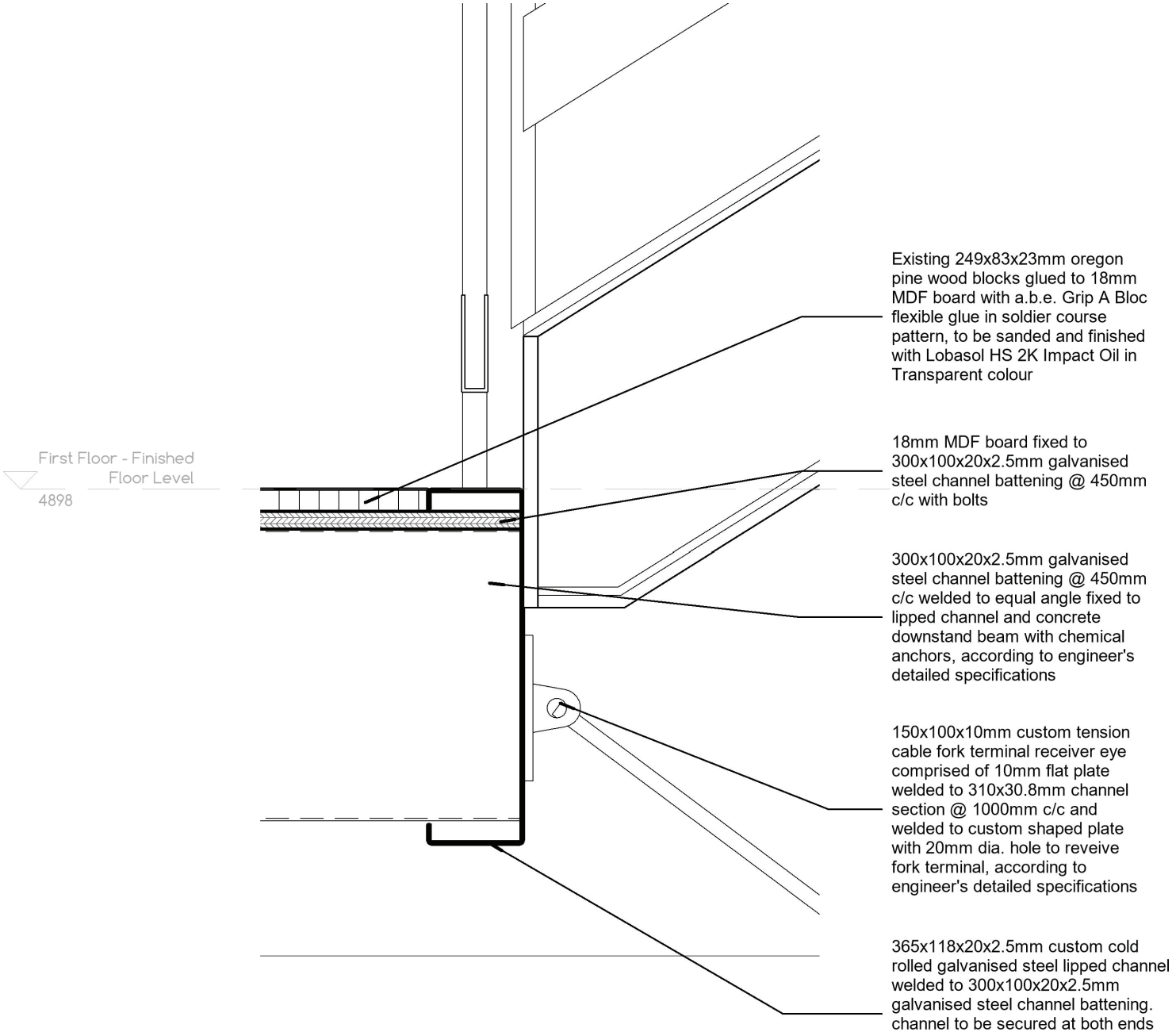
Scale 1:10

Figure 6.57 - Detail D - Circular hollow section splice and support arm connection



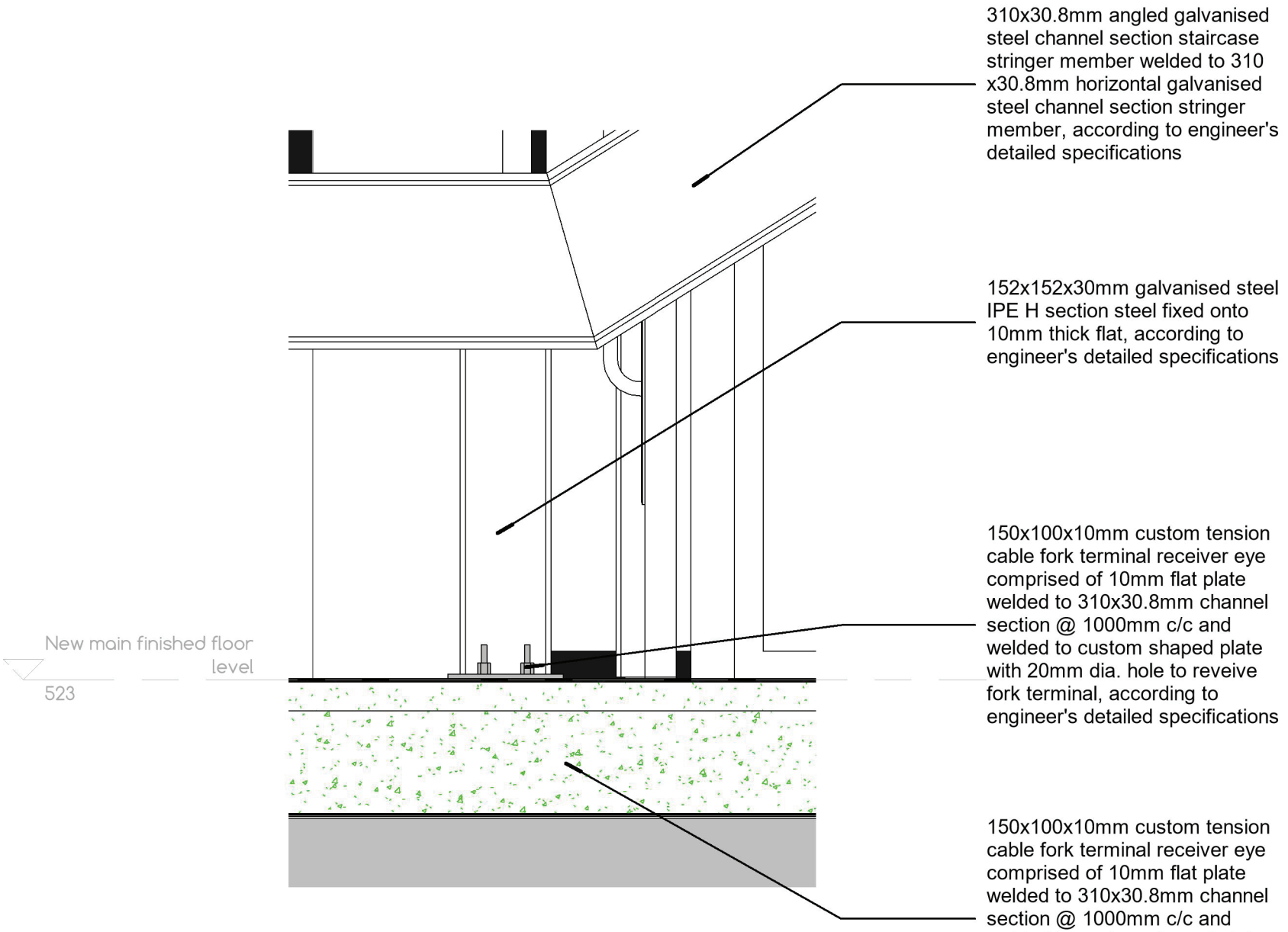
Detail E-1
Scale NTS

Figure 6.58 - Detail E-1 - New floor landing and slab connection point



Detail E-2
Scale NTS

Figure 6.59 - Detail E-2 - New floor landing and staircase connection point



Detail F

Scale 1:10

Figure 6.60 - Detail F - Ground floor steel H column connection point

6.19 Staircase structure

Figure 6.61 details an exploded axonometric of the ground floor portion of the new staircase. The staircase can be read to be constructed of ten elements as noted in the exploded axonometric. The social staircase sections can be noted to be made up of eleven elements; the eleventh element is to be donated as the movable furniture which can be added or removed from the staircase. Figure 6.62 - 6.64 offer three details for various elements of the staircase structure.

