

Final Presentation



The Sunnier Side

Designing Safer Spaces for Vulnerable Groups in Sunnyside



Robyn J. Wolmarans

Supervisors:

Departmental Research Field:

MInt Arch (Prof) | u19061693

Dr Nico Botes & Janri Barker

Inhabitation of Place

This project aims to enhance the physical, emotional, and financial safety of women, children and vulnerable groups in Sunnyside by transforming the Sunnyside Galleries, a mixed-use building on Robert Sobukwe Street. This area, characterised by high-density residential areas and socio-economic disparities, faces significant crime rates and exclusionary spatial measures that negatively impact the community.

Women and children, in particular, suffer from a lack of safe social gathering spaces, forcing them into retail areas (atypical social spaces) while men dominate social spaces linked to liquor and incidents of crime. Addressing these disparities, the project reimagines the Sunnyside Galleries as a central node for safety and inclusivity. Built in 1961 in the Late Brazil Modernist style, the Sunnyside Galleries has both historical and social significance but is currently underutilised and poorly maintained. Its revitalisation offers an opportunity to create a safe, inclusive urban oasis.

The Sunnier Side employs principles of adaptive reuse to renovate the building to foster physical safety through improved infrastructure and various spatial strategies identified to promote user comfort, well-being and security such as those based on trauma-informed design. By recovering the heritage building and enhancing green spaces the project aims to create a welcoming environment that encourages community interaction and deters crime.

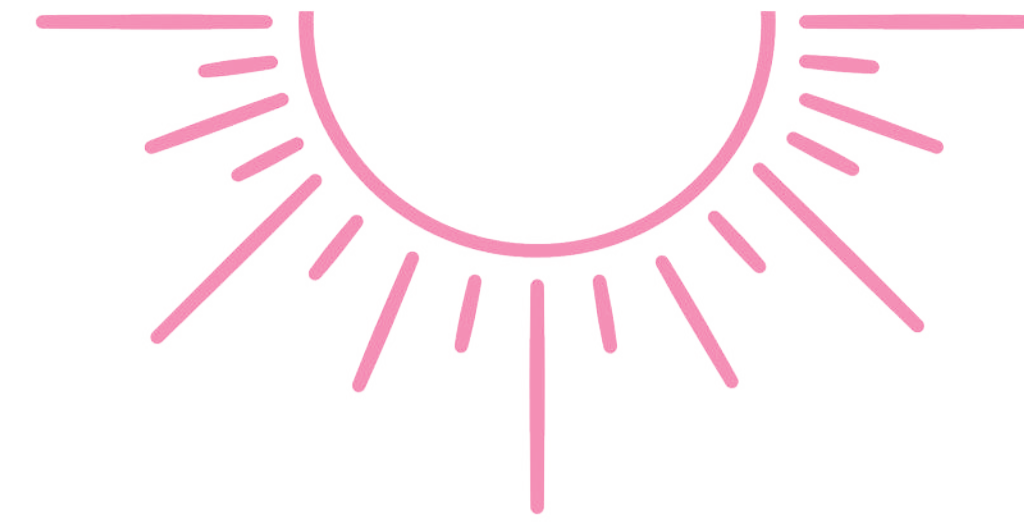
Emotionally, the project aims to provide safe spaces where women and children can gather without fear. Incorporating salutogenic and holistic design principles, the building features accessible and inclusive areas such as a library, health clinic, skills-building workshop and transitional housing. These spaces offer a sense of security and support, addressing the emotional needs of vulnerable groups.

Financial safety is addressed through the inclusion of retail spaces, a green-grocer and service providers, creating opportunities for local entrepreneurship and job creation. Informal vendors will be integrated into the design, promoting economic activities that benefit the broader community.

