CHAPTER 5

URBAN INTERVENTION

Chapter 5_Urban Concept.

5.1 Introduction

The breakdown of this chapter refers to chapter 3 and uses the results of the analysis to determine the decisions made.

"*...in order to do something big – to think globally and act globally – one starts with something small and one starts where it counts. Practice, then, is about making the ordinary special and the special more widely accessible – expanding the boundaries of understanding and possibility with vision and common sense*." (HAMDI, 2004: xix)

In the context of Baixa to start small and where it counts means choosing a site that would have the greatest effect on the entire area.

It seems obvious to address the area where the greatest release of positive energy can be achieved. Within Baixa this in is within the historical "old Baixa", within that area *Rua de Bagamoyo* specifically has the most negative reputations but also a wealth of heritage value, historical buildings and activity, as established in chapter three.

Conceptually an "acupunctural" approach is taken to rejuvenate this one core space and based on the precedent of Gleneagles road in Greenside, one small change can rejuvenate an entire precinct.

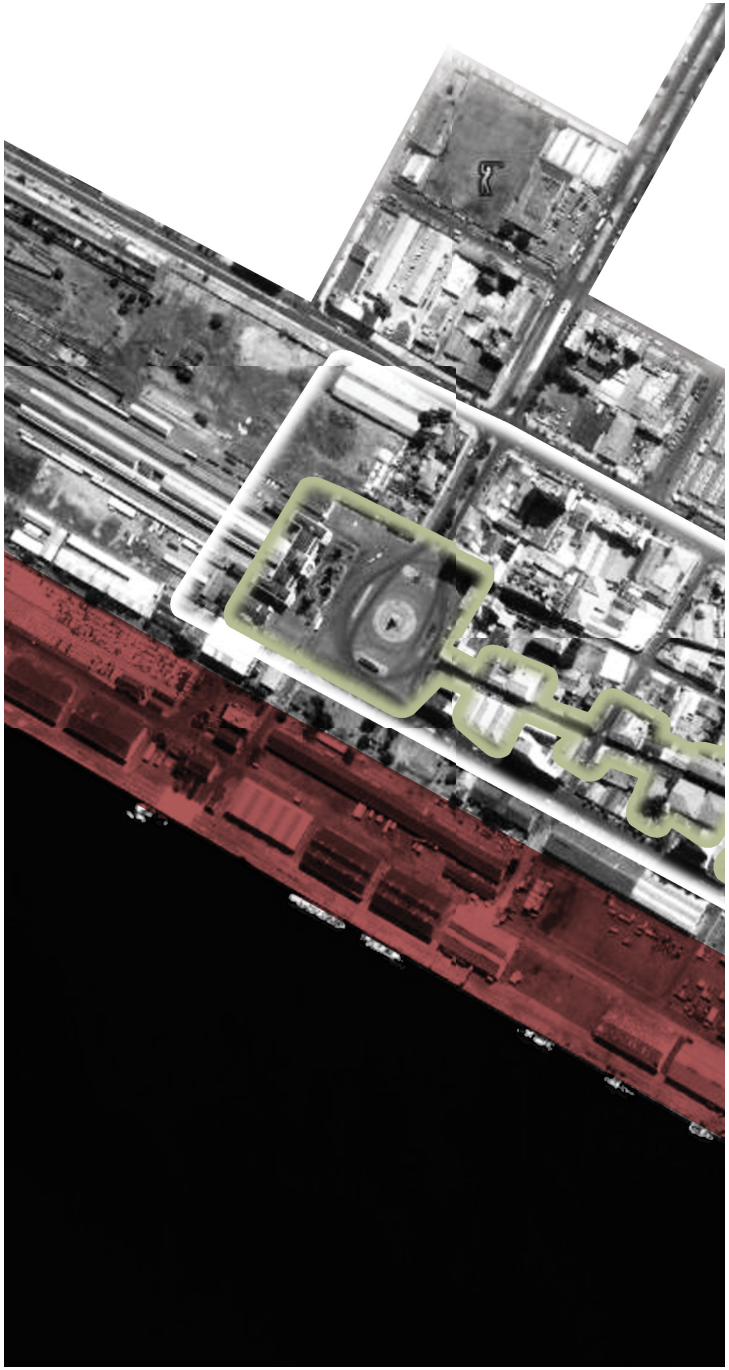


Figure 5.1 .Map Showing the position of Rua de Bagamoyo in context of the Baixa . Google Earth Image February 2011

5.2 General Locale and Specific Siting

Cities change and evolve through time responding to a myriad of changing environmental factors. In Maputo the largest changes have historically been seen through the socio-political changes within the country and currently there are two large factors influencing flux within the city, population increase being a global concern as well as the positive improvement of the Mozambican economy.

"Since peace came in 1992, the image of Mozambique has been transformed from that of an economic basket case to an African "success story."" (United Nations, 2000)

These two factors are the drivers for development and expansion of city. However this city as an African highly informal city and development will be increasingly difficult to anticipate given the nature of informality.

In chapter 3 it was established that Mozambique is still one of the poorest countries in the world, but with the opportunity and likelihood of improvement.

Financial implications can therefore not be ignored and an intervention to rejuvenate a Mozambican city should include an element of economic stimulus.

Maputo specifically is within close proximity to South Africa a much wealthier country, this relationship already fosters increased tourism since the advent of peace in Mozambique.

Being a port city, Maputo is a trade environment where many of the users are not residents, it becomes a place of exchange, transition and recreation.

5.3 Type in Programme

It has been established that there is a disjunction between day and night activity.

Jan Gehl mentions the idea of the 24 hours city in his exploration of the improvements done to Melbourne from 1994 to 2004 in the publication; *Places for people. "With today's more portable work practices and flexible schedules, people also want ready access to recreation on a 'just-in-time' basis – and nightlife is considered a vital component of this lifestyle and amenity mix."* (GEHL, 2004: 42)

To Improve the diversity and vibrancy of the street there should be less of a contrast within the variation between a day-time Nolli- map and the corresponding night-time map, as well as well as an increased public accessibility on the ground plane, allowing for an increase in the density and use of the space.

The analysis concluded that the functional vibrancy that exists within Rua de Bagamoyo is primarily that of recreation and specifically night- life entertainment. This is part of the Genius Loci of the place and can be used as a generator for rejuvenation.

5.4 Spaces of opportunity

Due to the fragmented nature of the site and the spaces defined in the analysis as areas for engagement, an acupunctural approach can be achieved in few small interventions to create continuity.

This allows for an incrementality of growth and redevelopment within a designated framework. This also allows for multiple owners and many investment opportunities.

Christopher Alexander in *A pattern language* states that; *"Most of the city's activities close down at night; those which stay open won't do much for the night life of the city unless they are together."*(ALEXANDER and al, 1977: 180)

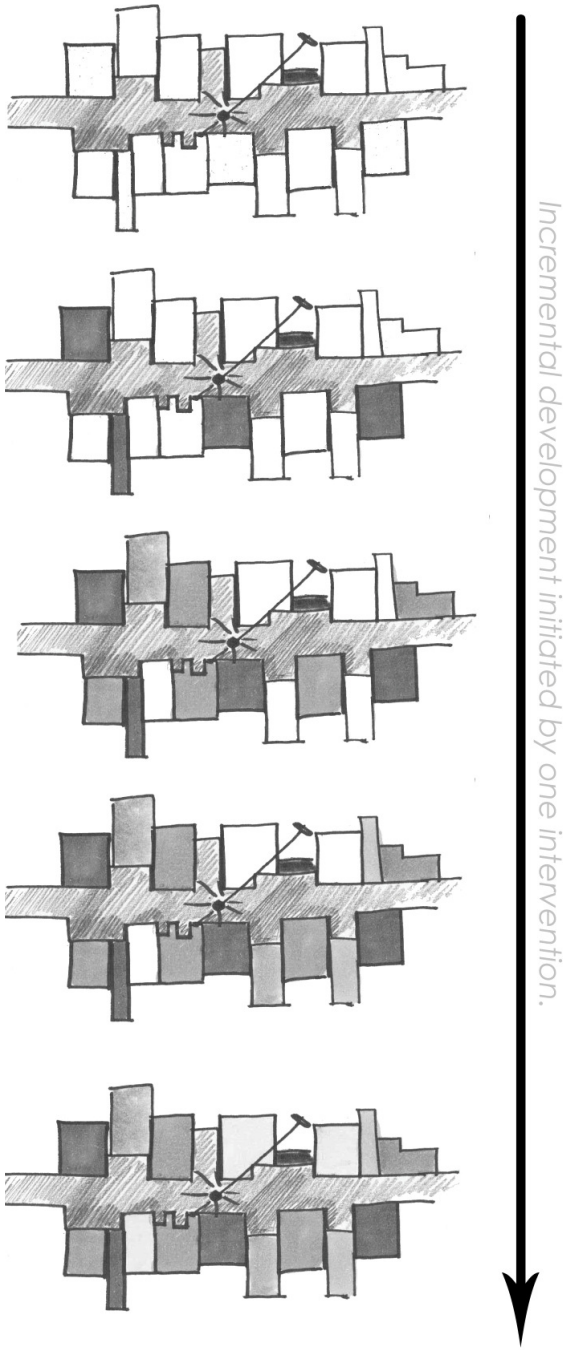


Figure 5.2 Diagram showing the concept of incrementality. Diagram by Author 2011

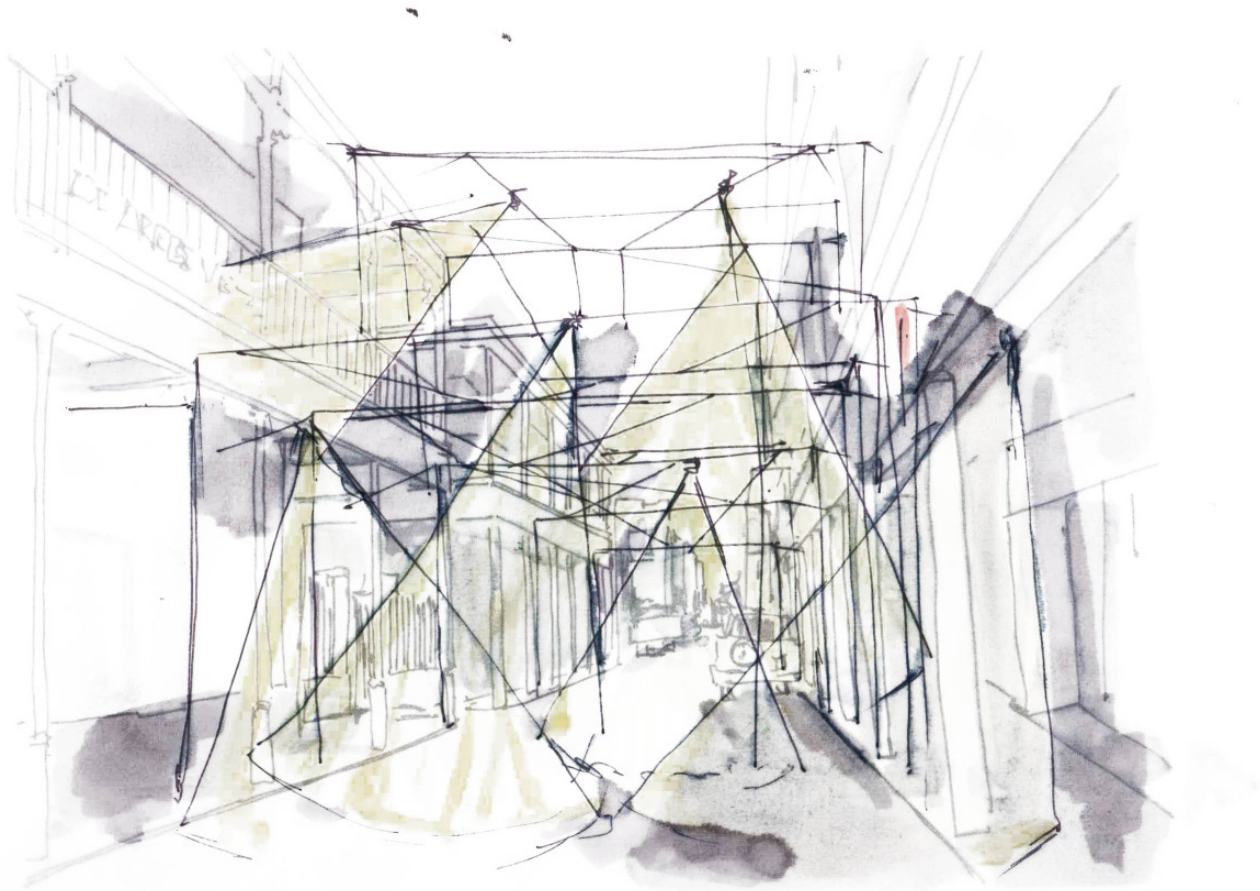


Figure 5.3 Conceptual sketch of creating atmoshere with light Sketch by Author 2011

5.5 Aesthetic

The varied aesthetic and richness of the palimpsest in the built heritage creates a vibrancy and atmospheric character, but as noted in the problem statement, there is a lack of continuity.