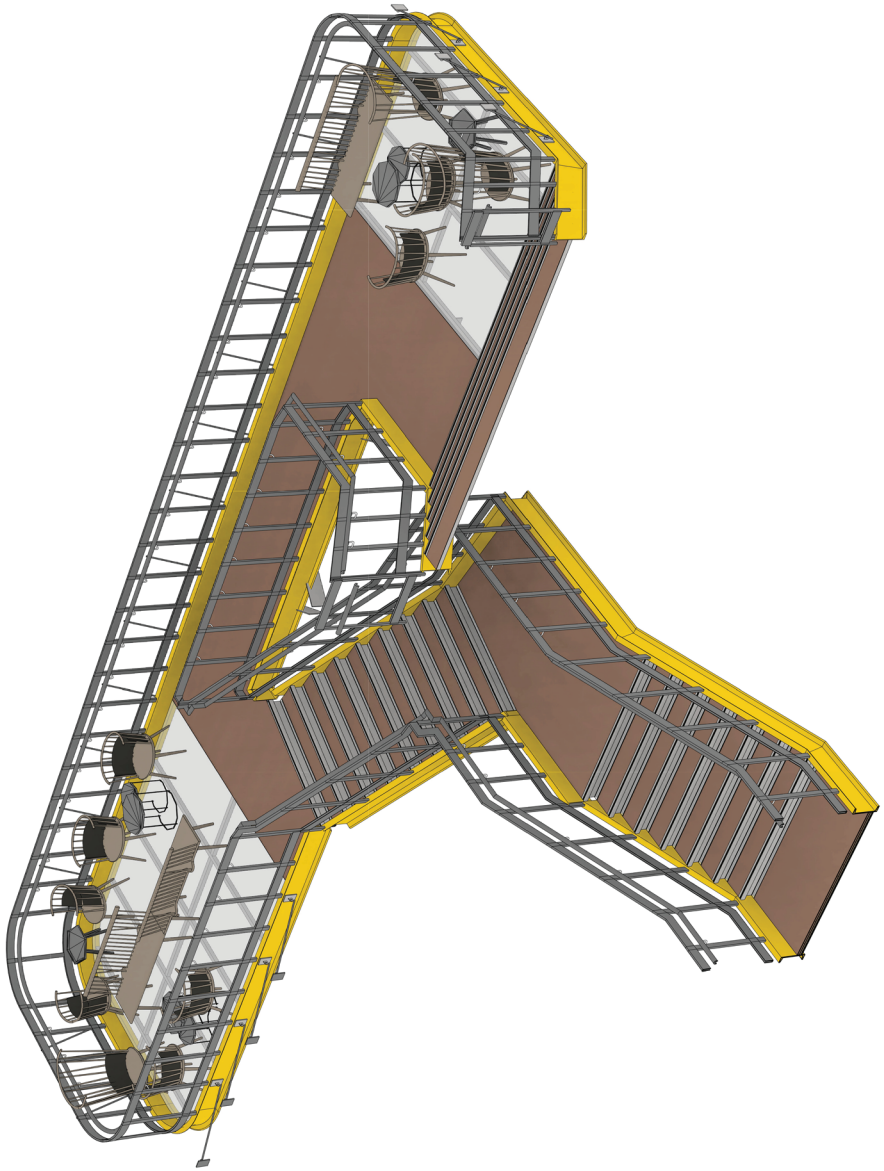
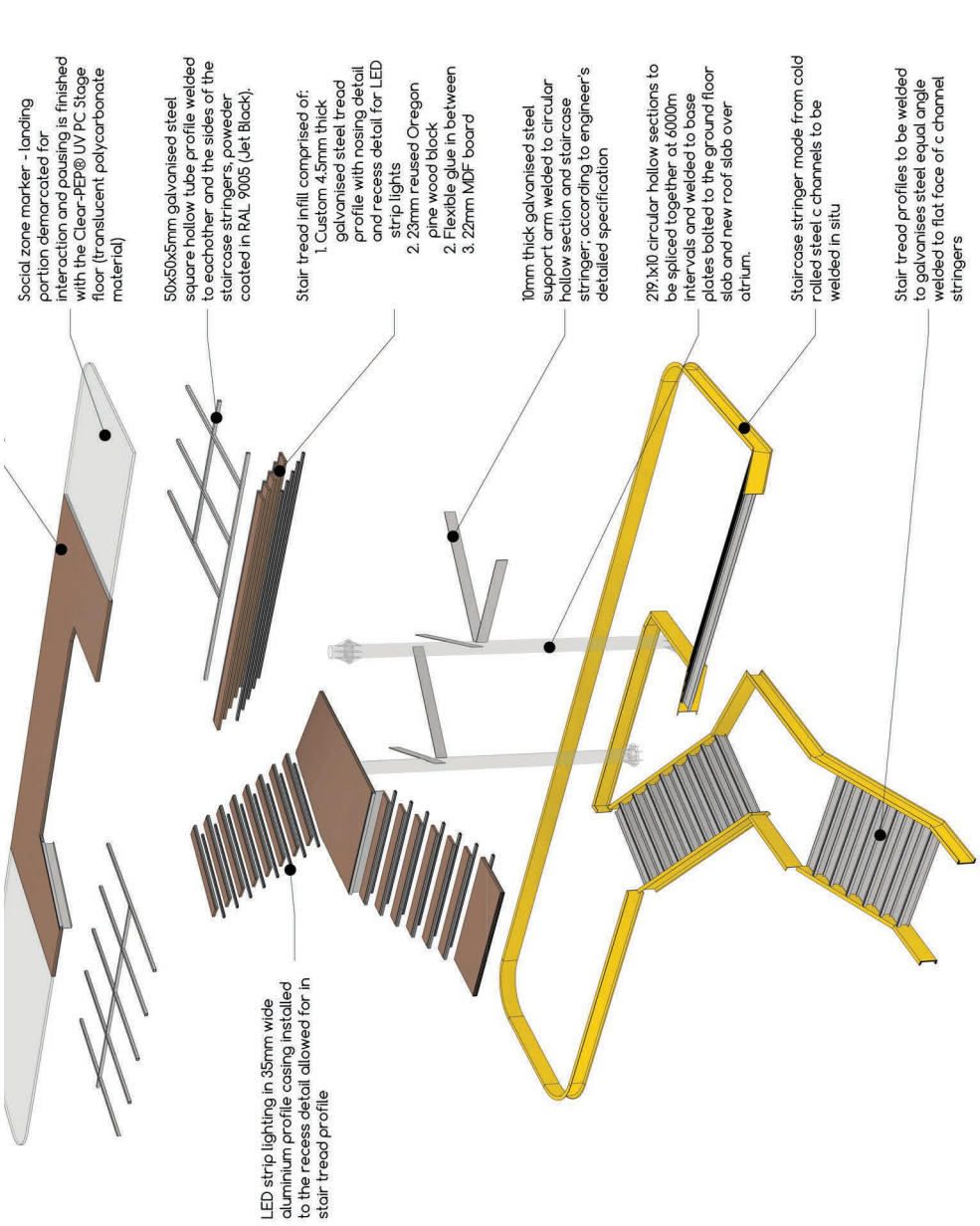
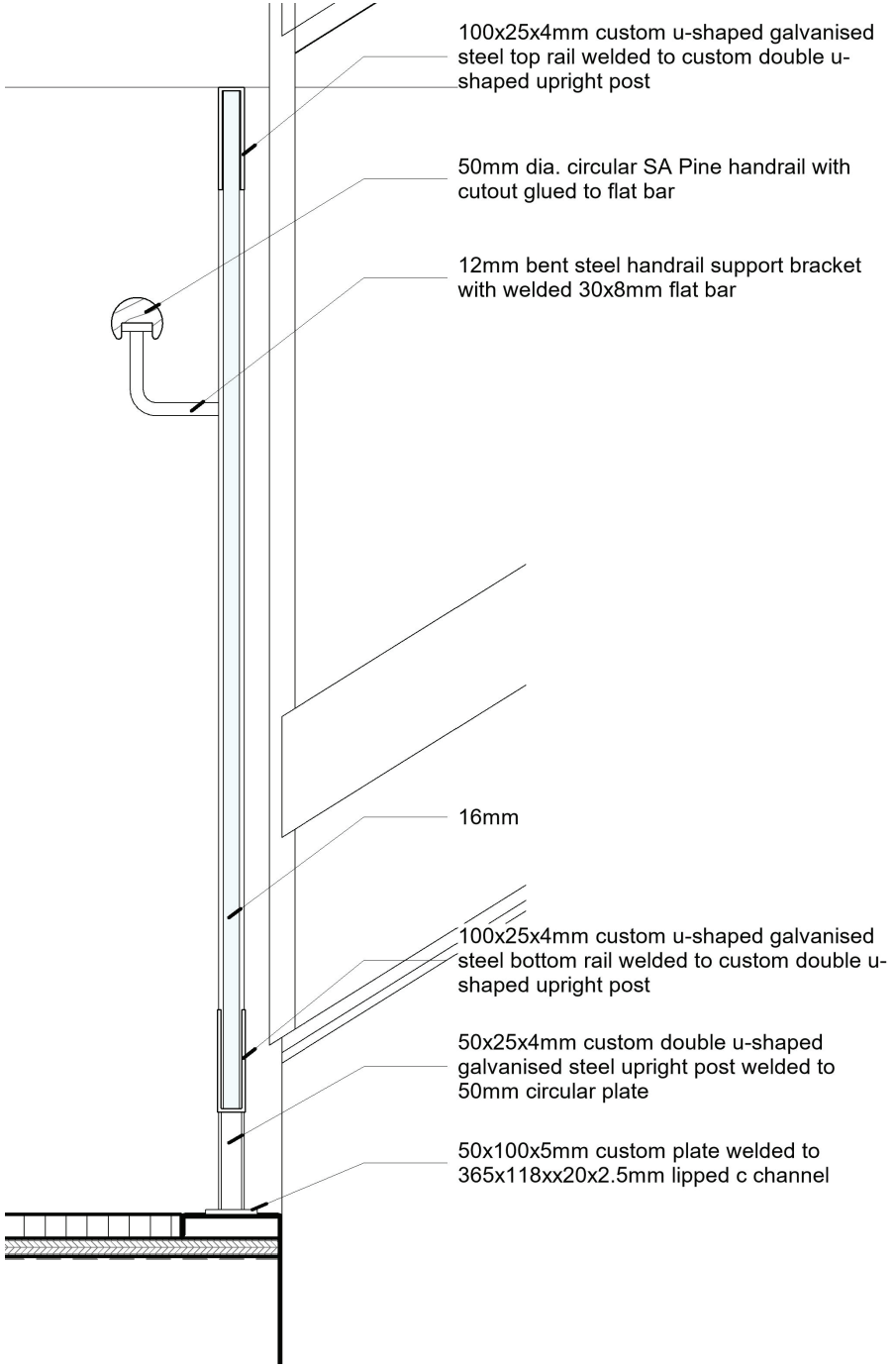


Figure 6.61 - Exploded axonometric of ground floor portion of staircase showcasing the various elements that make up the structure