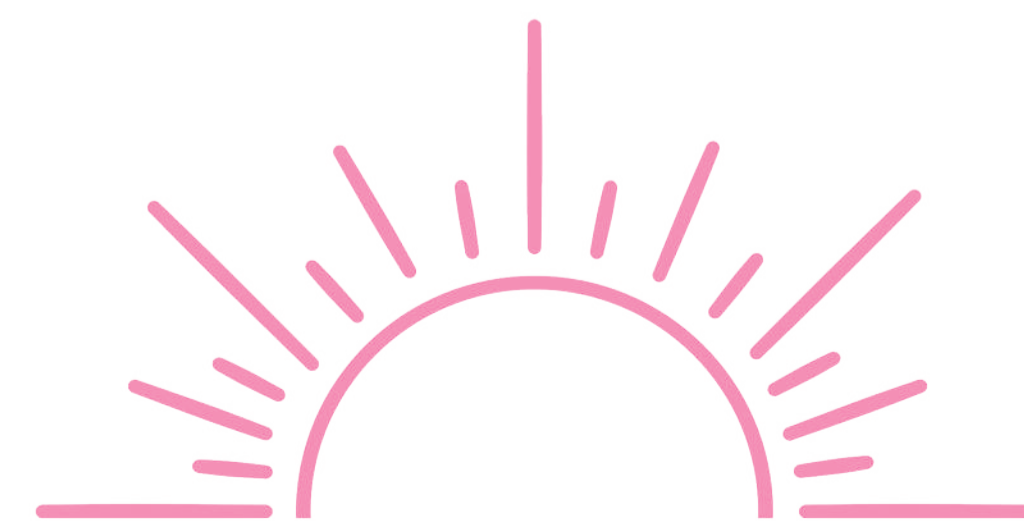
Overall, the project leverages the architectural, historical and social significance of the Sunnyside Galleries to create a beacon of safety and inclusivity. By enhancing physical infrastructure, providing emotional support spaces and fostering economic opportunities, this project aims to transform Robert Sobukwe Street into a safer, more equitable environment for all residents.

Keywords:

Safety and Security, Inclusive Environments, Salutogenesis, Health and Well-being, User Experience, Urban Oasis, Beacon, Nested Layers



sensitivity & dedication	1
overview	2
project presentation	4





sensitivity warning

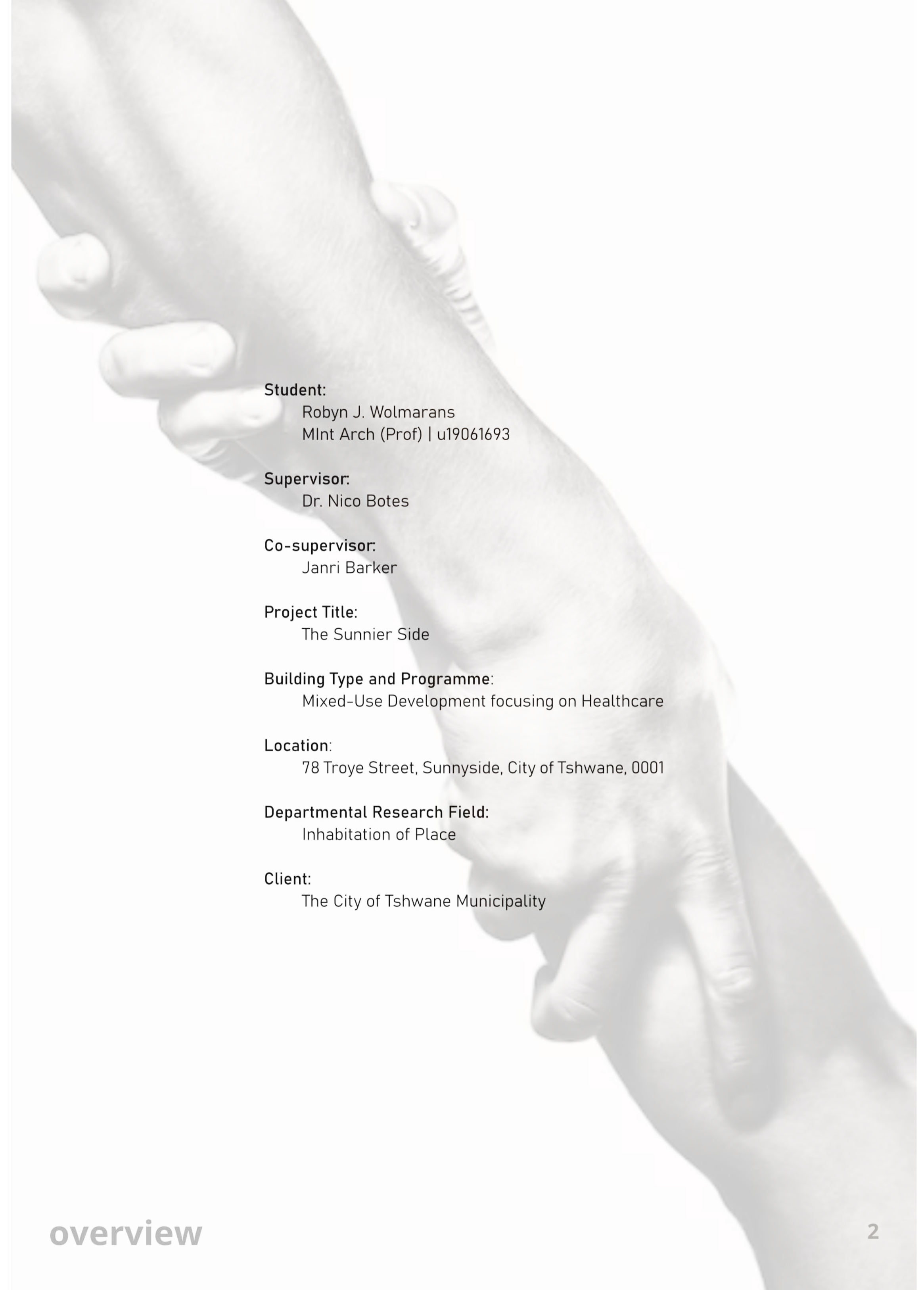
This project delves into sensitive and distressing topics, including gender-based violence, focusing on the experiences of vulnerable groups such as women and children. The content may include descriptions and statistics of violence, abuse, and trauma, which could be triggering for some individuals. Viewer discretion is advised.