The challenge presented is to create continuity without the destruction of the diversity.

5.5.1 Ground Plane

The varying textures apparent in the analysis *(refer to Section 3.4.2)* add to the diversity and vibrancy of place as part of the individual buildings and extend as far as the sidewalk treatment in some cases. The road surface is currently uniform asphalt and has lost its reflective through weathering. The asphalt is not unique to the street.

To create continuity within the street a new type of paving is proposed using new materials that respond to the current materials used in the expanding Maputo metropolitan. *(Refer to Section 5.13.7)*

To create a more pedestrian environment without restricting the movement of the vehicle this treatment can be applied to the street.

"Different traffic loads can be reflected in different flooring materials and construction methods."(CARMONA et al, 2003: 159) To create a more pedestrian environment a textured paving is proposed for *Rua de Bagamoyo* which will provide a differentiation to the more vehicular roads.

5.5.2 Light

Street lighting creates a sense of safety as well as atmosphere. Due to the diversity of the street this cannot be a continuous solution and needs to be varied according to programme and the type of atmosphere needed at each point in the street. The lighting techniques should refer to the context.

"The lighting also improved residents' surveillance potential and resulting feelings of security. " (NEWMAN,1996:69)

5.5.3 Shadow

Maputo has a tropical climate, and as unified, the activity occurs during the day wherever there is shade. Light and shadow define space within the urban setting.

" A city reveals itself in the shadows that its buildings cast.."(LIBESKIND, 2004: 54)

5.6 Size, Shape and Proportion

It was determined that the character of diversity is heightened by the complexity of scale in the proportional differences in buildings.

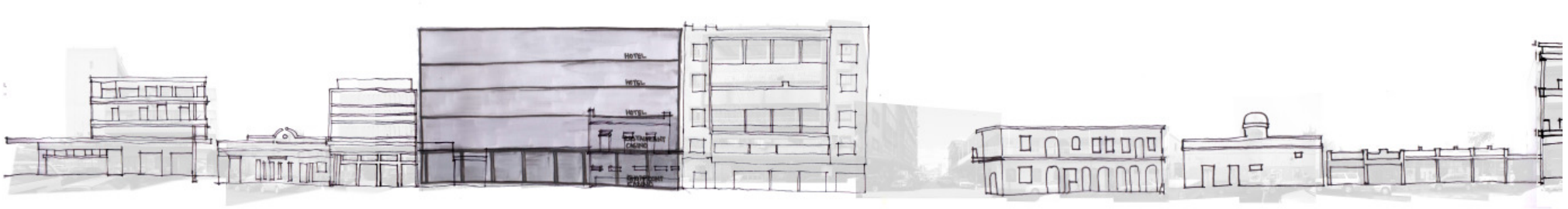
This complexity should remain and therefore no height restrictions of buildings can be allowed except that they should refer to the adjacent structures. The street facades need to be within a human scale of maximum five storeys.

5.7 Historical significance

The significance established through the photographic exploration placed a strong heritage value of the endurance of prostitution and night-life entertainment, This informs a future programme heightening this existing.

The street currently contains strip- bars, theatres, hotels, night clubs, restaurants and bars, most of which are in a state of decline. Historically a few cabaret shows existed but these have been replaced by the strip clubs, which is essentially a less romantic version of the same thing.

It is clear that the genius-loci of night life and entertainment remains but a new programme needs to be introduced as that "small change" that releases the inherent energy. For full programme requirements *(Refer to section 5.12 for requirements and 6.2 for specific application in place)*



5.8 Owners of the street

Streets, roads and spaces between buildings are an important part of the public realm,.Where streets act as arteries for pedestrian and vehicular movement they become places of exchange and transition.

Jane Jacobs describes the necessities of a successful street and introduces the ideas by mentioning strangers, this means the street needs to be legible to anyone.

"A city street equipped to handle strangers, and to make a safety asset, in itself, our of the presence of strangers, as the streets of successful city neighborhoods always do, must have three main qualities:

A clear demarcation between public and private.

There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. To create safety for strangers and residents.

The sidewalk must have users on it fairly continuously." (JACOBS, 1961: 349)

"The most important objective of introducing active edges along the city streets is to ensure that ground-floor facades appeal to pedestrians and contribute good lighting and levels of interest and activity." (GEHL, 2004: 9)

Both Jane Jacobs agree that ground floor activity and pedestrian traffic create sustainable street life activity and both refer to safety, Jacobs mentioning passive surveillance and Gehl speaking of lighting.

The street-building-human interface as explored in chapter 3 results in the necessity of the allowance of parking on street edges. This is also proposed by Elizabeth Burton and Lynne Mitchell in the book: *Inclusive Design, Streets for Life(2006) "On-street parking can also provide an extra barrier between pedestrians and* traffic and helps to slow the traffic down."

The importance of shade in the climatic environment as described in section 3. 7 implies that an Provision should be made for shade and light as an extension into the street as well as allowing for recesses and shadows and places for protection of the street user.

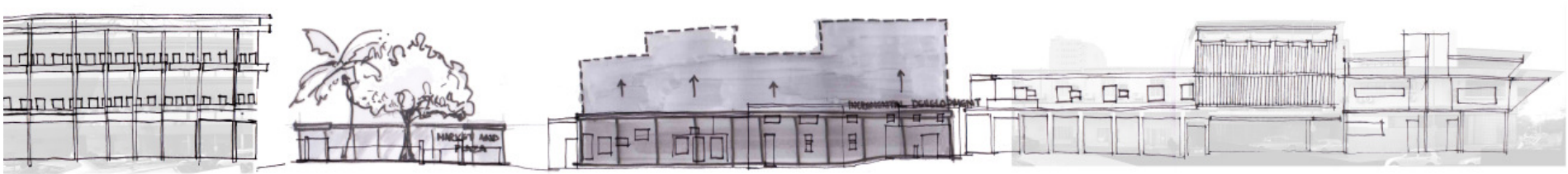


Figure 5.4 Drawing showing possible interventions as masses with the street view elevation on the southern facade. Drawing C.Filipe 2011

5.9 Harmonics

The harmonic analysis is used to inform how energy and light are controlled within Rua de Bagamoyo to create an equilibrium.

Equilibrium should not be confused with equality, Equilibrium allows things to have balance in a state of flux, where equality implies a sameness.

"*Successful Environments offer equilibrium* ." (HABRAKEN, 2000: 19)

The irregular harmonics found in the analysis should then be manipulated by the positioning of programmes that have varying degrees of energy control. This refers to light, sound and activity.

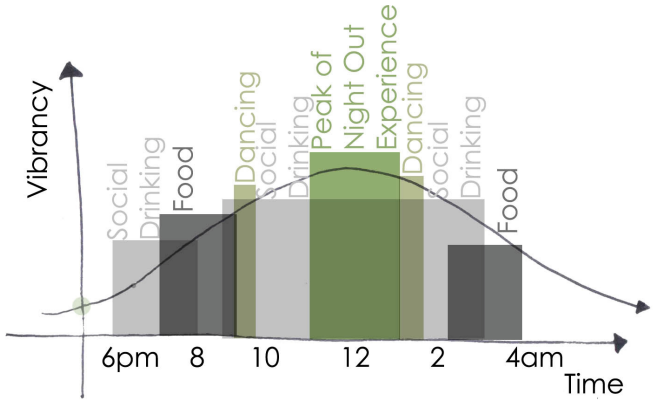


Figure 5.5 Graph showing the process of a big night out through time. Refer to Chapter 4 Greenside case study. by Author 2011

5.9.1 Energy

To understand the process of a "big night out" activities are marked on a graph in levels of vibrancy. This Graph results in a method of programming the street to create a successful activity harmonic. Although this particular harmonic relies on time on the x-axis. If the x-axis is replaced with space it provides a strategy for the implementation of programme to create a peak in activity amplitude at the centre of the street.

As per the harmonic analysis, this is how the sine curve functions in the existing with the central energy activity concentrated around the central bars.

To increase this activity we introduce a harmonic by placing additional activity nodes as a multiple of this harmonic

Mathematically, the first step is to simplify the existing curve and then to half the x- value or half the distance. This gives us a multple of the existing curve.

Secondly it must be noted that the f(x) cannot be below zero, so the curve must be inverted where it falls below the x-axis.

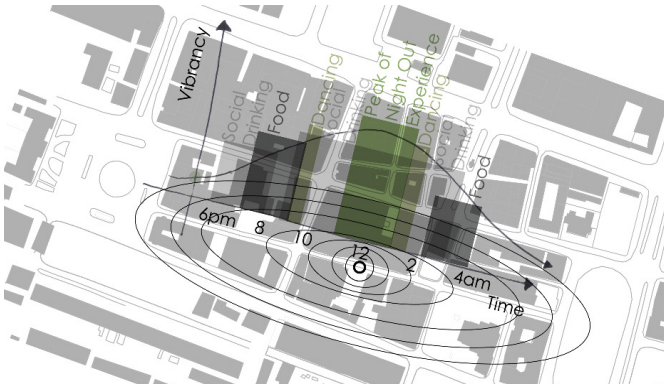
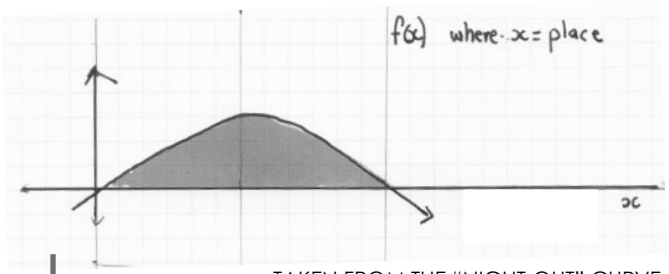


Figure 5.6 Graph showing the process of a big night out as applied to space. by Author 2011

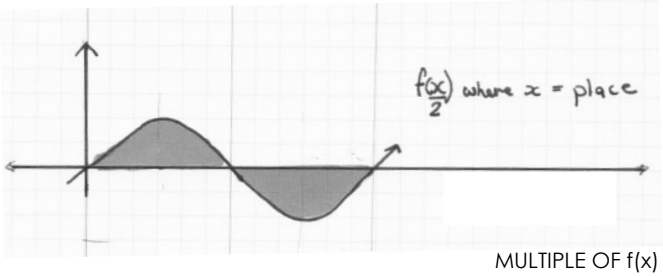
5.9.2 Application to Place

Activity is just one harmonic of the complex wave which has now been separated into two. One that follows the path of the existing curve and one that has two smaller peaks. These peaks indicate the need for an active programme to be inserted at those points. Conveniently, if this graph is applied to the plan of Rua de Bagamoyo , the new peaks align with the spaces of opportunity diagram.

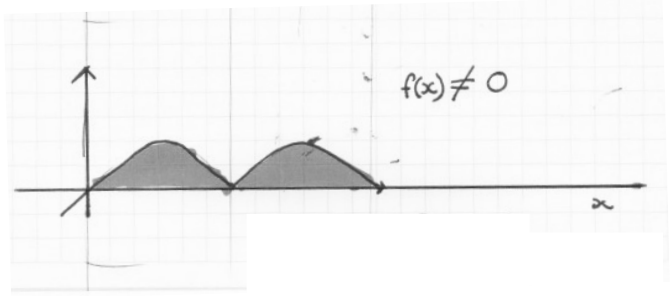
Graphically this curve is then superimposed in 3- dimensions using modelling software to indicate, activity in place.