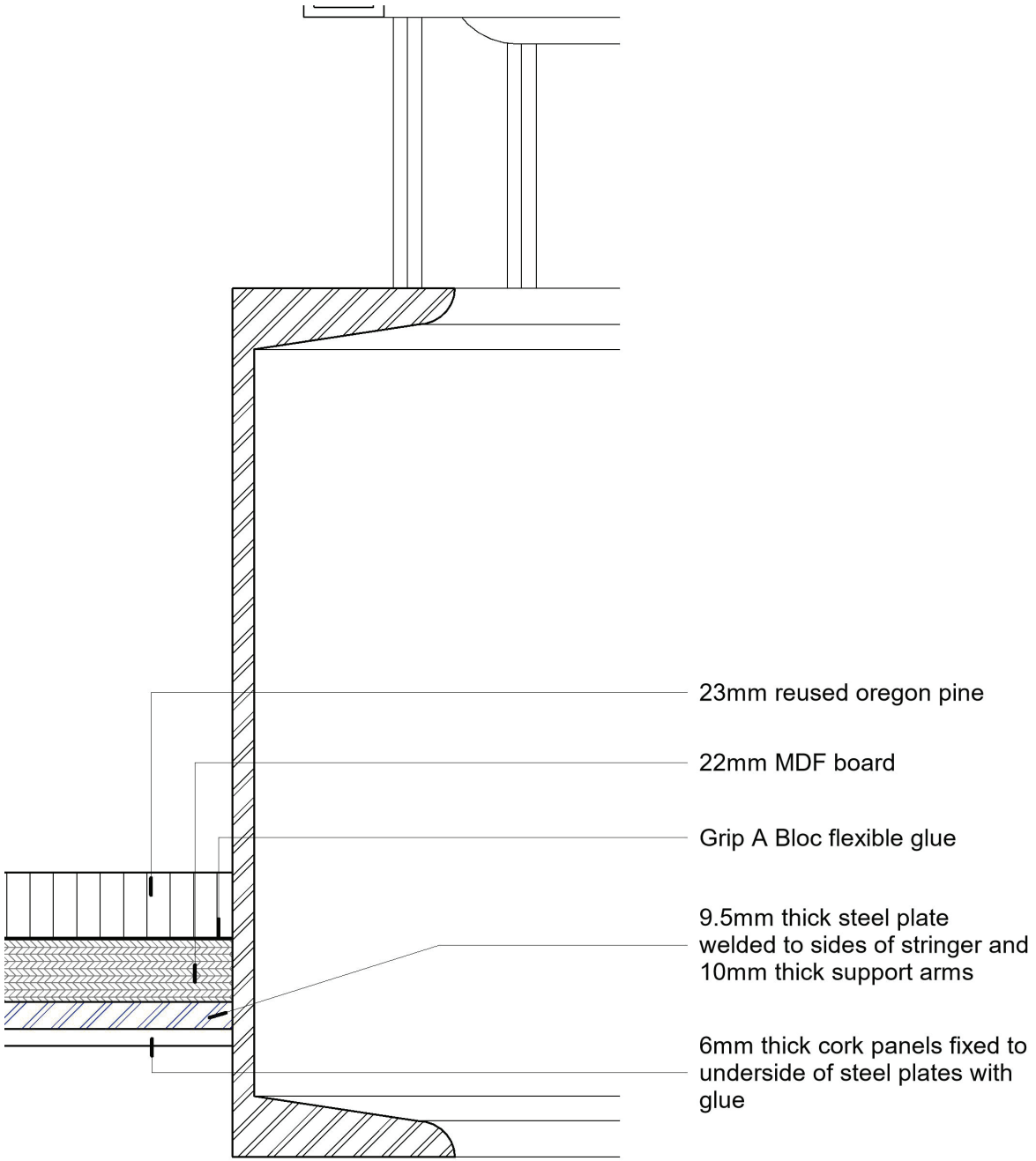




Detail H

Scale NTS

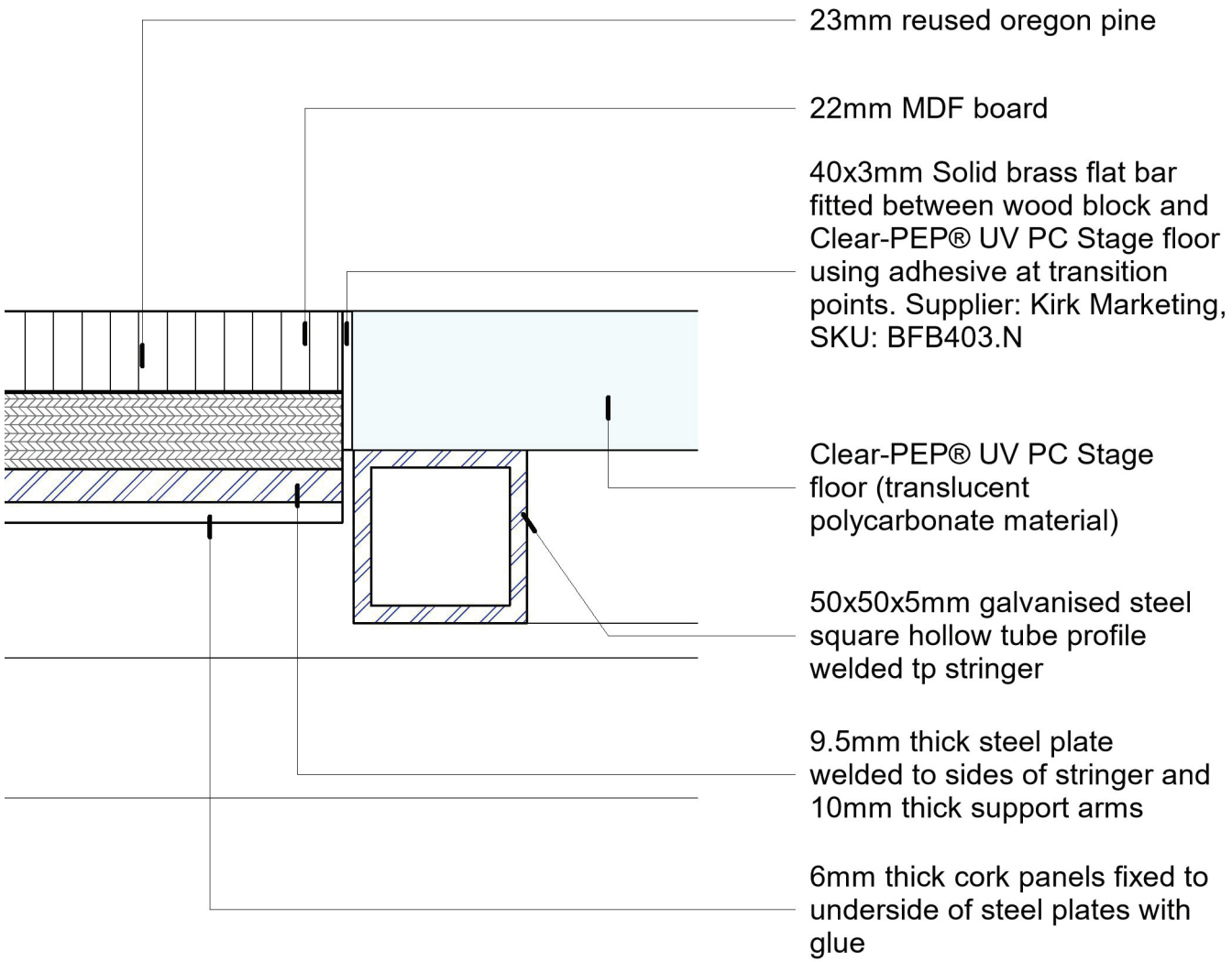
Figure 6.62 - Detail H - Balustrade and handrail construction



Detail I

Scale NTS

Figure 6.63 - Detail I - Floor finishes to c channel connection



Detail J

Scale 1:2

Figure 6.64 - Detail J - Circulation zone to social zone connection point

6.20 Base build and lighting strategy proposals

Base build specifications (Figure 6.65) (Post alteration finishes): First floor to Roof level.

1. Proposed kitchen and servery for outdoor entertainment area:
   - New paint (Plascon Antique Petal 53) to existing painted bagged plaster
   - Allowance for new full body porcelain floor tiles

2. Proposed laundry room
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53)
   - Allowance for new anti-slip full body porcelain floor tiles

3. Residential floor: Units - Typology
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53)
   - Existing 249x83x23mm Oregon pine wood blocks to be sanded and finished with Lobasol HS 2K Impact Oil in Transparent colour

4. Residential floor: Public/private communal space(s)
   - New paint (Plascon Antique Petal 53) to existing painted bagged plaster
   - Allowance for new full body woodlook porcelain floor tiles

5. Trauma and counselling centre
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)

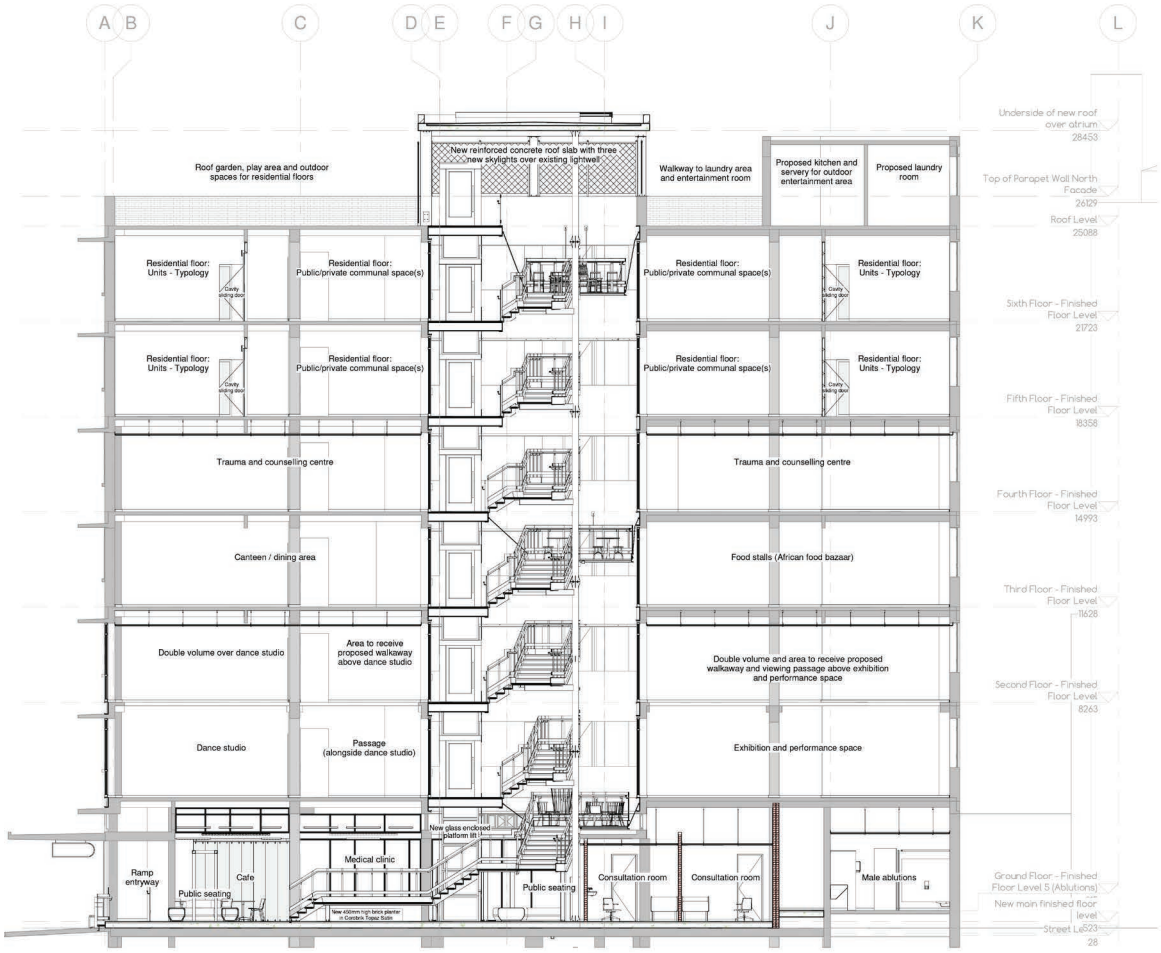


Figure 6.65 - Base build strategy

- Allowance for new carpet tiles/vinyl planking/cork floor tiles

6. Canteen / dining area
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)
   - Allowance for new carpet tiles/vinyl planking/cork floor tiles

7. Food stalls (African food bazaar)
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)
   - Allowance for new anti-slip full body porcelain floor tiles - to be installed with a full towards proposed fat trap drain(s) and floor drains (for cleaning purposes)