Please prioritize your well-being and seek professional support if needed.

dedication

This project is dedicated to anyone who has ever felt unsafe or harmed at the hands of another, to anyone who has ever felt the need to hide or make themselves smaller for the sake of their own safety, to anyone who has found courage in the #MeToo movement or feared if they were next, and to anyone who would choose to bear the weight of this reality so others might be free.

May this work honor your strength and bring light to the urgent need for a world where every person feels safe, valued, and heard.



Student:

Robyn J. Wolmarans
MInt Arch (Prof) | u19061693

Supervisor:

Dr. Nico Botes

Co-supervisor:

Janri Barker

Project Title:

The Sunnier Side

Building Type and Programme:

Mixed-Use Development focusing on Healthcare

Location:

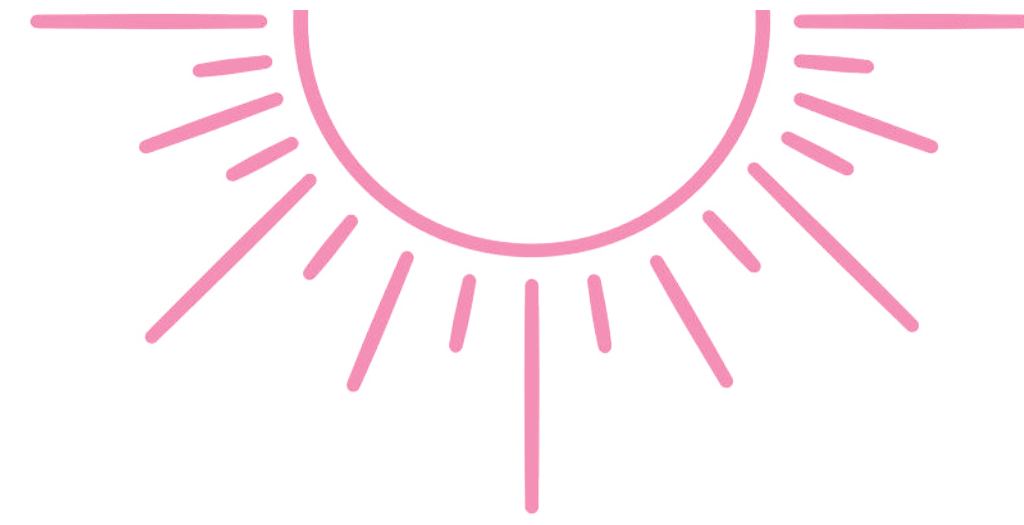
78 Troye Street, Sunnyside, City of Tshwane, 0001