TAKEN FROM THE "NIGHT-OUT" CURVE



MULTIPLE OF f(x)



NEW ENERGY PROPOSAL

Figure 5.7 Graphic Explanation of how the Energy wave is manipulated and how a harmonic is generated. By Author 2011

5.9.3 Increasing the amplitude

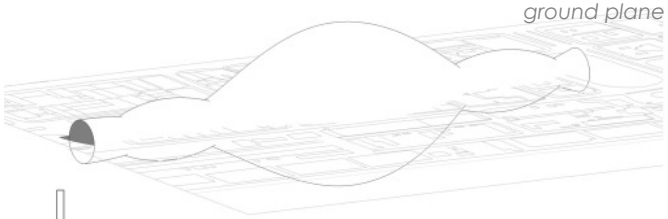
To increase the constant activity within the street, a programme must be introduced that allows for 24 hour continuity, but must not alter the character of the street. There are few functions that can be introduced that would not be in direct opposition with the occurrence of prostitution, a new programme should allow for the perpetuity of the existing night-life and adult entertainment theme.

Once a new programme is indicated at two points and the centre of the street is allocated to be the move active, a plan can be devised to control the energy and activity within the street.

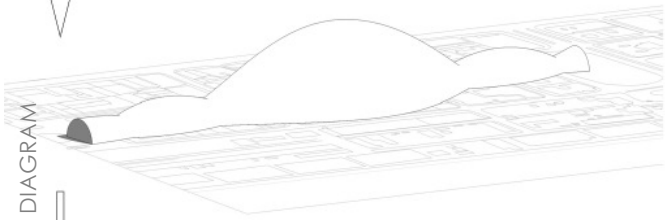
Conceptually an enclosure of the street can be manipulated either to control energy by its solidity or to allow for more energy release by perforating it. Where the perforations are the largest would be where the most energy can be released and where it is solid it where the most energy will be controlled.

DEVELOPMENT OF ENERGY DIAGRAM

Rotation of complex wave and harmonic about ground plane



Above ground contributions only due to flooding constraints



Implementing increased energy specified by spaces of opportunity map. See Section 3.3.1

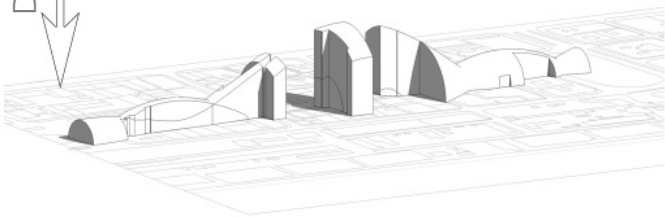


Figure 5.8 Development of energy wave in the site

5.10 Concept

To explore the development of the street as a generator for urban renewal from the perspective of architecture challenges the notion of building and architecture.

Conceptually the building that results from this dissertation will fall within the realms of street. To achieve this an understanding of what a building constitutes must be assessed.

It is then proposed that a building can be distilled into its elements that can then be reassembled in a manner effective to implement the required street to existing building interface.

Due to the organic nature of cities and changing needs and demand buildings need to be increasingly adaptable.

"Age plus adaptively is what makes a building become loved. The building learns from its occupants, and they learn from it"(BRAND, 1994: 23)

Stewart Brand unpacks the layers of building into the "six S's" and indicates by means of line weight the gradation of permanence with regards to each layer. *See fig 5.10*

When this image is applied to the street by viewing the street as an urban room, inverts the typical understanding on an indoor-outdoor relationship is inverted. It indicates that the layers of "stuff", "space plan" and "services' are now found in the public realm. Where Skin and structure form part of the street edge threshold between street and building.

The street as building interacts with the actual buildings as if they were services spaces feeding onto a room and the interaction between them occurs in a series of thresholds.

Figure 5.9 Conceptual sketch showing layers of enclosure about the street as Palimpsest and threshold derivation. By Author 2011

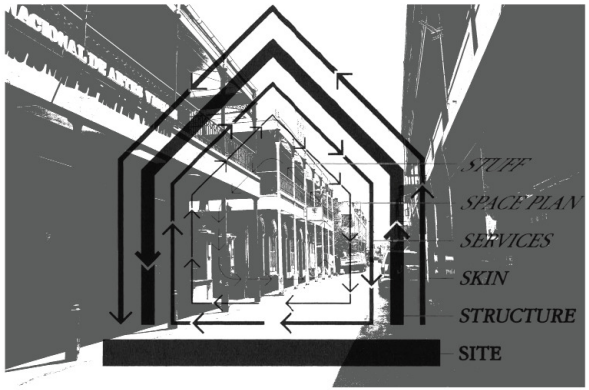
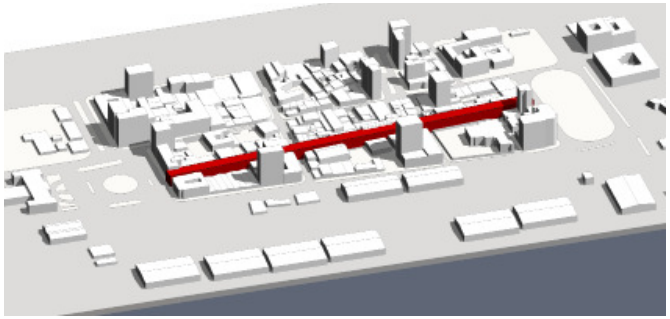
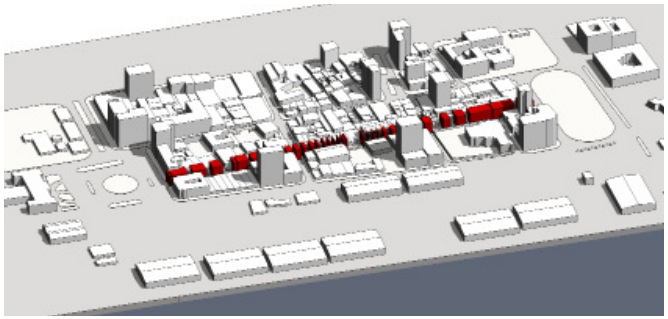


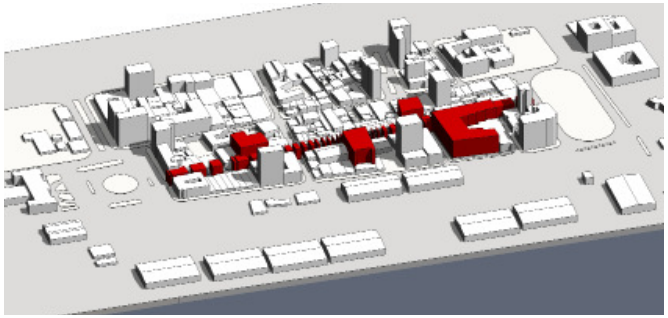
Figure 5.10 Stewart Brands "six s's" (BRAND, 1994.)



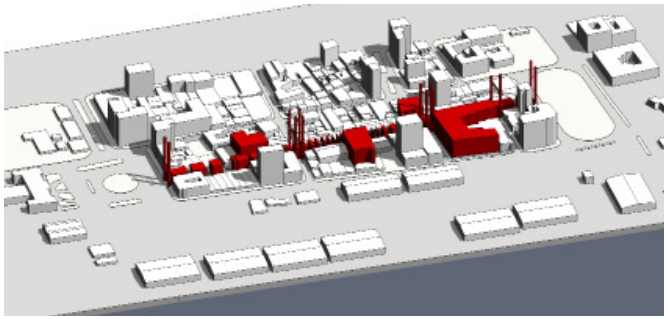
Enclosure and continuity of a street



Identification of density of enclosure



Expansion of contributing programme



Position of key verticals as visual cues

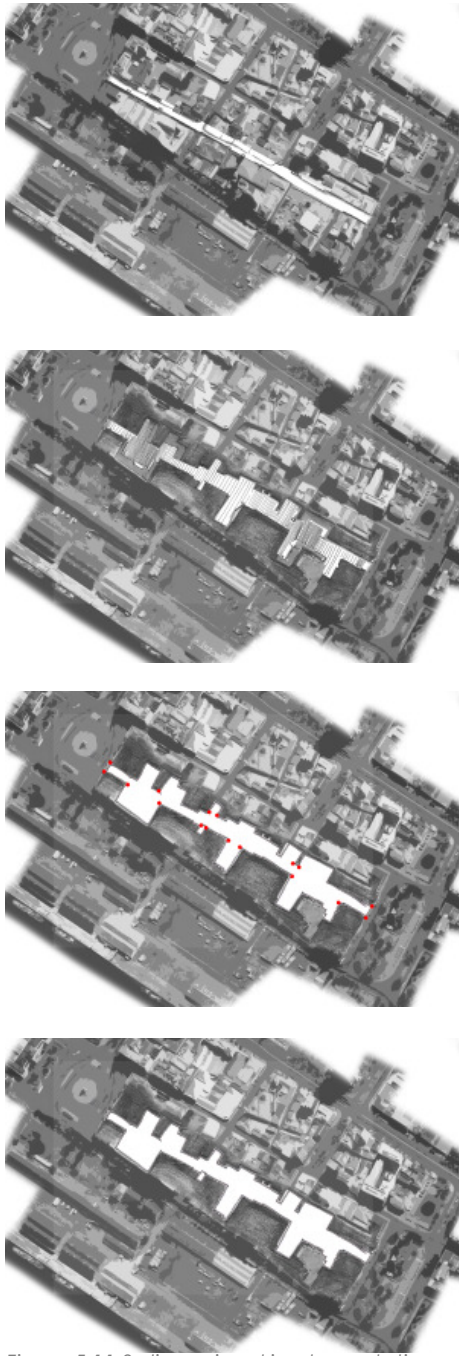


Figure 5.11 3-dimensional implementation of the concept on Rua de Bagamoyo.

5.11 Development of a solution

Using the parameters expressed an urban intervention is proposed, developed and distilled into a framework of guidelines informing the subsequent architecture.

From the initial study of the enclosure of street, the idea was extrapolated into a form fig that responded literally to the peaks of heritage significance of the buildings, having a roof raised above the very significant examples and pulled to the ground plane where the relevance of a building to the character was questioned. Permeablity and control of light was determined by the energy harmonic as previously discussed, with a solid control over areas that were to be controlled with regards to light and completely un covered in areas where a freedom of energy would be considered.

The remaining structure would have varying degrees of light permeability.