8. Area to receive proposed walkaway above dance studio
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)

9. Dance studio
   - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)
   - Allowance for new cushioned non-slip vinyl (e.g. Belgotex Play-Off)

10. Passage (alongside dance studio)
    - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53)
    - Allowance for new cushioned non-slip vinyl (e.g. Belgotex Play-Off)

11. Exhibition and performance space
    - Existing distemper wall finishes to be removed and wall prepared for new paint (Plascon Antique Petal 53); existing rough cast wall finishes to receive new plaster and paint (Plascon Antique Petal 53)
    - Allowance for new sound absorptive floor finishes (e.g. Cork floor tiles)

BUILDING LIGHTING STRATEGY PLAN								
AREA / ROOM TYPOLOGY	LIGHTING TYPE			REQUIRED LUX LEVELS	LIGHTING TYPE			SUGGESTED LIGHT FITTINGS AND/OR LAMP
	General ambient	Accent	Task / Focused	Min. as per SANS 10114 - Part 1	General ambient	Accent	Task	
Public space - ground floor public seating areas				1. Entrance halls - 100 lux 2. Lounges - 200 lux 3. Circulation areas and corridors - 100 lux				
Staircase - multilevel circulation zone				1. General lighting - 150 lux (As per SANS 10114 - PArt 1) 2. - 150 lux (As per SANS 10400 - Part T for emergency stairwells)				
New atrium (existing light well - affects and is affected by staircase lighting; will also imapct on interior lighting of rooms and passages along the atrium)				1. General lighting - 150 lux (if treated as circulation zone) 2. Pause area lighting - 200 lux				
Dance studio				1. General lighting - 300 lux				
Exhibition and performance space				1. General lighting - 200 lux 2. Additional lighting as per lighting specialist in accordance to proposed format of woks to be displayed / performances to be carried out				
Offices - within public areas				1. Reception - 200 lux 2. Corridors & passages - 200 lux 3. Meeting rooms & offices - 500 lux 4. Reception desk - 300 lux 5. Rooms fo rmedical attention - 500 lux				
Offices - within private areas				1. Reception - 200 lux 2. Corridors & passages - 200 lux 3. Meeting rooms & offices - 500 lux 4. Reception desk - 300 lux				
Retail spaces				1. Sales ares (small) - 300 lux 2. Till area, wrapper table - 500 lux 3. General work area - 300 lux				
Hospitality				1. Sales / receptionist - 300 lux 2. Dining area - 200 lux 3. Kitchen - 500 lux				
Internal Circulation				1. Circulation areas and corridors - 100 lux				
Public spaces				Lux levels to be noted as per the specific programme the space is servicing.				
Private spaces				Lux levels to be noted as per the specific programme the space is servicing.				

Table 6.2 - Overall lighting strategy for building (Composite image)

6.21 Details investigated but not resolved

6.21.1 Shopfront system for facades

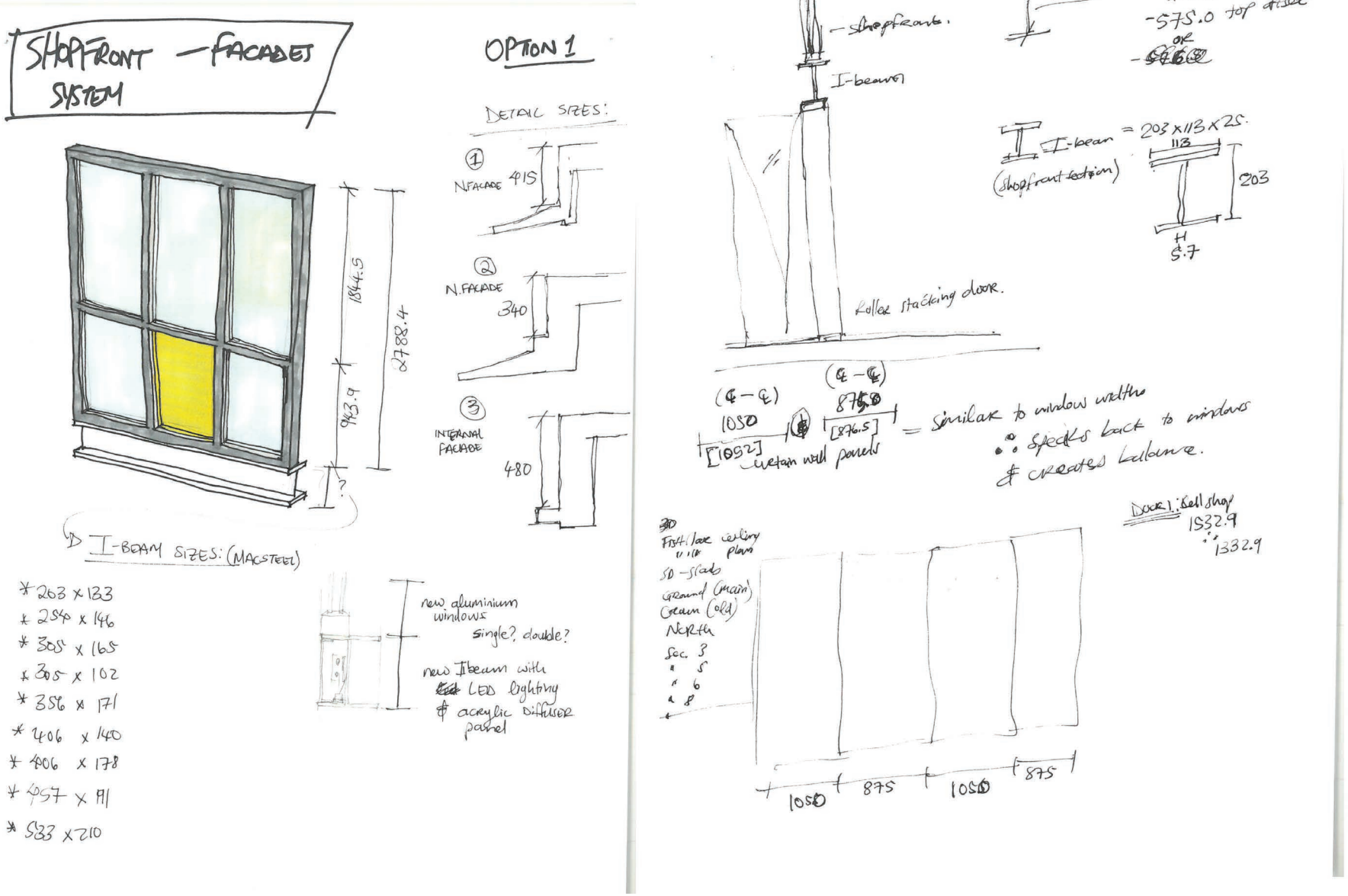


Figure 6.66 - Shopfront system exploration sketches

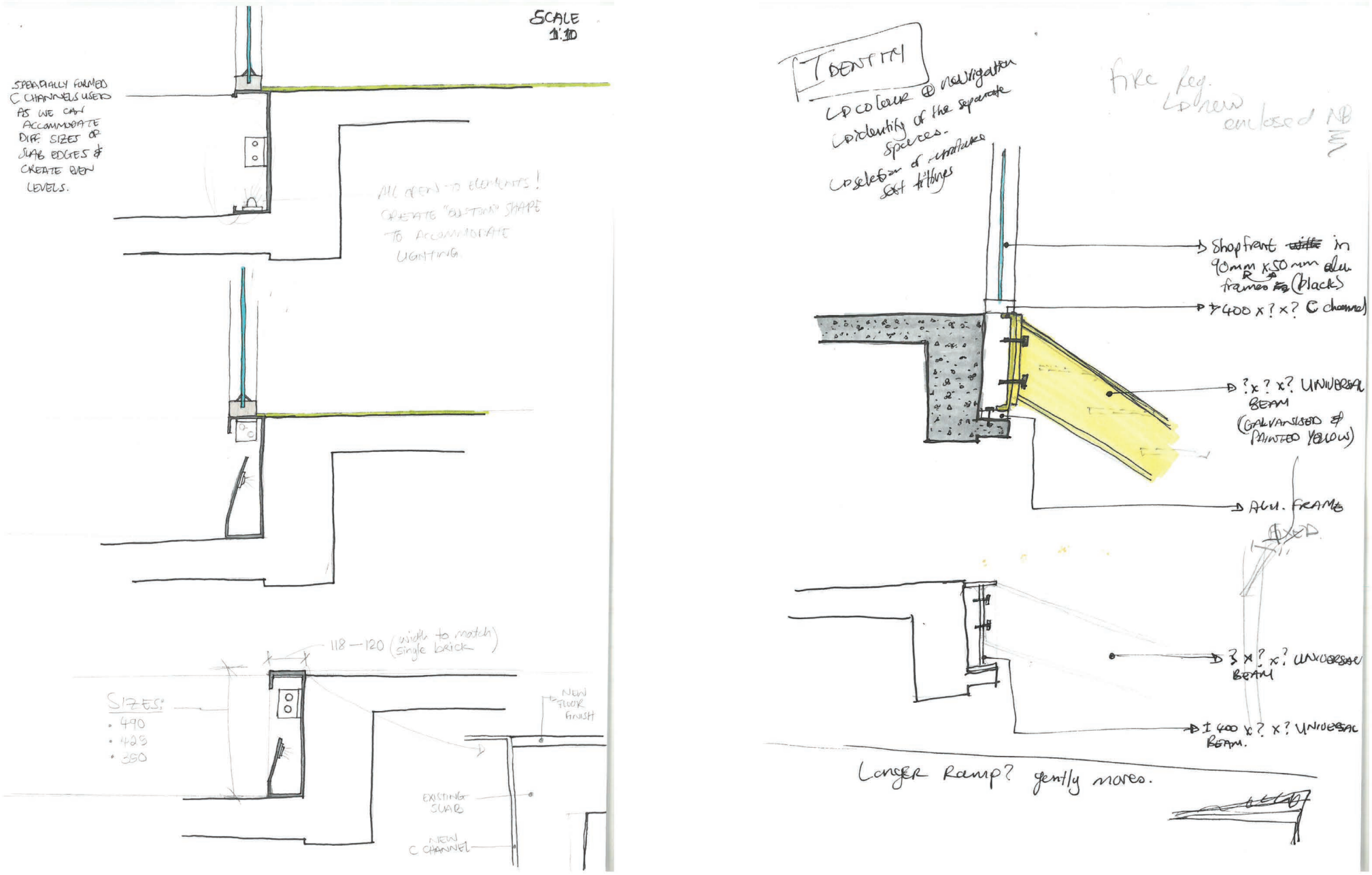
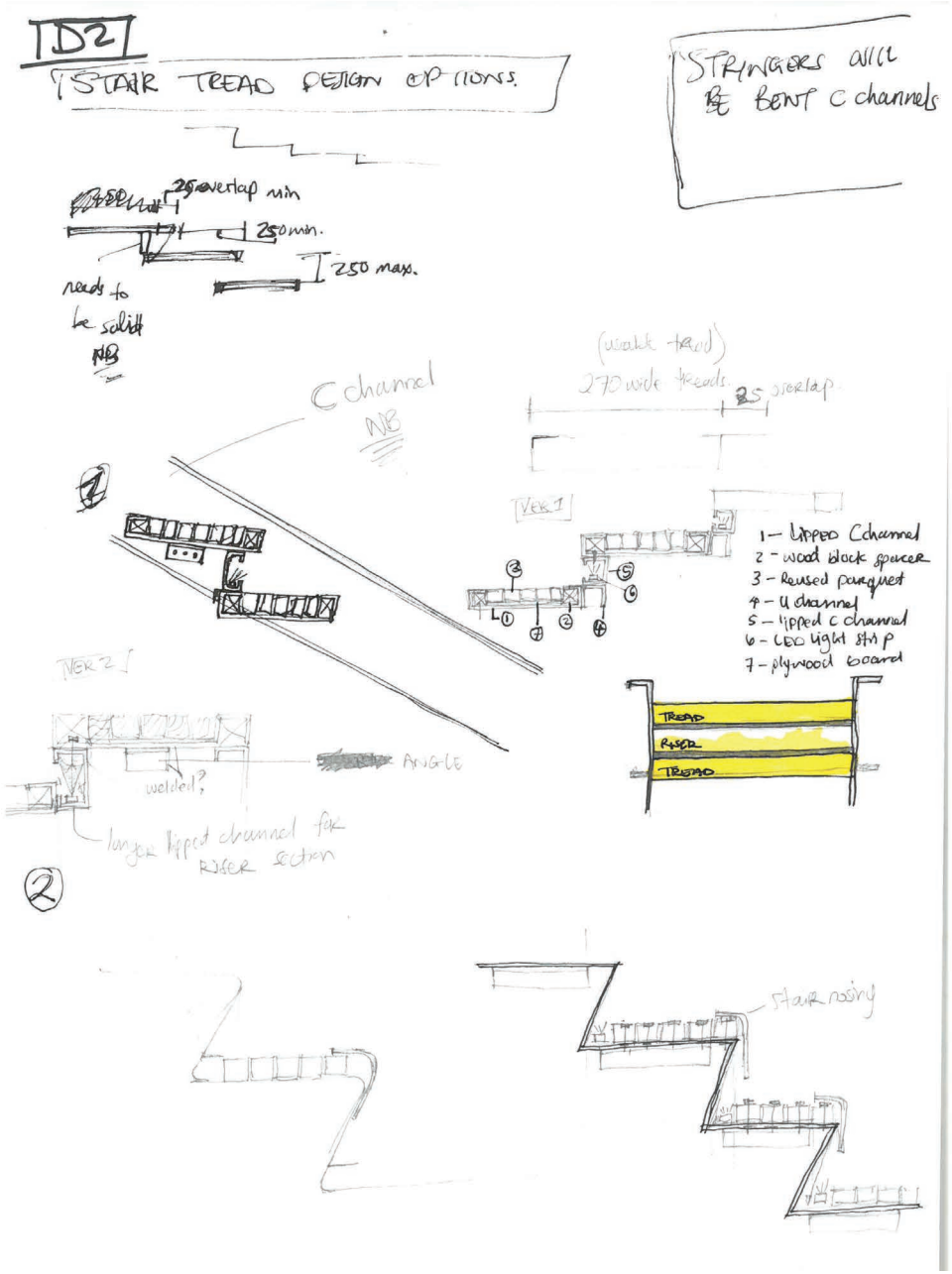