Departmental Research Field:

Inhabitation of Place

Client:

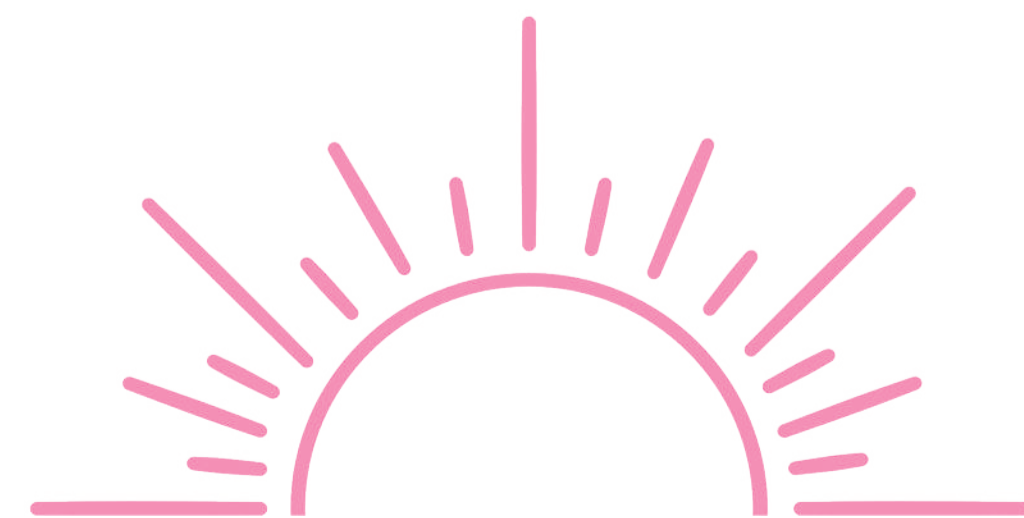
The City of Tshwane Municipality



- blank -

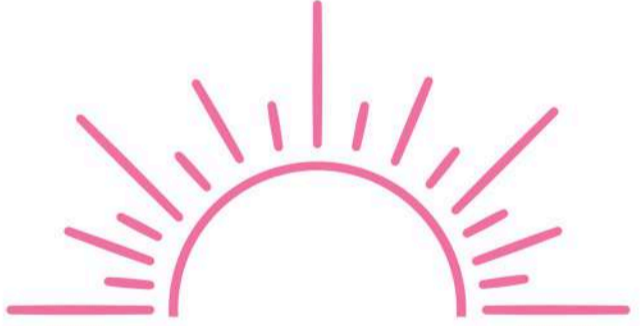
PART 1

INTRODUCTION, DIT, SOCIAL ISSUE, CON- TEXT & SITE ANALYSIS



THE SUNNIER SIDE

DESIGNING SAFER SPACES FOR VULNERABLE GROUPS IN SUNNYSIDE



sensitivity warning

This project delves into sensitive and distressing topics, including gender-based violence, focusing on the experiences of vulnerable groups such as women and children. The content may include descriptions and statistics of violence, abuse, and trauma, which could be triggering for some individuals. Viewer discretion is advised.
Please prioritize your well-being and seek professional support if needed.

dedication

This project is dedicated to anyone who has ever felt unsafe or harmed at the hands of another, to anyone who has ever felt the need to hide or make themselves smaller for the sake of their own safety, to anyone who has found courage in the #MeToo movement or feared if they were next, and to anyone who would choose to bear the weight of this reality so others might be free.
May this work honor your strength and bring light to the urgent need for a world where every person feels safe, valued, and heard.

overview

Student:
Robyn J. Wolmarans
Mint Arch (Prof) | u9061693

Supervisor:
Dr. Nico Botes

Co-supervisor:
Jamri Barker

Project Title:
The Sunnier Side

Building Type and Programme:
Mixed-Use Development focusing on Healthcare

Location:
78 Troye Street, Sunnyside, City of Tshwane, 0001

Departmental Research Field:
Inhabitation of Place

Client:
The City of Tshwane Municipality

abstract

This project aims to enhance the physical, emotional, and financial safety of women, children and vulnerable groups in Sunnyside by transforming the Sunnyside Galleries, a mixed-use building on Robert Sobukwe Street. This area, characterised by high-density residential areas and socio-economic disparities, faces significant crime rates and exclusionary spatial measures that negatively impact the community.