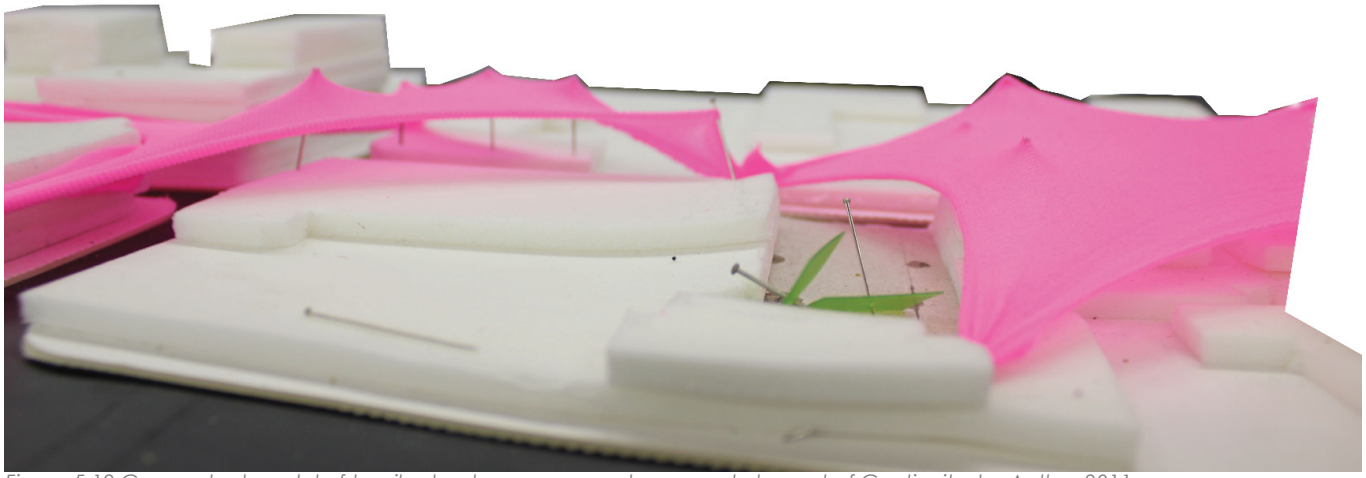
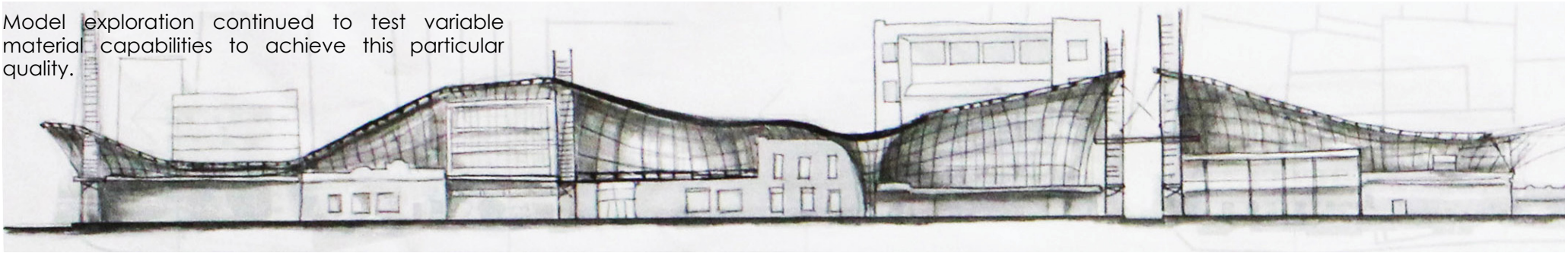
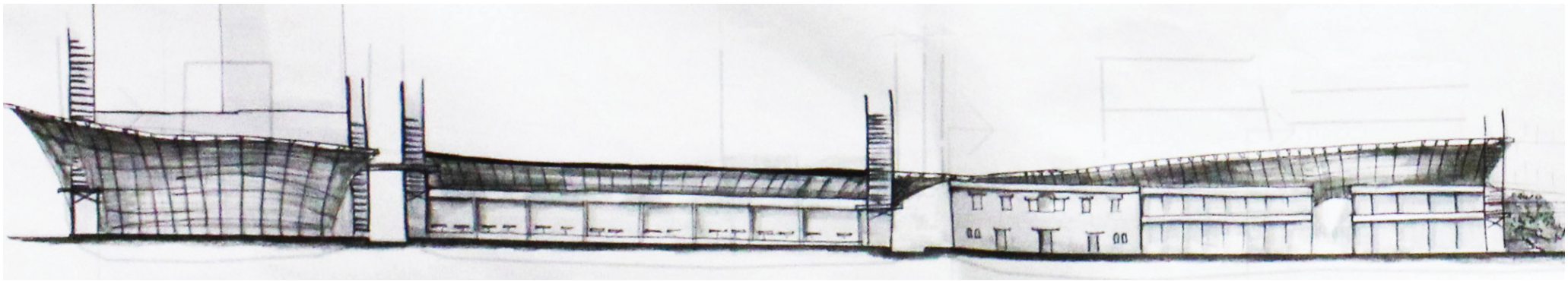


Figure 5.12 Conceptual model of tensile structures as an enclosure and element of Continuity. by Author 2011

Model exploration continued to test variable material capabilities to achieve this particular quality.





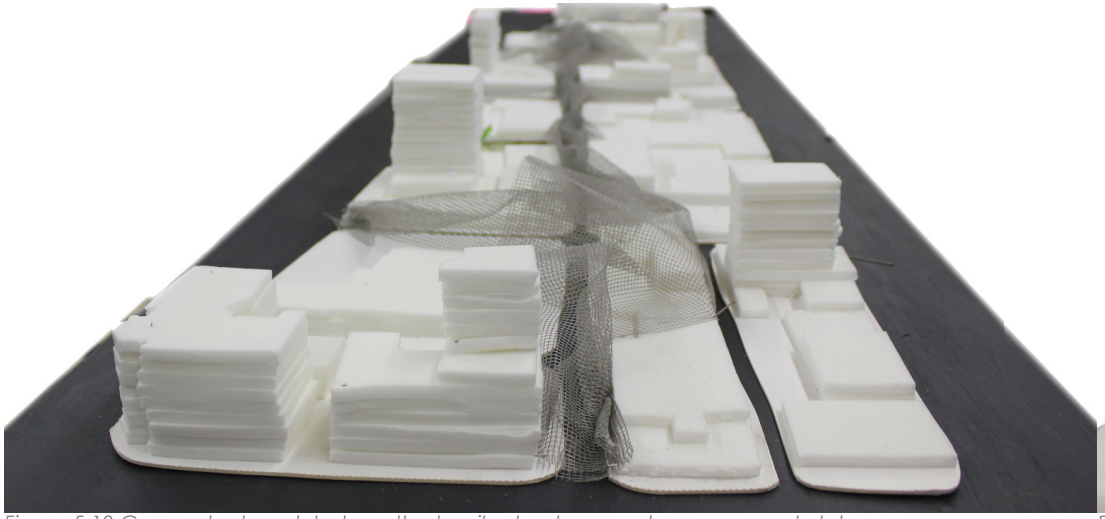


Figure 5.13 Conceptual model where the tensile structure can be seen as a skeleton

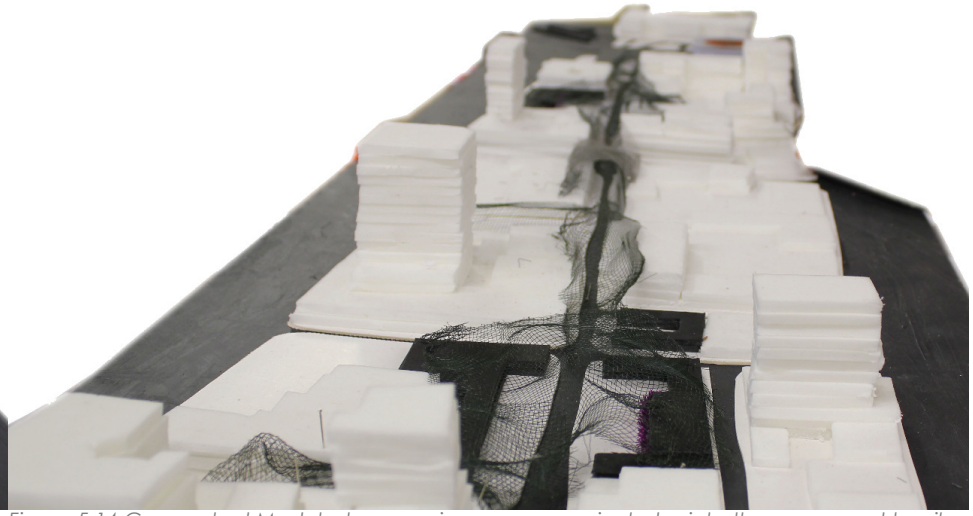


Figure 5.14 Conceptual Model where service spaces are includes into the space and tensile structure creats ca uniform enclosure below.

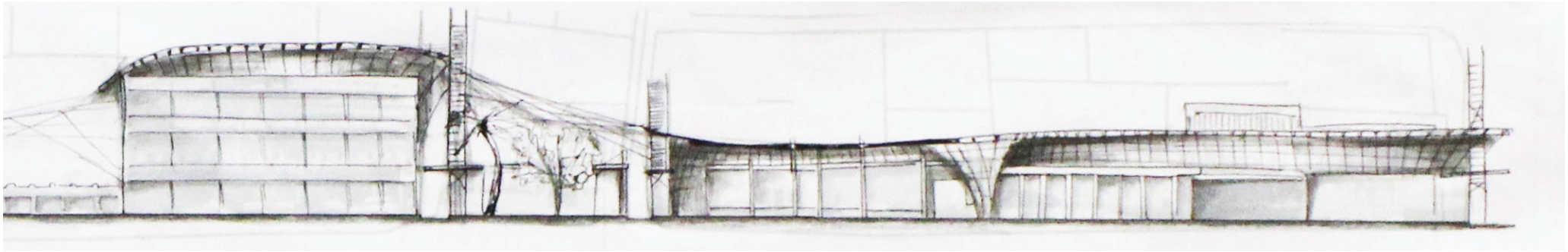


Figure 5.15 Conceptual Section Showing South Facade of Rua de Bagamoyo where the form volume is generated by heritage value and the permeabilty of the structure is generated by the propsed and existing functions below. Drawing by Author 2011

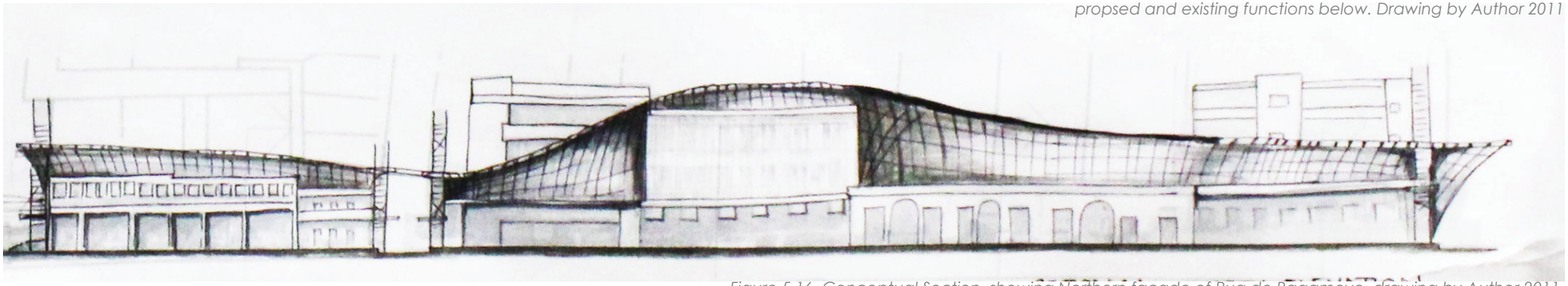


Figure 5.16 Conceptual Section showing Northern facade of Rua de Bagamoyo drawing by Author 2011.

5.12 Programme

As established the programme should:

- Create economic stimulus in the area.
- Create a 24-hour continuity of activity
- Express the genius- loci of night life and entertainment
- Allow for a continuity within the precinct
- Not hinder the sex-workers as they are part of the heritage, as established by their inherent perpetuity of space usage within *Rua De Bagamoyo (Refer to Section 3.6)*

5.12.1 INTRODUCTION TO GAMING

Gaming as a new program is considered due to its appropriateness as a night-life function that can benefit the surrounding night-life enterprises by becoming a anchor destination as part of a greater precinct.

The purposes of this dissertation is to explore the existing and create an architectural intervention that would best suit the context.

The possibilities of other programmes exists that could fit into the night-life entertainment ethos, although most of these are already in existence in Rua de Bagamoyo, and basic deductive response, is that if that function exists and has not rejuvenated the area, another version of the same thing will not either.

5.12. 2 CONFORMING TO URBAN CONCEPT REQUIREMENTS

In the previous chapter, requirements were stipulated for the introduction of a new programme. The following points explore how gaming and casino development respond to these criteria.

ECONOMIC STIMULUS

Due to the increase in development within Baixa, older smaller buildings on valuable land are at risk, if these buildings generate enough income without having to be heavily renovated or expanded or rebuilt, they are less at risk of being developed. This principle is noted in the historic core of New Orleans.

Terance J. Rephann from Office of Institutional Research in Cumberland USA , in his research paper entitled “Casino Gambling as an Economic Development Strategy”attempted to establish the benefits of gaming as an urban regeneration strategy by studying case studies and comparing the effects of casino interventions.

He attempted to understand where the economic stimulus actually aided the surrounding communities by measuring per capita income, before and after a casino precinct was built in the area.