Figure 6.67 - Shopfront system exploration sketches (cont.)

6.21.2 Staircase tread design



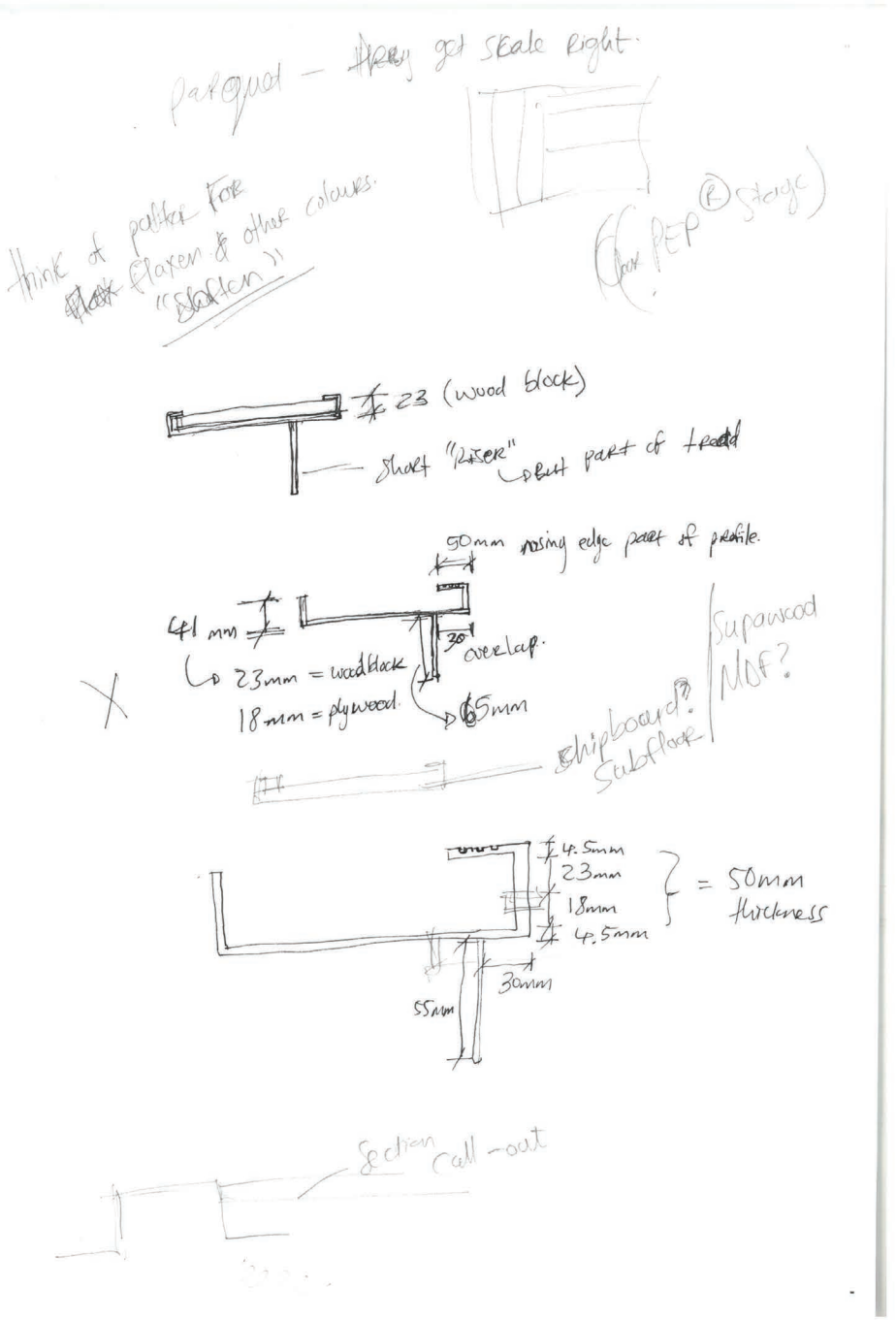
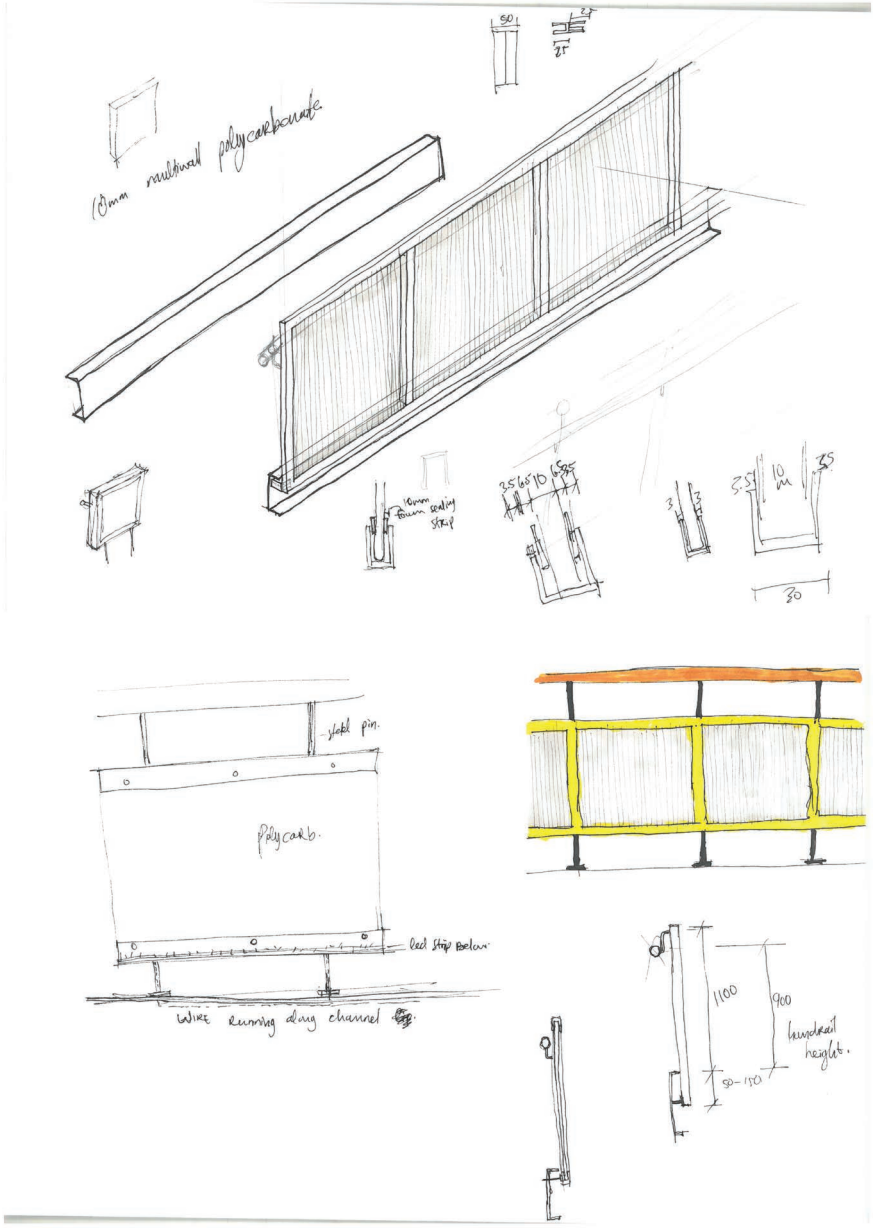