Women and children, in particular, suffer from a lack of safe social gathering spaces, forcing them into retail areas (atypical social spaces) while men dominate social spaces linked to liquor and incidents of crime. Addressing these disparities, the project re-imagines the Sunnyside Galleries as a central node for safety and inclusivity. Built in 1961 in the Late Brazil Modernist style, the Sunnyside Galleries has both historical and social significance but is currently underutilised and poorly maintained. Its revitalisation offers an opportunity to create a safe, inclusive urban oasis.

The Sunnier Side employs principles of adaptive reuse to renovate the building to foster physical safety through improved infrastructure and various spatial strategies identified to promote user comfort, well-being and security such as those based on trauma-informed design. By recovering the heritage building and enhancing green spaces the project aims to create a welcoming environment that encourages community interaction and deters crime.

Emotionally, the project aims to provide safe spaces where women and children can gather without fear. Incorporating salutogenic and holistic design principles, the building features accessible and inclusive areas such as a library, health clinic, skills-building workshop and transitional housing. These spaces offer a sense of security and support, addressing the emotional needs of vulnerable groups.

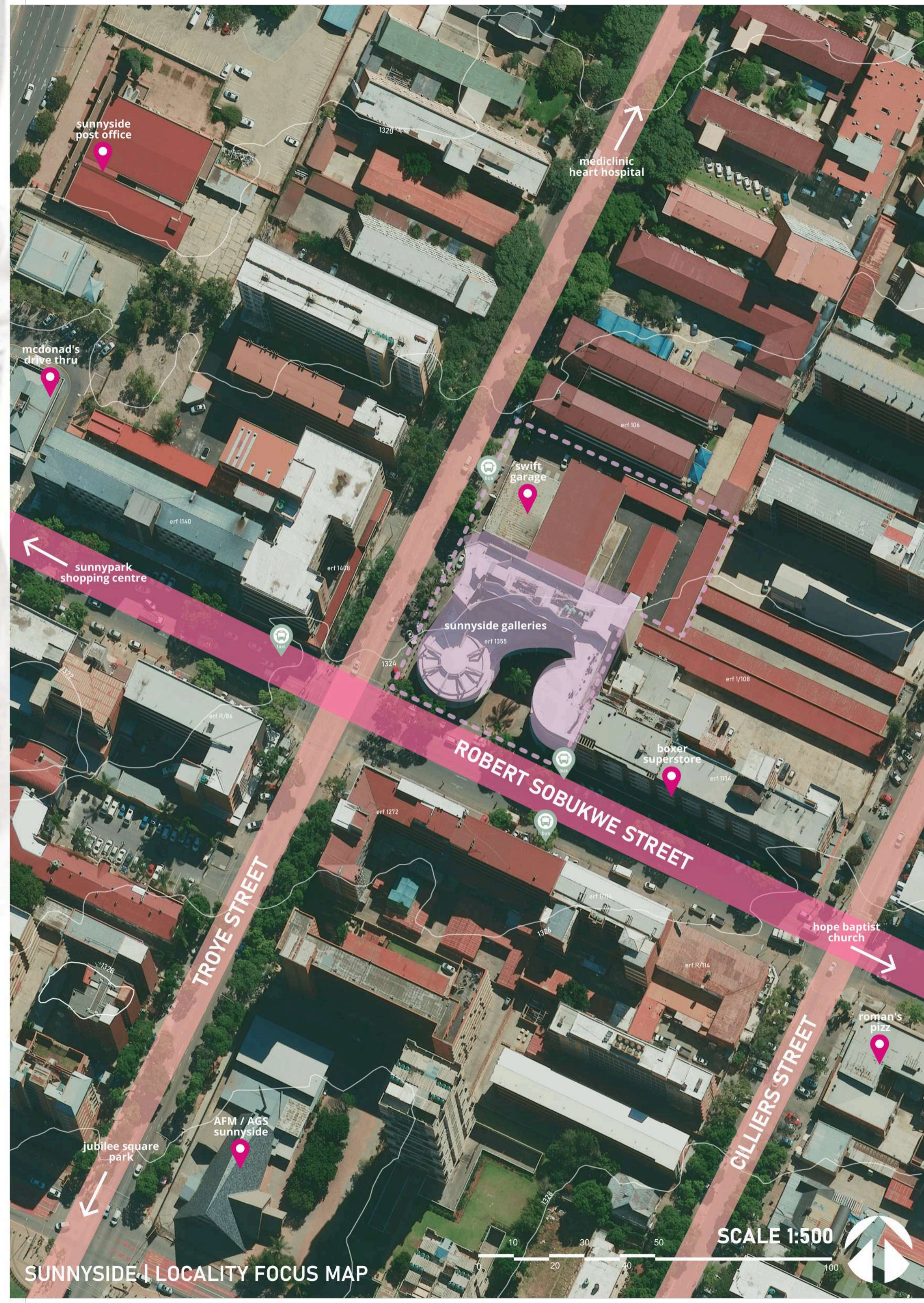
Financial safety is addressed through the inclusion of retail spaces, a green-grocer and service providers, creating opportunities for local entrepreneurship and job creation. Informal vendors will be integrated into the design, promoting economic activities that benefit the broader community.