His findings were not all as conclusive as the first. The increase in other industries was inconclusive, as it could have been attributed to other factors. His findings do, however, indicate that industry does not decline further.

He also indicates that provision for skills training within surrounding communities is important so as to ensure employment benefits are accessed buy the local labour.

"It is an attractive development strategy for economically lagging counties." (REPHANN, 1997: 176)

In a more local example Karen Lee compiled a report for the casino advisory panel assessing the possible positive and negative effects of casino development in South Africa.

"On this basis, establishing a strong image or identity could help to re-brand the tourism sector as well as the host area as a whole to attract more tourists to visit the area. The re-branding exercise could also serve as part of the regeneration benefits casino developments bring to the host area." (LEE, 2006: 22)

CREATE 24-HOUR FUNCTIONALITY.

Casinos are generally known for their night time activity in the gaming halls themselves although designs are created to allow for the 24 hour continuity of these spaces. Casinos are specifically controlled in terms of daylight to keep the gamers unaware of the time of day. In Rua de Bagamoyo the times when the streets are empty are in the early afternoon and the early hours of the morning as the clubs close down. A casino intentionally stays open and attempts to keep evening patrons through the morning. The early afternoon is then dealt with at the food court and restaurants and increased activities in the drivers, as well as gaming.

EXPRESS THE GENIUS-LOCI

It has been determined that the genius -loci of Rua de Bagamoyo is expressed by the night-life activities, the lights and the entertainment that is perpetual regardless of political change. Gaming is then the missing piece of the metaphorical functional puzzle that can complete the street as a precinct. *Refer to Fig 2.3*

ALLOW FOR CONTINUITY

A Casino Precinct allows for a collective of buildings to be protected as one precinct, and relate to one larger entertainment ideal. Continuity will be addressed by the urban interventions.

RELATIONSHIPS TO SEX WORKERS

Gambling and the sex trade are mutually exclusive, many references state that prostitution is a perceived result of casino development both Lee and Rephann refer to it as a negative impact of casino development. In the case of Rua de Bagamoyo, the prostitution is already there.

An increase of users to the area, whether tourists or local, will bring increased opportunity for all the street

traders including the sex-workers. An increase in wealthier patrons provides the possibility of wealthier clientele.

It is not the place of the architect to judge the inherent morality of a place, only to respond to the existing and provide for a client. The client for this dissertation would be the casino developer. The prevalence of prostitution can be considered beneficial to the developer, as it acts as an additional driver bringing clientele to the area.

5.12.3 PRECEDENT

To re-invent a Casino precinct, an understanding of the typical is required. Similar typologies exist in casino design to that of shopping mall design, in that the precinct is enclosed and secured. The same reactions to the enclave typology can then be applied to casino design, but this typology needs to be understood.

The reasons for enclosure and restricted access are simple and obvious, casinos deal with large amounts of money and specifically cash, security is then a large concern.

Maputo's gambling law is relatively new, as it was only legalised in 1994 with a very restricted set of requirements. The legislation has been amended with a new bill in June 2010 in attempt to increase tourism.

This is an opposite response to the South- African legislation which legalised gambling in 1996 and revised stricter controls in 2004.

(WORLD CASINO DIRECTORY STAFF;, 2011)

Figure 5.17.Aerial Photograph of Montecasino (Google earth September 2011) overlaid by the store directory. www.montecasino.com

MONTECASINO, SOUTH AFRICA

Architects: Bental Associates International and Dougal Design Location: Fourways, Gauteng Year: 2000

Montecasino in Fourways, Gauteng has been intensely criticized by the South African architectural community as the paramount example of escapist architecture in South Africa and the pinnacle of the "Tuscan" period in South African architectural history.

Regardless of the architectural critique, the precinct is very successful and has expanded in subsequent extensions one in a new "piazza and the addition of the teatro"

Quote from Matt Steinglass' article in the October 2002 Metropolis magazine sums up the precinct succinctly and explains the success.

"Montecasino imposes nothing on anyone. It is completely, exuberantly fake. And, as in Las Vegas, it is this fakeness that ensures its egalitarian popularity. Blacks and whites feel equally at home in this reassuringly bogus Tuscany. The price of democracy, it would seem, is inauthenticity." (STEINGLASS, 2002)

The plan shows the clear enclosure of the precinct with secure entrances, the gaming activity takes place in the centre with almost all access moving past it. (To capture attention.)

The main entrance comes from the parking structure.

All services occur below ground allowing ease of access throughout the space.

EMPERORS PALACE, SOUTH AFRICA

Architects: Boorgertman and Partners
Location: Ekurhuleni, Gauteng

Similarly to Monte casino Emperors Palace has a themed architecture of a classical nature, creating a sense of grandeur.

The planning is very similar to Montecasino with a central gaming facility and sub-terrain services. Except for a small section of the previously retail area.

According to Heleen Grimshel from Boorgertman and partners, the retail facilities were not profitable and were converted into gaming rooms. These are small intimate rooms consisting of slots and machines with small individual bars. The intimate spaces have been very successful and provide more income than the large casino floor and are second in profitability only to the privé.

Figure 5.17 Photograph of small gaming spaces off a larger passage. Photograph byAuthor 2011.

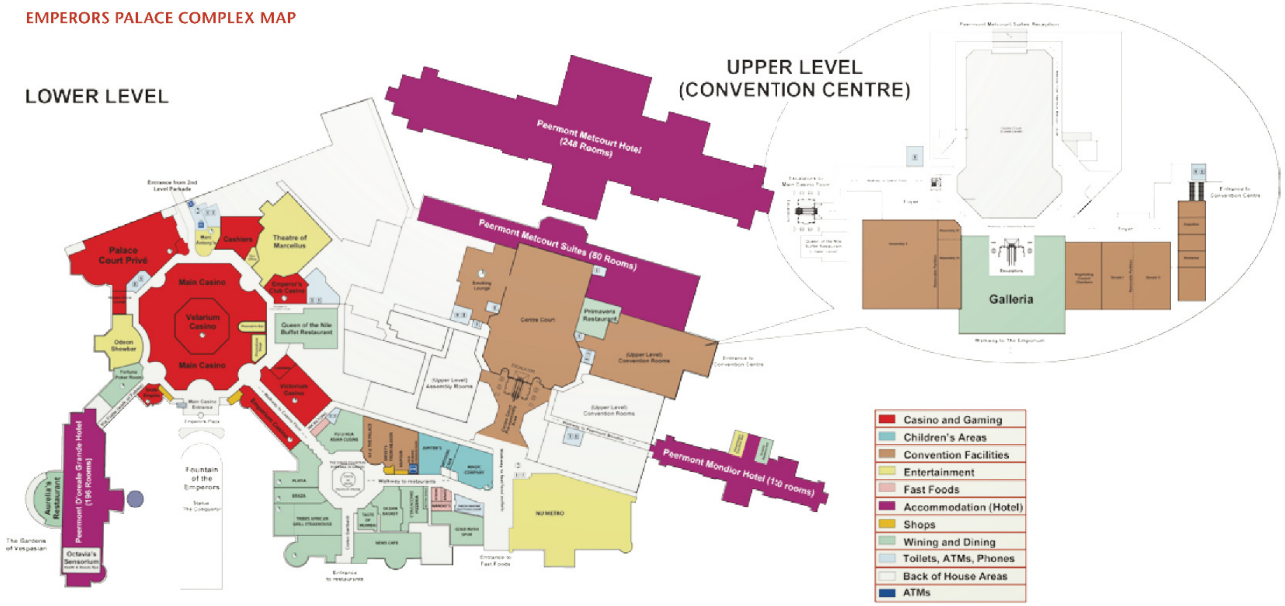


Figure 5.18 Emporers palace map. www.piermontglobal.com

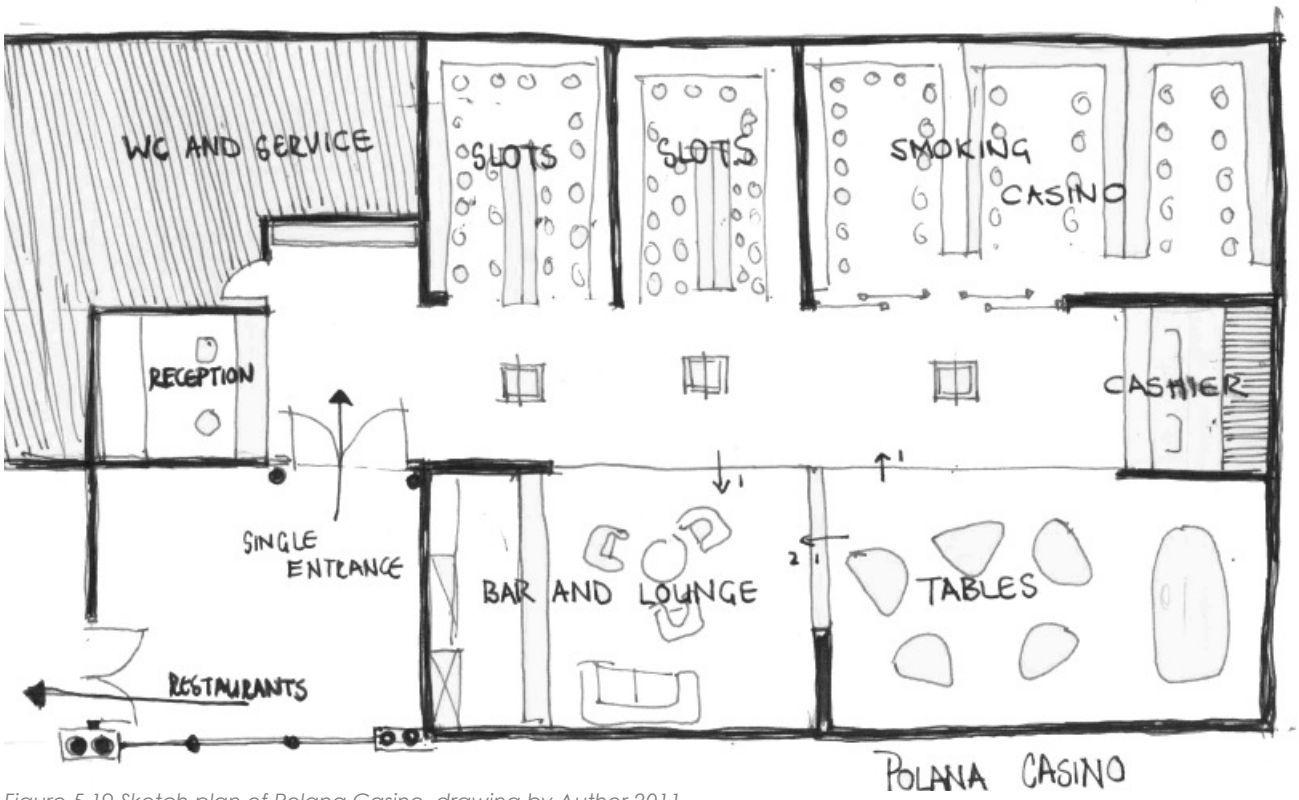


Figure 5.19 Sketch plan of Polana Casino. drawing by Author 2011

POLANA CASINO, MOZAMBIQUE

Architects: Stauch Vorster
Location: Sommerschield, Maputo
Year: 2006

The Polana casino is a small rather unsuccessful casino found off the premises of the Polana hotel. The games are very expensive and the security is overwhelming, creating an uneasy feeling. An entrance fee is paid to access this casino which removes a large part of the population from the facilities.

All the games are charged in American dollars. This only allows for high-rollers to play, and according the local gamers who were informally interviewed, it is better to drive to South Africa or Swaziland for gambling as the South African Casinos cater for a larger demographic.

The spaces are uncomfortable and awkward, too much provision for non-gaming recreation is provided in a bar and lounge, where emperors palace and Montecasino provide nowhere to sit in the gaming areas other than at machines or tables.

All materials were imported.

Figure 5.20 Photograph showing security at the polana casino and the inaccessibilty by pedestrian, Photograph by author 2011

5.12.4 FRIEDMAN CASINO DESIGN PRINCIPLES

Bill Friedman Author of; Designing Casinos to Dominate the Competition has devised a simple set of Guidelines for casino design based on case studies conducted on the financial success of Casinos in Las Vegas from research conducted over a twenty year period.