Figure 6.68 - Staircase tread exploration sketches

6.21.3 Balustrade design



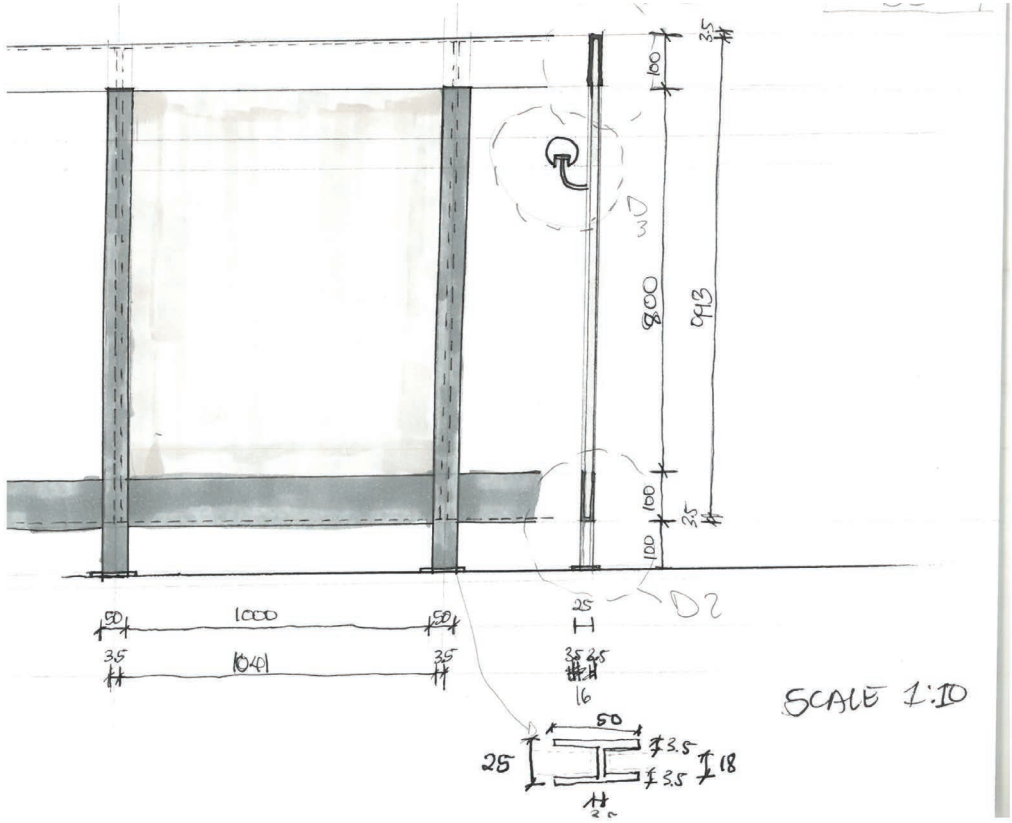


Figure 6.69 - Balustrade design exploration sketches

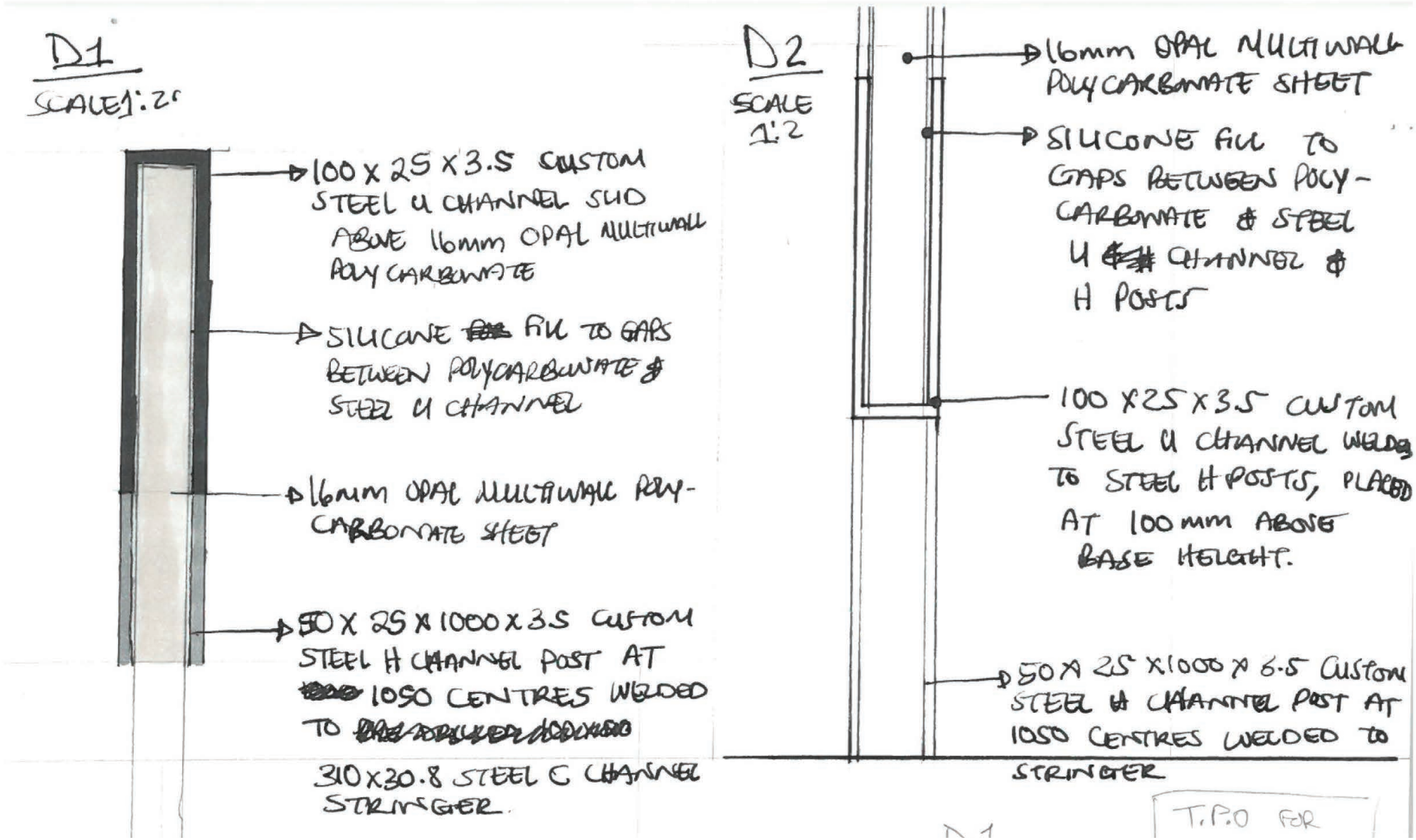


Figure 6.70 - Balustrade design exploration sketches (cont.)