To simply summarise the most prevalent points mentioned were:

Friedman Casino Design Principles TM :

1. A physically segmented casino beats an open barn.

2. Casino equipment immediately inside casino entrances

beats vacant raised entrance landings and empty lobbies.

3. Short lines of sight beats extensive visible depth.

4. The maze layout beats long, wide, straight passageways and aisles.

5. A compact and congested gambling equipment layout beats a vacant and spacious floor layout.

6. An organized gambling equipment layout with focal

points of interest beats a floor layout that lacks a sense of organization.

7. Segregated sit down facilities beat contiguous ones.

8. Low ceilings beat high ceilings.

9. The gambling equipment as the décor beats impressive

and memorable decorations.

10. Standard décor beats interior casino themes.

11. Pathways emphasizing the gambling equipment beat the yellow brick road.

12. Visitor perception beats Reality.

13. Multiple interior settings and gambling ambiances beat a single atmosphere throughout.

(FRIEDMAN, 2002)

These principles all lead to the creation of intimate spaces without long sight lines, and oppose the modernist approach to materiality. These principles relate strongly to Venturi's account of Las Vegas.

5.13 Introduction to an urban plan

Once gaming is considered as an additional programme to be added to the area, Rua de Bagamoyo can be considered a Casino Precinct. This means that in terms of the larger precedent studies of how gaming works seen in chapter 6 Rua de Bagamoyo as a street will act the entire precinct.

The drivers[1] are already in place: A theatre, bars, night clubs with smaller(strip) shows, a museum and three hotels can already be found in the street. The introduction of a gaming function will then be mutually beneficial to precinct, bringing clientele to the other activities, and the existing activities will be supportive of the gaming function, as in a traditional casino. Because each of these functions is currently autonomous and unrelated, the way in which the precinct is designed must refer to each function as a separate entity.

1 *Drivers are non gaming function that act as a draw card to the casino precinct*


Praca de Trabalhdores
Permar offices
Permar warehouse
Vacant office
Vacant site
Copa cabana strip club
Railway offices
Clinic
Bakwena warehouses
Samora machel museum
Vacant offices
Rua de Mesquita
Hotel Central
Topazio
Bars and Lusc
strip club
Delux hotel
Dance School
Vacant Site
NGO office
Rua de Bugamoyo
Rua de Inhamingha
N

Figure 5.21 Map showing existing functions. Google Earth February 2011 editted by Author 2011

5.13.1 Existing

The existing having been explored in chapter three shows the existing functions and how they relate to each other. *Fig 5.21* shows where the main entrances to the night-life specific functions occur as well as where these can be found.

Owner: Petromoc
Formal Function: Office
Type; Regional Modern
Informal Function: Vendors
Intention: Retain

Owner: Perimar
Formal Function: Warehouses
Informal Function: Prostitution
Date: 1920
Intention: Re-programme retain

Owner: Perimar Vacant Offices
Formal Function: Vacant Recently restored
Type; REgional Modern
Architect: Pancho Gueddes
Informal Function: None
Intention: Populate

Owner: Perimar Parking
Formal Function: Parking
Informal Function: None
Intention: New Building

Owner: Copa Cabana
Formal Function: Striptease and offices
Informal Function: Residential
Intention: Restore and retain

Owner: Hotel Central
Formal Function: Hotel
Informal Function: Brothel
Type: Victorian
Intention: Restore

Owner: Vacant
Formal Function: Vacant Topazio
Informal Function: Soliciting Prostitution
Intention: Restore and re-imagine

Owner: Various
Formal Function: Bars, strip clubs and restaurants
Informal Function: Brothel
Intention: Restore and retain

Owner: Teatro Gungu
Formal Function: Comedy Theatre
Informal Function: None
Type: Regional Modern
Intention: Retain

Owner: Goverment
Formal Function: Department Offices
Informal Function: None
Type: Art Deco
Intention: Retain

Owner: Goverment
Formal Function: National School of Dance and Offices
Informal Function: Soliciting prostitution
Type: Victorian
Intention: Retain

Owner: Goverment
Formal Function: Parking
Informal Function: Soliciting prostitution
Intention: Create a new space

Figure 5.22 Photographic Elevations with overlaid from on site interviews. Photograph by Author Documents (Maputo Workshop, 2010)

Owner: Hotel
Formal Function: Hotel
Type: Victorian
Informal Function: Brothel
Intention: Restore and retain

Owner: Goverment
Formal Function: Parking
Informal Function: None
Intention: Create a new space

Owner: Vacant
Formal Function: Abandoned hardware stores
Informal Function: None
Intention: Demolish

Owner: Government
Formal Function: Offices
Informal Function: Vendors and trade
Intention: Retain and maintain

Owner: Standard Bank
Formal Function: Bank And Offices
Informal Function: None
Type: Regional Modern
Intention: Retain and maintain

Owner: Standard Bank
Formal Function: Bank And Offic
Informal Function: None
Type: Regional Modern
Intention: Retain and maintain

RUA DE BAGAMOYO SOUTH FACADE

Owner: Goverment
Formal Function: National School of Dance
Informal Function: Ground Floor Bars and Homeless
Intention: Repair Facades

Owner: Delux Hotel
Formal Function: Hotel
Informal Function: Brothel
Intention: Repair Facades

Owner: Vacant
Formal Function: Offices
Informal Function: Residential
Type: Regional Modern
Intention: Restore and re-programme

Owner: Banco Mozambique
Formal Function: Bank Offices and Samora Machel Museum
Type: Regional Modern
Informal Function: None
Intention: Retain

Owner: Cfm(National Railway)
Formal Function: Warehouses
Informal Function: Prostitution
Date: 1920
Intention: Re-programme retain

Owner: Cfm(National Railway)
Formal Function: Offices and clini
Informal Function: None
Type: Art Deco
Intention: Retain and maintain

RUA DE BAGAMOYO NORTH FACADE

5.13.2 ACCESS

The two public squares, Praca de Trabalhdores and Praca 25 September will act as the main entrances to the site as they do currently, being successfully utilized spaces they are used throughout the day and frequently on weekends. Rua de Mesquita connects North eastwards towards the market and Chapa[1] station and is a frequently used route, this will act as a secondary entrance.

Rua de Travessa is a narrower (4m) alley way and will be used as service access.

1 Chapa is the Mozambican version of a South-African Mini-bus taxi.

Figure 5.23 Plan Showing position of public entrances to the precinct.

Figure 5.24 Sketch showing conceptual Entrance lighting and signage at Praca de Trabalhodores.

Figure 5.25 Conceptual sketch of entrance from Praca de 25 Junho

Figure 5.26 Conceptual sketch showing entrance from Rua de Mesquita

Figure 5.27 Plan showing positions of services areas.

Figure 5.28 Photographs of existing alleys to be used as service entrances. Photographs by Author

5.13.3 Service areas

Due to the nature of old Baixa with its many small streets and small building footprints, streets can be allocated as service passages with the inclusion of additional access areas.

5.13.4 Allocation of parking

Although the plan does not remove any existing formal parking spaces, many of the informal parking areas are to be re-used, therefore parking should be provided for. Additional parking has been provided for within the greater urban framework of the area.

Figure 5.29 Plan showing areas for allocated parking.

Figure 5.30 Photograph showing uncontrolled parking. Photograph by Author 2011

Figure 5.31 Conceptual parking lot , with controlled access taking layering of structure into the design.

Figure 5.32 PLan showing the introduction of new functions to complete the precinct..

Figure 5.33 Photograph showing the types of transport vehicles creating damage in the narrow streets.Photograph J.BENNETT 2010

5.13.5 Reprogramming of existing buildings

Within the Baixa rail and sea faring cargo has been replaced largely with motorized transport specifically from South Africa. Interviews were carried out with Mr George Pentopolous- July 2011 interviewed at his place of business, the owner of an import company housed in the warehouses to the north west of *Rua de Bagamoyo*. He indicated that his company and the surrounding companies were using trucks to transport good from South Africa because the port was too expensive and the goods were mostly coming from Johannesburg and Nelspruit which are not coastal cities, as well as the rail line being unreliable.

Unfortunately in the context of old Baixa the roads are narrow (6m) and worn and heavy duty vehicles cause severe damage to the tarred surface. Not only are the trucks damaging the infrastructure the scale of a truck within the context makes it difficult for normal vehicular traffic and creates congestion in the narrow streets. Five warehouses are to be re-programmed: Four on the south of *Rua de Bagamoyo* and one on the North, The four on the south are part of a continuous facade and are re-programmed as a gaming floor. The one on the north which has already has its street facade appropriated by one bar will be re-programmed as a restaurant area, these buildings are of the "historical facade model" all indicated in the analysis chapter. The facades must therefore be maintained.

To the south east there are three abandoned hardware stores to be converted to a gaming floor, these buildings have already been renovated to a point where the only remaining historical elements are two rusted columns on the pavement. These will be demolished and new structures built.

An informal parking area existing north of the theatre facing onto *Rua de Bagamoyo* with a blind wall and palisade fence, this area will act as the site for the food court of the casino precinct.

5.13.6 Open spaces

Two open spaces existing within the street both containing large trees, these areas are allocated for courtyard outdoor functions. The central area as a spill out event space for the existing bars adjacent to it and the small south eastern plot is allocated as an outdoor ATM bank and what would be the public telephone area in a standard casino.

The choice of programme for these spaces is determined by the harmonic analysis. Where the open square for events is situated at the energy peak and therefore requires the least amount of control of light and sound and is directly opposite the existing bars and Luso striptease and may act as a spill out space for larger events.

The smaller Atm bank and pay phone area is in close proximity to the gaming and fulfills the function of a public service area as found in existing Casinos. It is altered to be a more contextual in response as pay phones in Maputo are a rarity but prepaid airtime or credito for cellular phones is abundant.

Figure 5.35 Plan showing position of open spaces to be created as public spaces.

Figure5.36 Conceptual sketch of open space designed to celebrate the existing trees

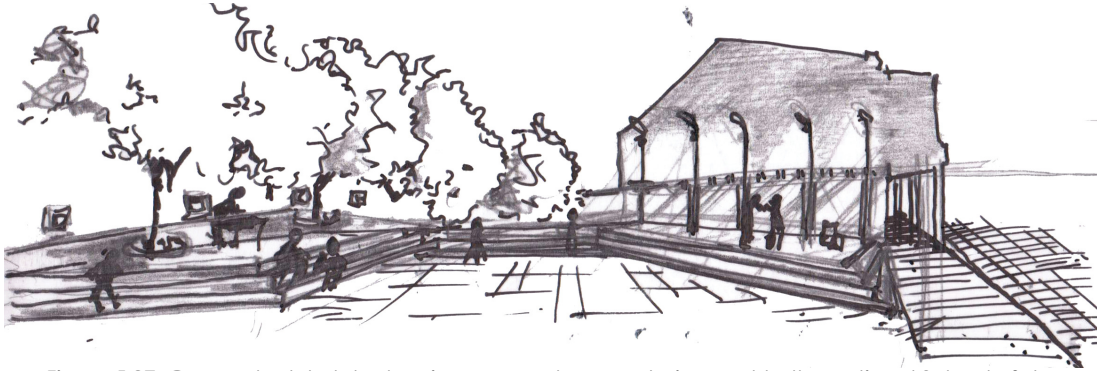


Figure 5.37 Conceptual sketch showing an event space design next to the national School of dance.

Figure 5.38 Example of existing portguese stone paving found across the city. Photograph C.DEACON 2011

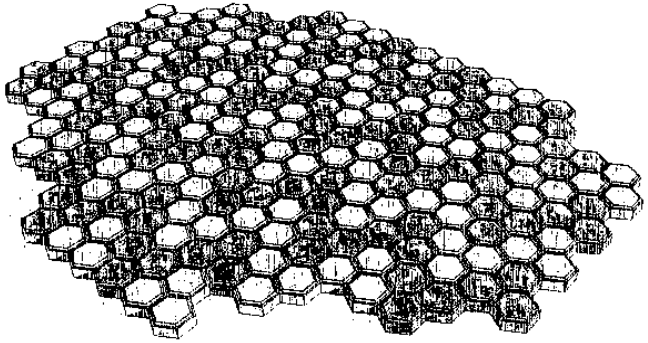


Figure 5.39 Diagram showing possible patterns using hexagonal concrete pavers.

5.13.7 Ground Treatment

As indicated by the conceptual urban development chapter, a continuity is required to have the street act as a visually harmonious precinct. The street is then re-surfaced as a pedestrian treatment reminiscent of the Portuguese stone paving found elsewhere in the city. Original Portuguese stone paving would not be authentic to the time, and in general it has not been as robust as necessary, but the texture and nature of detail should be retained with a newer material.

This will be achieved with hexagonal concrete pavers that can be manufactured on site. Concrete blocks are made, using different coloured aggregate to create the variations to create patterns.

Concrete pavers are created using the same press machine as concrete block construction allowing the same benefits of using that material ie: Social economic stimulus, on site production, local knowledge and expertise availability.

See Chapter 8

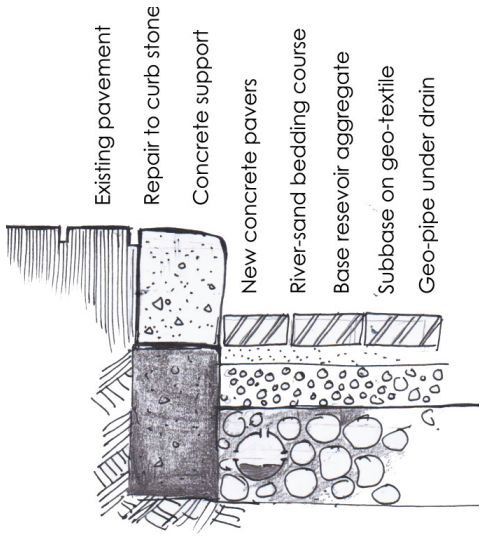


Figure 5.40 Conceptual detail of new roof surface taking into account flooding and poor storm water infrastructure.

5.13.8 Dealing with the facade.

Areas identified are re-instated with a shading structure to create the continuity of the arcade which is allocated in accordance with the urban concept .

Shading structures are connected to existing and new buildings depending on the typology.

Only the historical facades and new buildings will require shading as the other typologies have existing shading structures.

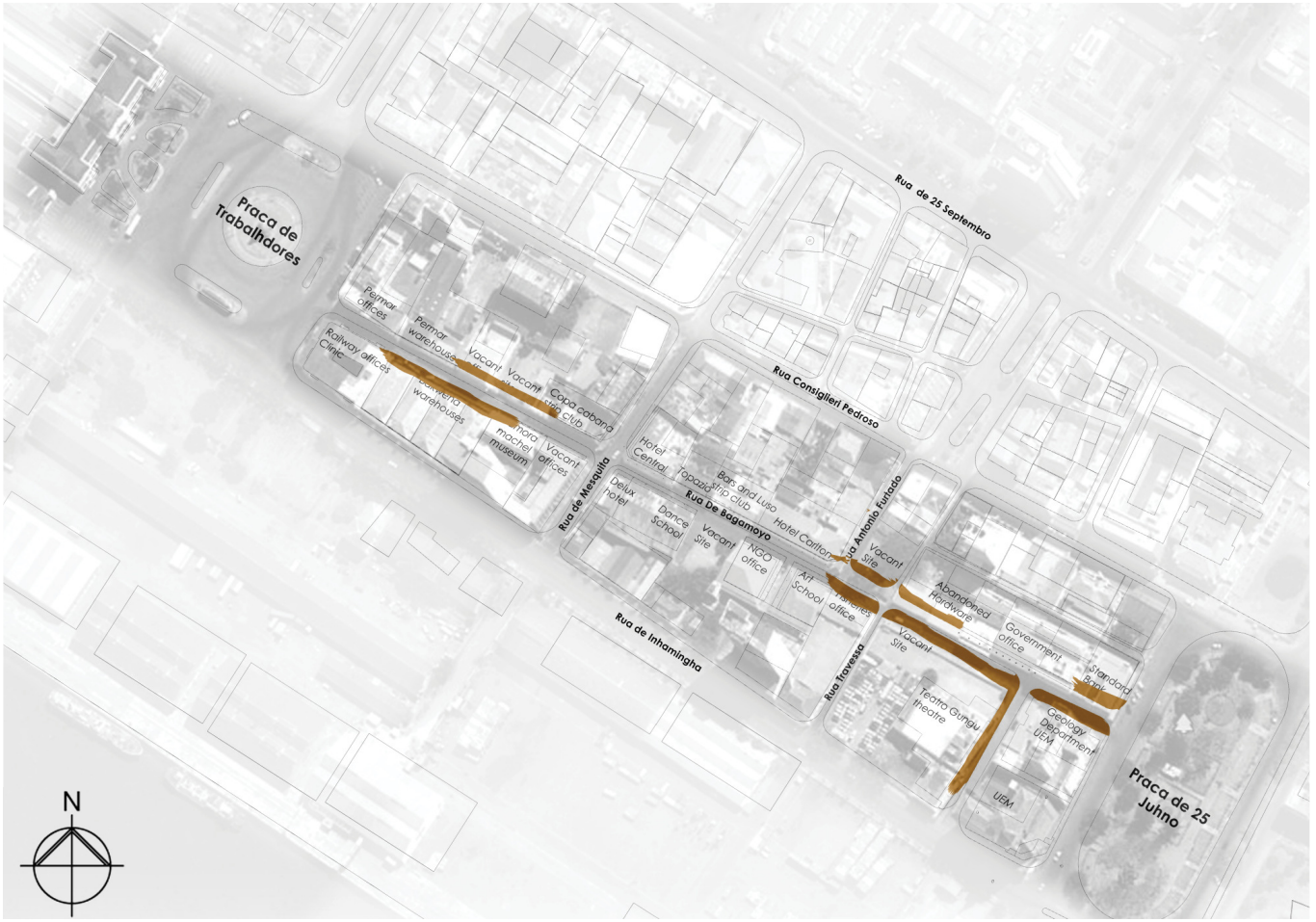


Figure 5.41 plan showing positions of additive shading structures

Figure5.42 3-dimensional indication of additive shade structures

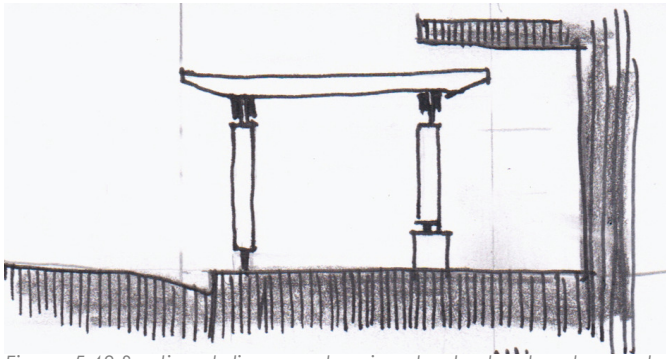


Figure 5.43 Sectional diagram showing shade structure layered on the horizontal plane.

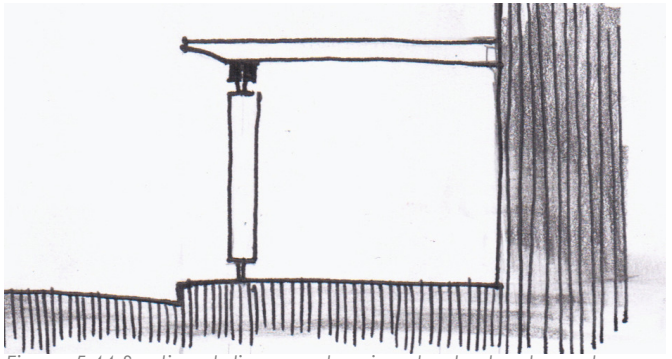


Figure 5.44 Sectional diagram showing shade structure when attached to non-heritage building

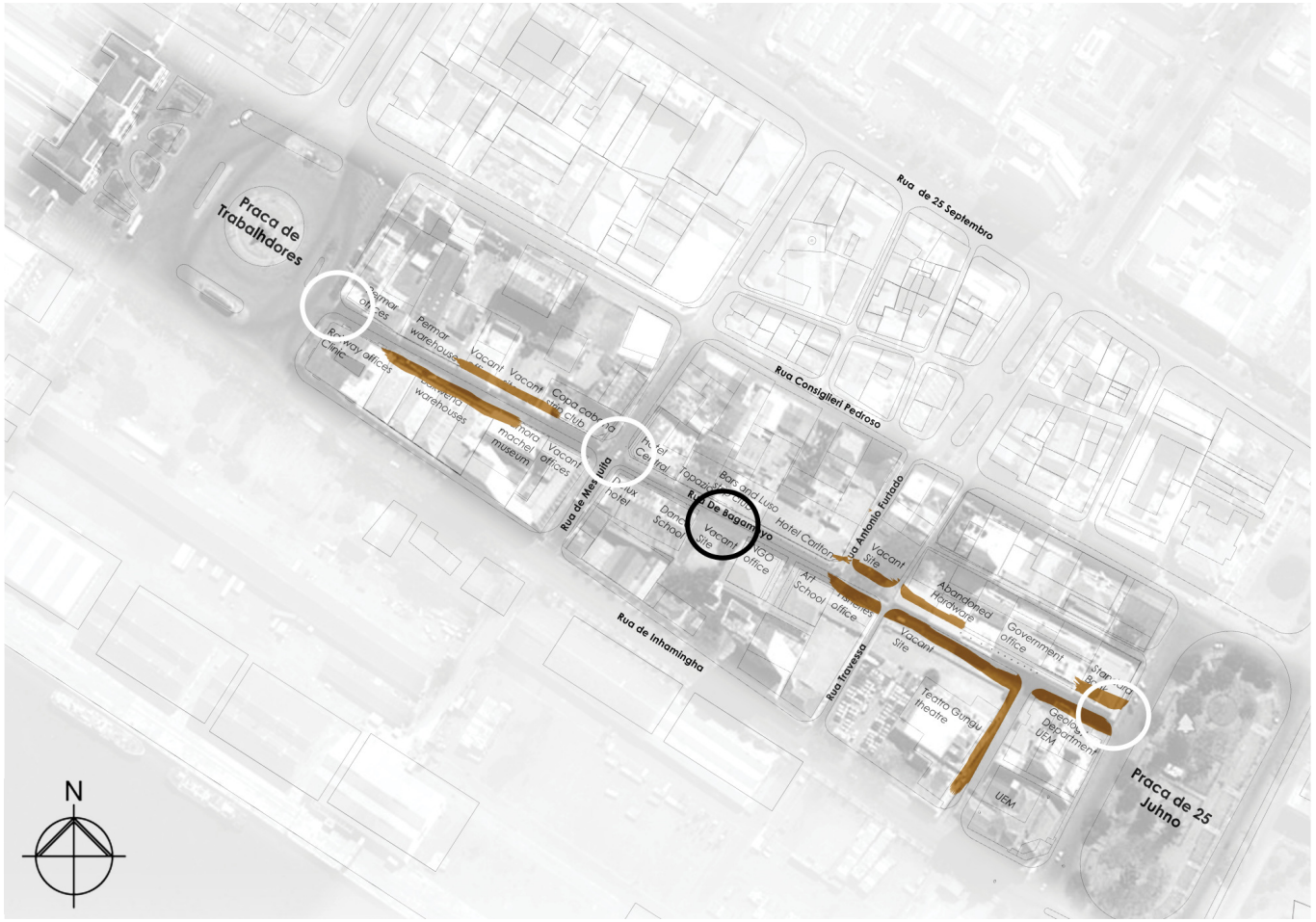


Figure 5.45 Plan showing positions of shading structures and new light and entrances

5.13.9 Light

Shadows are created during the day but at night the street has a quality that needs control of lighting for its various programmes.

The lighting strategy follows the same harmonic reaction as the shade, based on the perforation of enclosure.

At the entrance points lighting comes from the signage and entrance strategy as indicated in the previous figures... this is marked by the white circles.

Lights are incorporated into the shading screens as per the detail design. In the central area of most energy, lighting occurs as per open space design.

The insertion of street lights occurs throughout the street. These must be controllable by the users and owners of the night life establishments to allow for a control of atmosphere.