6.21.4 Handrail design

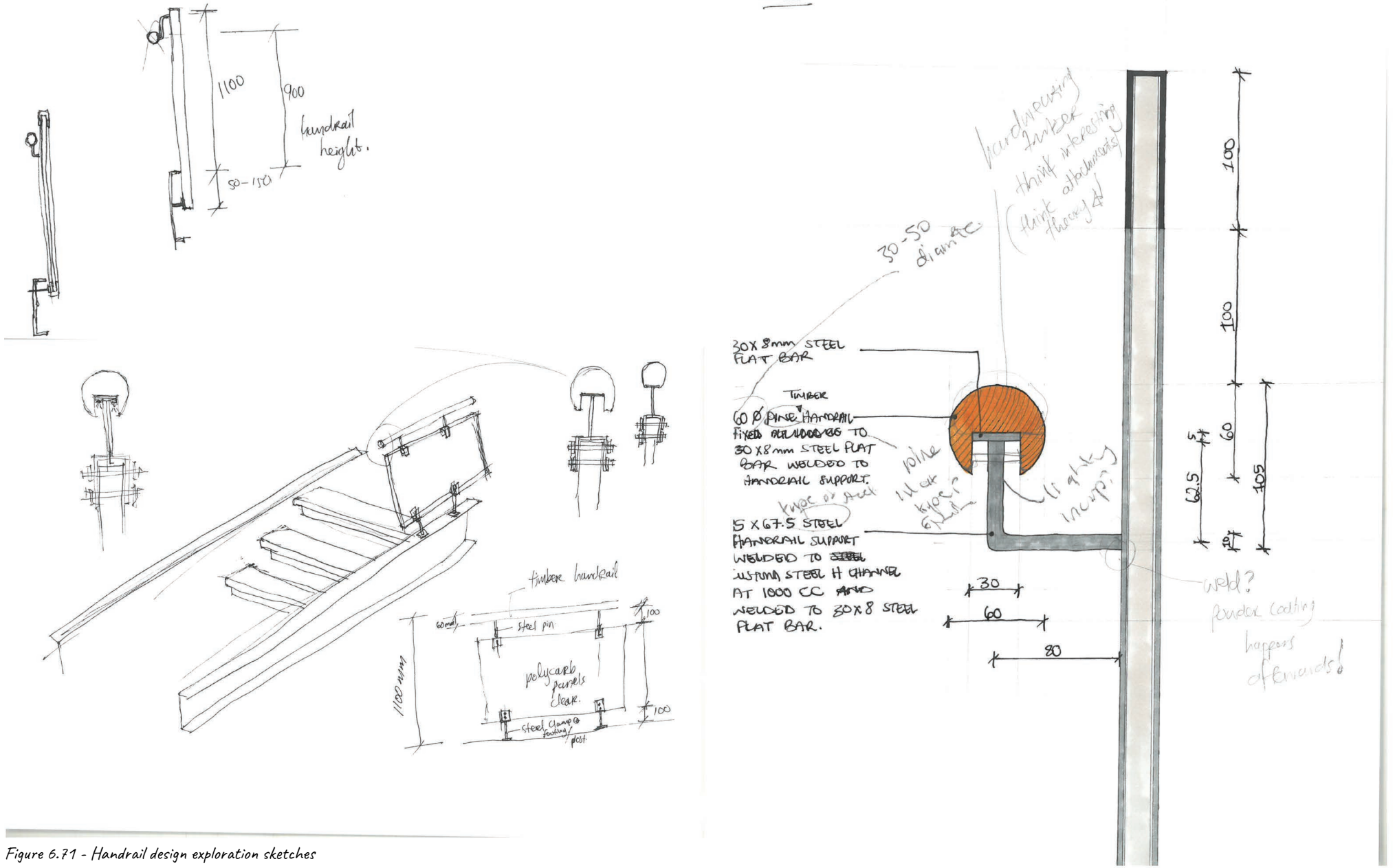


Figure 6.71 - Handrail design exploration sketches

6.21.5 New floor landings design

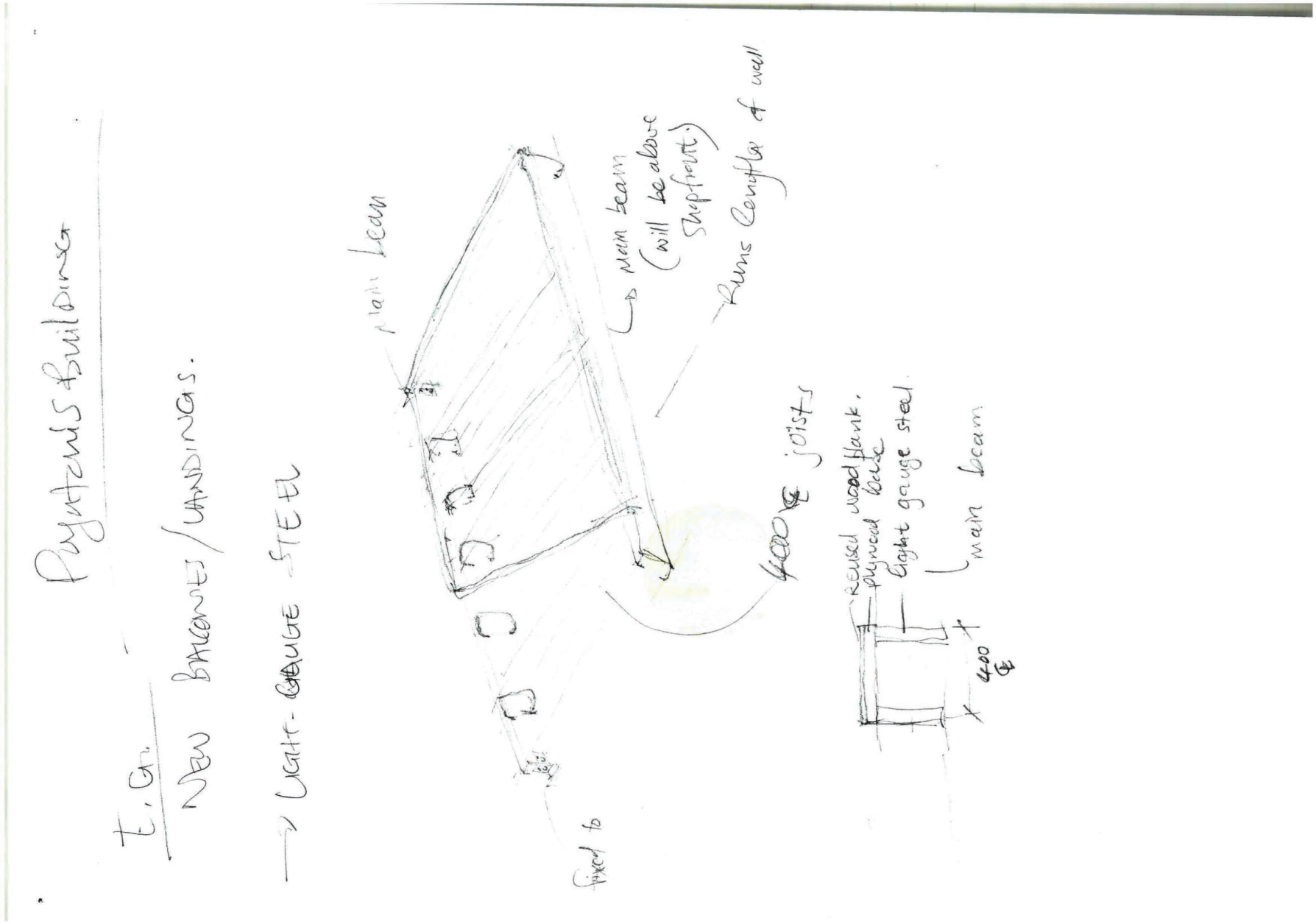


Figure 6.72 - New floor landing exploration sketches

6.21.6 Hanging planter design

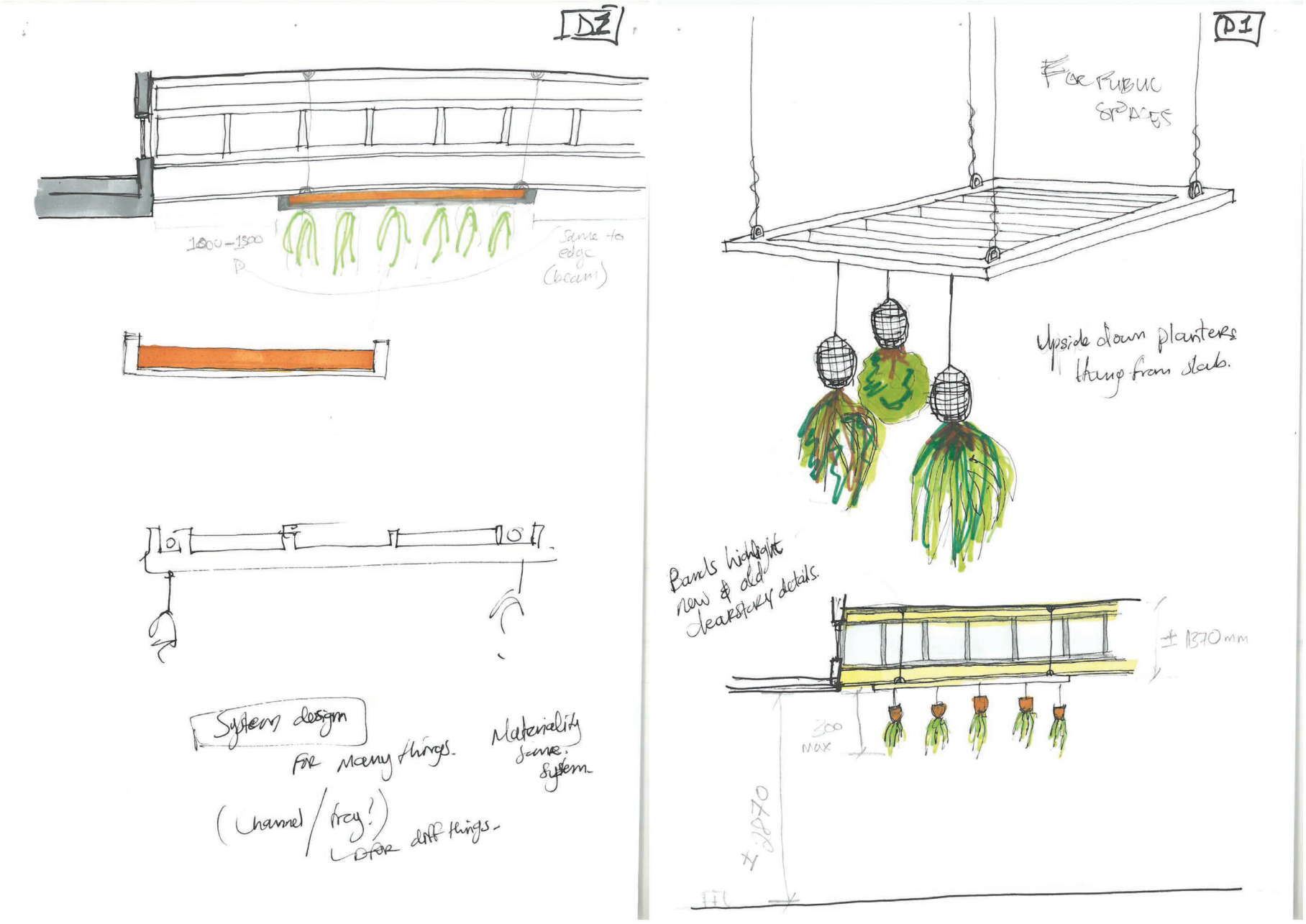
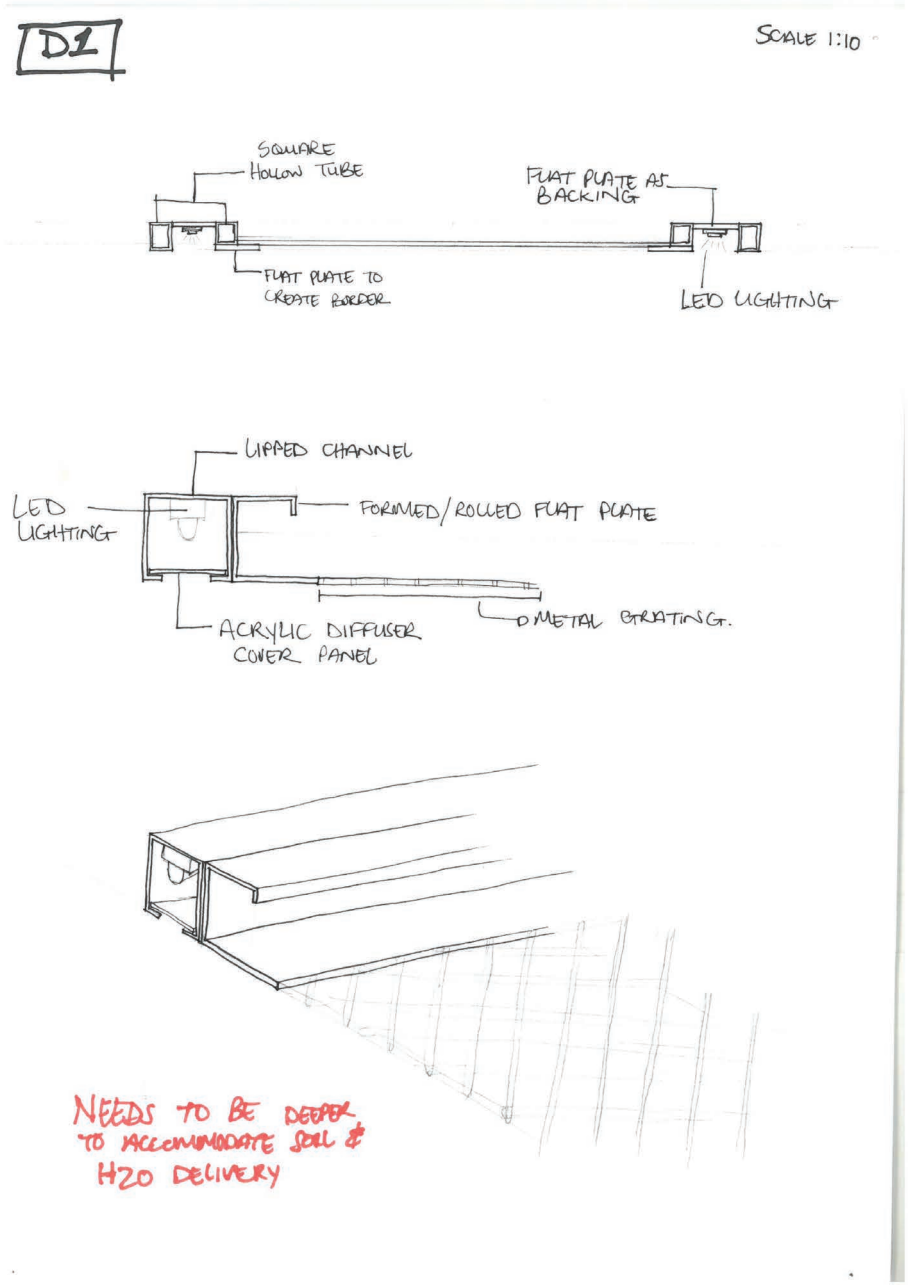