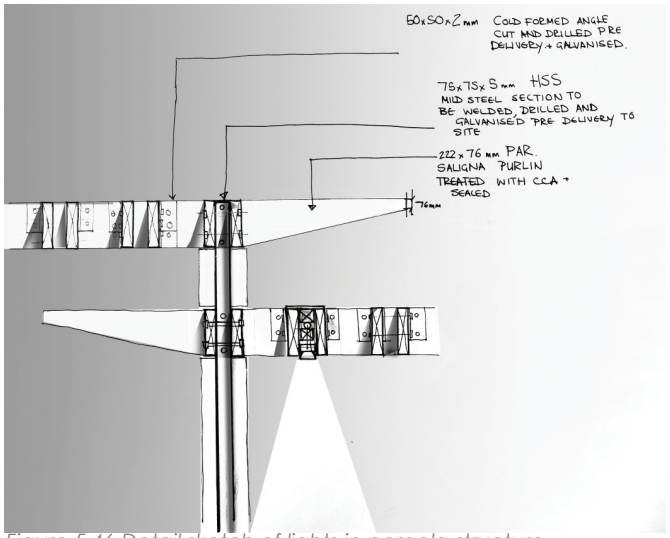


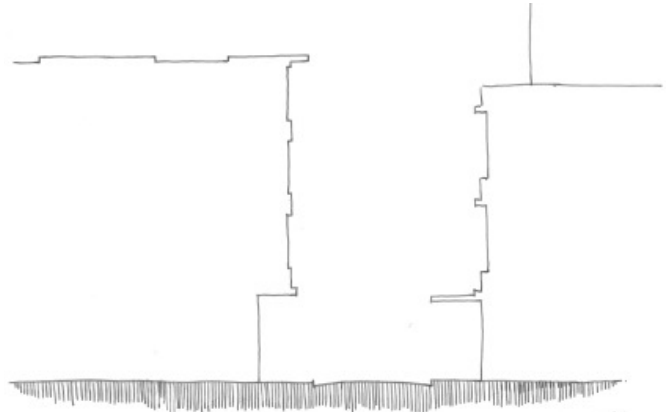
Figure 5.46 Detail sketch of lights in pergola structure

Figure 5.47 Photograph showing Rua de Bagamoyo at twilight Photograph by Author 2011

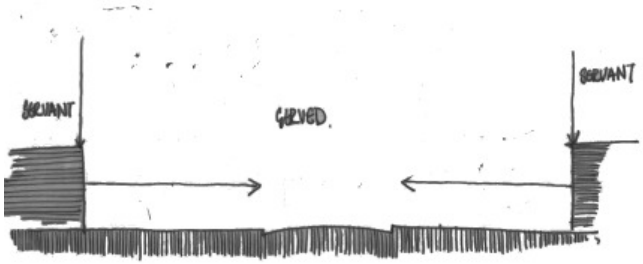
Figure 5.48 Photograph of conceptual model showing servant spaces and public spaces

Figure 5.49 Photograph showing existing threshold treatement,. Photograph by Author 2011

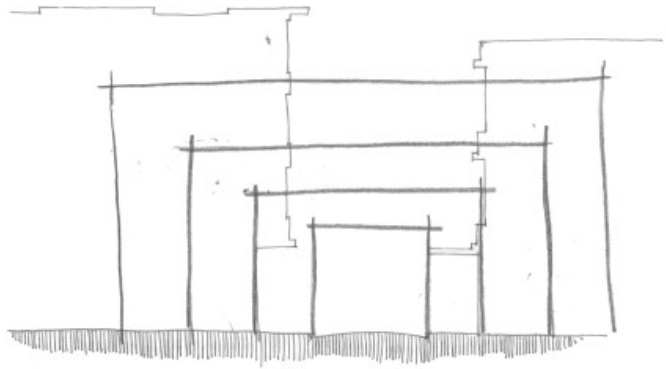
EXISTING



SERVED AND SERVANT SPACES



THRESHOLD



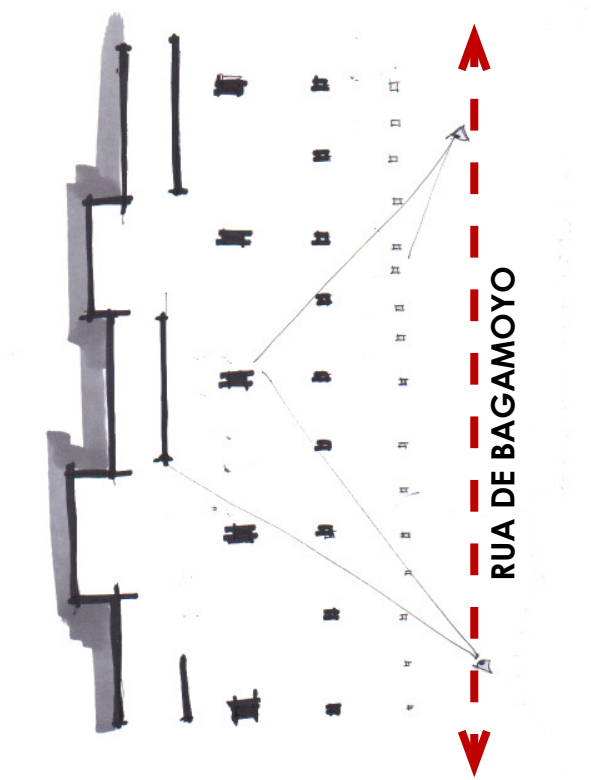


Figure 5.50 Diagram showing transition of thresholds and obscured sightlines

THRESHOLD ON GROUND FLOOR

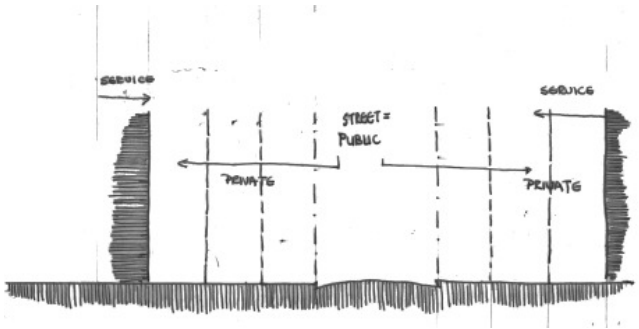


Figure 5.51 Photograph showing a policeman and a prostitute talking in the recess of a window. Photograph by Author 2011

THRESHOLD AND CONTRADICTION

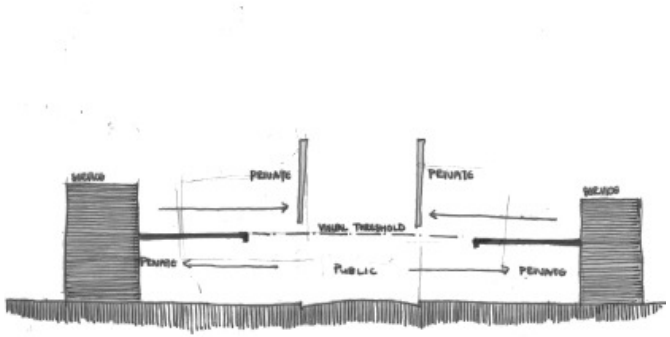


Figure 5.52 Diagrammatic sketch development into a parti

5.13.10 New buildings

Due to the conceptual implementation of thresholds in relation to the street, the new buildings are required to act as service spaces to the street as the served space, in the same way that the existing buildings service the street, but the threshold between served and serviced space are separated into gradients.

The served spaces are then articulated through the indication of threshold of transition, marking changes in experience, security, feelings of public to private spaces.

The movement of services and that of the public into the space move in opposite directions on the ground floor level.

With the introduction of additional floors the horizontal plane at first floor level becomes the next threshold in the gradients of transition, allowing the first floor street facade to be the most private of spaces.

Just as a prostitute creates allure and mystery by revealing a small amount of her underwear, the facade at this point creates a contradiction of visual access to the most private of spaces.

This visual access must be obscured by the horizontal plane creating a veiled occupancy.

5.15 Urban Plan

The new Scheme for an Entertainment Precinct then contains the new functions, the continuing elements and the service spaces with a designated nature of threshold interpretation.

Figure 5.53 plan showing gradients of public- private relationships

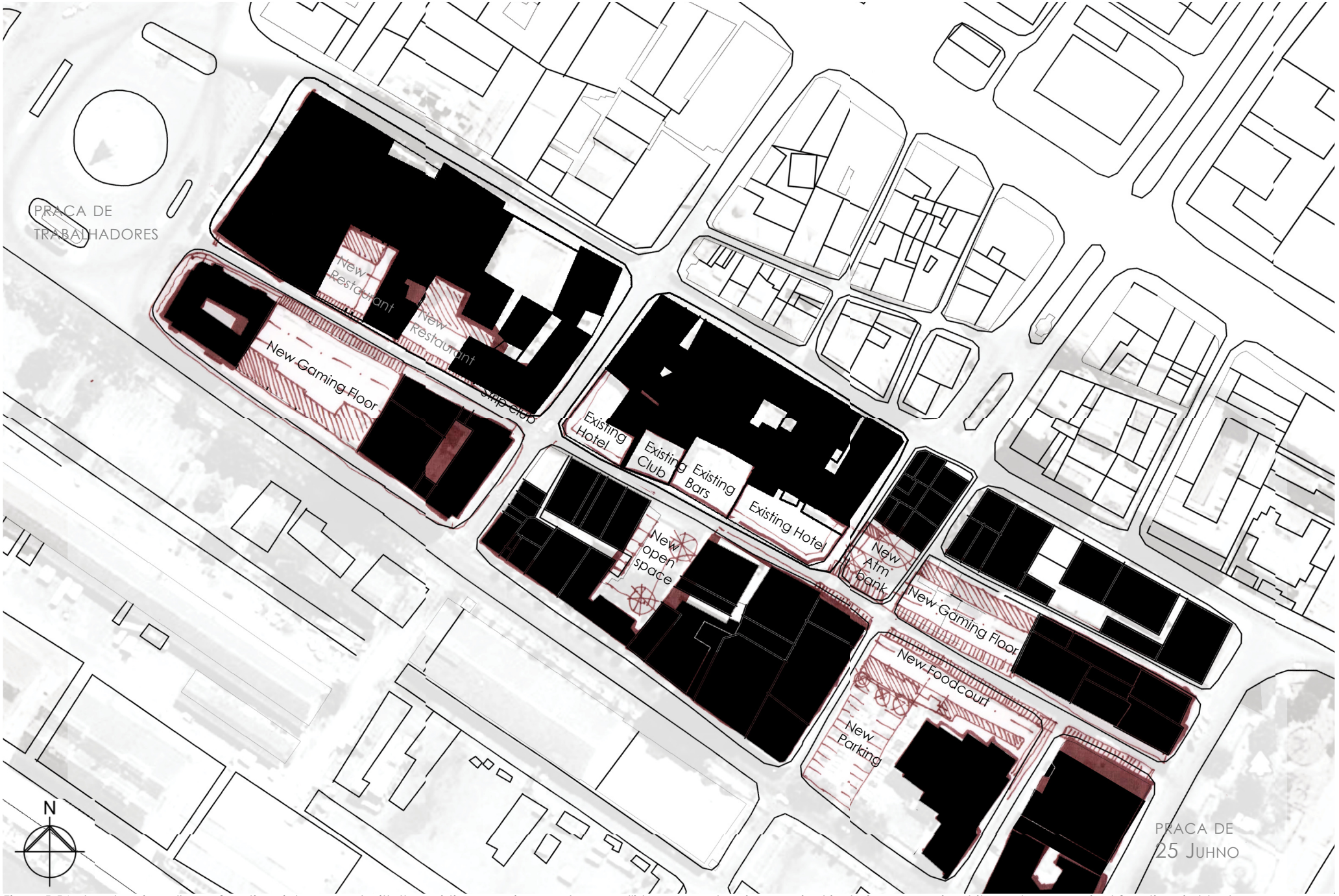


Figure5.54 plan showing all new functions interspersed with the existing.superimposed on a nolli-type map showing precinct inclusive spaces in white and non-precinct functions in black.