Figure 6.73 - Hanging planter design exploration sketches



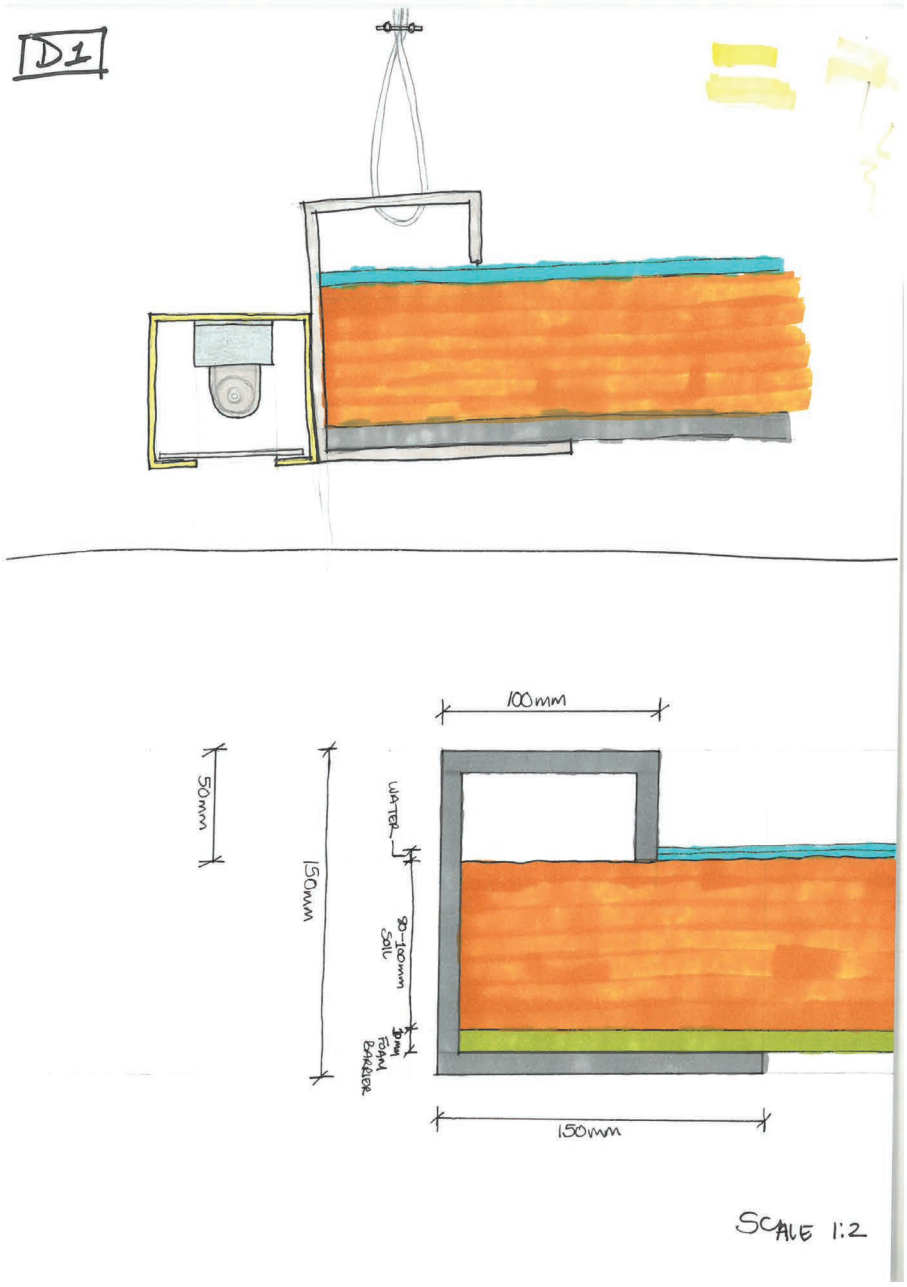


Figure 6.74 - Hanging planter design exploration sketches (cont.)

6.22 Northern facade changes

Figure 6.76 notes an elevation of the northern facade of the building. The proposal for a new shopfront system has been carried through to the northern facade as well; this ensures that there is a link and visual expression provided between the changes done to the internal core of the building which unless expressed on the facade would not have been known by users or passersby unless they engaged and entered the building.

The highlighting of the downstand and ledge detail to the concrete floor slab has also been articulated with the use of the yellow c channels below the new shopfront sections. The spacing of mullions has taken reference from the spacing used by McIntosh in the placement of the existing windows. This has ensured the sense of rhythm observed in the original facade is respected and also expressed in the new elements.

Figure 6.75 - Northern elevation (NTS)

6.23 Fire services and evacuation layout plan

Figure 6.77 notes the proposed design for the fire services and evacuation layout for the ground floor plan. In order to meet regulatory needs the new fire escape stairwell was proposed with the final exist point located on the ground floor as there is not basement level to the building. However a fire evacuation layout is crucial as the building edge lies on the edge of the council boundary lines.

The evacuation layout plan notes the location of the fire house reels, hand held extinguishers, smoke detection system and smoke alarms on the ground floor. The SANS 10400 Part T requirements require for the installation of a fire sprinkler to be installed to any building which exceeds 30m in height; a fire sprinkler rational plan and system for the entire building will need to be designed by a Fire Engineer.

The introduction of the fire sprinkler system will have an impact on the detailing of the ceiling system throughout the building and would need to be first resolved before any design investigations are carried out for the various programmes on the first to sixth floors.

Figure 6.76 - Propose fire services and evacuation layout plan (NTS)

6.24 SBAT Analysis

The Sustainable Building Assessment Tool (SBAT) was used in calculating the sustainability value of the project. SBAT was selected as it also offers points for assessment into the social aspect of the design and construction processes. This being highly relevant as the project deals with a social issue and is designed to assist a group of individuals who may be negatively affected should the structure/ alteration not be appropriately envisioned, designed and detailed.

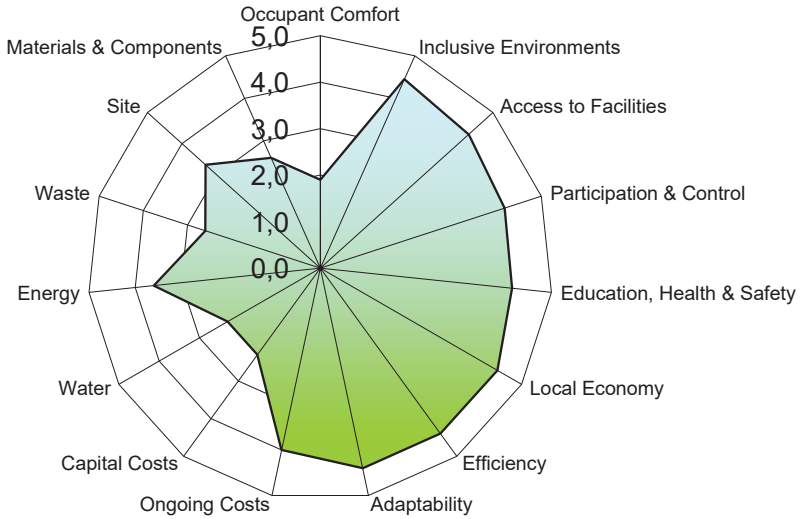
The initial SBAT assessment report for the Old Poynton's Building noted an overall value of 1.6 (see Appendix C, page 229) . This overall low score can be attributed to the fact that the assessment was carried out on an existing structure older than 60 years where we are unable to gather all necessary documentation and information.

The SBAT assessment of the design proposal has achieved a rating of 3.5 (Figure 6.78). The assessment has been carried out on the overall design proposal for the entire Haven House project, ground floor to roof level. The assessment does not isolate the ground floor for assessment given that the tool measures the building as a whole.

It is recommended that further investigation into the adjustment of the environmental systems and potential of the building are carried out so as to improve the environmental score received. This investigation will need to look at the possibility for inclusion of rainwater harvesting, recycling of water used within the building and the introduction of sustainable energy systems to the building.

SUSTAINABLE BUILDING ASSESSMENT TOOL (SBAT- P) V1

PROJECT		ASSESSMENT	
	Haven House - Old Poynton's Adaptive Reuse		
Project title:	Refurbishment - Existing Building	Date:	2019/11/28
Location:		Undertaken by:	GB
Building type (specify):	Residential/Community/Commercial	Company / organisation:	
Internal area (m2):	6959,07	Telephone:	Fax:
Number of users:	464	Email:	
Building life cycle stage (specify):	Design		



Social	3,8	Economic	3,9	Environmental	2,9

Overall	3,5

Figure 6.77 - SBAT assessment report

6.25 Conclusion

The chapter commenced with an outline of the informants to be used for the development of the conceptual approach. The conceptual approach, the confluence of identity, which seeks to enhance the notion of the coming together of various identities in order to create one flexible singular identity .

The conceptual approach was employed in the zoning of the programmes selected to be housed in the building; the proposed Haven House model being the resultant outcome. The model details a cyclical process of movement within the model as well as a cyclical process of movement within the building for users. It is noted that a user may wish to commence their journey and experience at any point of the cycle. The user will however be required to move pass the ground floor of the building in order to gain access to the remainder of the floors; the ground floor was thus selected as the main focus area of zonal investigation of the specific programmes already proposed for the floor.

A layout which centres on providing contact and interaction points was offered; the new public outdoor area and staircase being central to this layout proposal. The staircase design was further selected as the main focus for the technical resolution; its positioning and ability to link the various floors and users being the main driver for the selection.

The details, drawings and technification proposal offered is focused on answering the technical question of how can interaction through the three levels be facilitated and supported in order to promote social cohesion and sense of place?. This has been investigated via means of the creation of social zones along the new staircase which deals with both the user-user and user-object levels. The technification of the interaction of the new staircase, floor landings and other items detailed with the points of contact they have with the existing building is where the object-space interaction level has been investigated.

The principles offered provide avenues for both tangible and intangible explorations. In its review of the three theoretical fields, the study has noted a linkage to the notion of identity and the processes in which identity is constructed. It is through this commonality of identity formation that three identity groups are offered; these being the identity of the self, identity of the collective and the identity of the building. Three facets of identity have been offered as the final synthesis of the theories and will serve as part of the informants to be used in the detail of the concept and design.