Overall, the project leverages the architectural, historical and social significance of the Sunnyside Galleries to create a beacon of safety and inclusivity. By enhancing physical infrastructure, providing emotional support spaces and fostering economic opportunities, this project aims to transform Robert Sobukwe Street into a safer, more equitable environment for all residents.

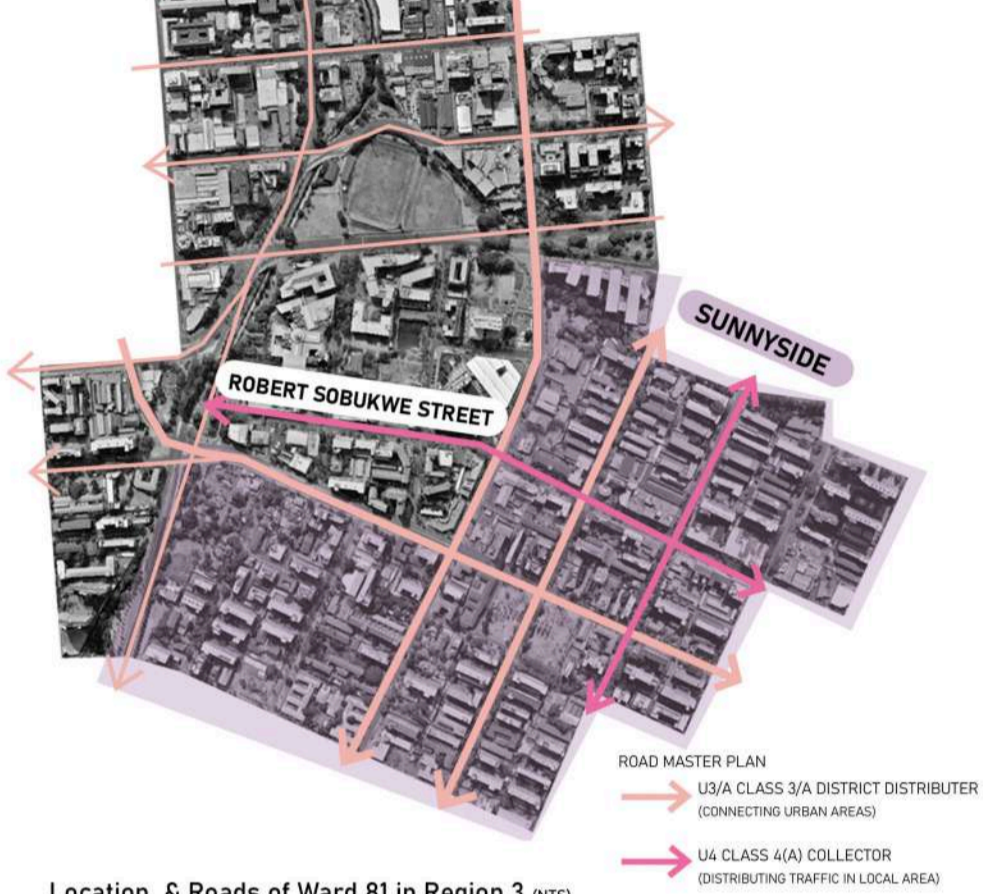
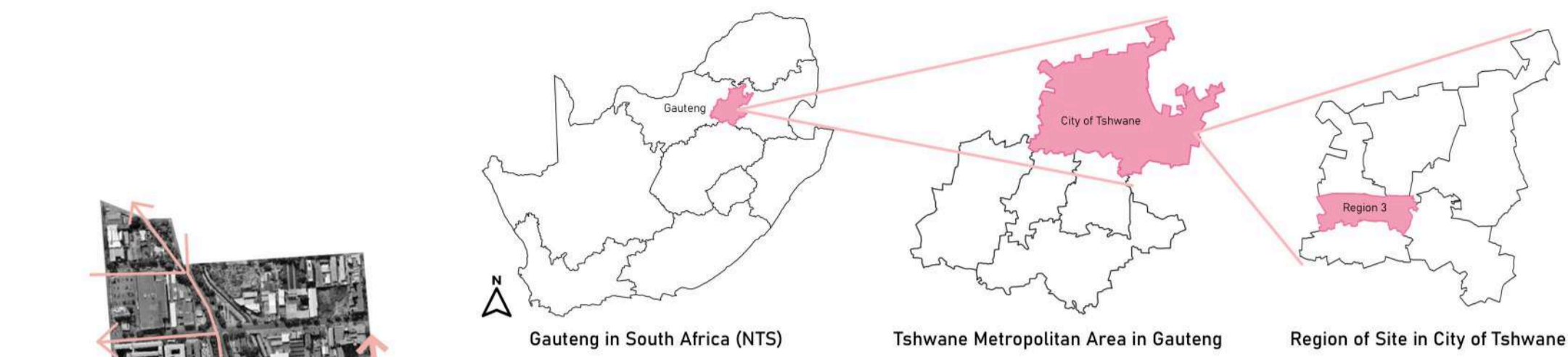
Keywords:
Safety and Security, Inclusive Environments, Salutogenesis, Health and Well-being, User Experience, Urban Oasis, Beacon, Nested Layers

key terminology

- URBAN PUBLIC SPACE**
Urban public spaces in the context of this study refers to the areas within urban environments that are accessible to and intended for use by the general public. These include any spaces whose interfaces and interactions fall in the thresholds between the street and the immediate entrances of buildings (refraining from entering semi-public, semi-private or private areas).
- QUASI & PSEUDO-PUBLIC SPACE**
Quasi-public spaces refer to those that are recognized as being privately controlled with some public functions. They are open for public use however there are acknowledged restrictions and regulations clearly outlined by private owners.
Pseudo-public spaces may also be privately owned and controlled; however, this is not openly acknowledged. These spaces can create discomfort in urban environments as although they appear to be public they may have hidden restrictions or surveillance that subtly limits or influences the experience, behaviours and freedom of its users.
- GENDER-BASED VIOLENCE**
The United Nations defines violence against women as "any act of gender-based violence that results in, or is likely to result in, physical, sexual, or mental harm or suffering to women, including threats of such acts, coercion or arbitrary deprivation of liberty, whether occurring in public or in private life."
- SALUTOGENESIS**
The salutogenic approach is a concept used in health sciences, and increasingly in other disciplines, to describe an approach to well-being that emphasises health rather than disease (Antonovsky 1979). In the 1950s, architect Alan Dilani suggested extending the salutogenic approach beyond medical treatment to the architectural design of healthcare facilities, aiming to promote good health. Drawing from Antonovsky's research, Dilani developed the concept of Psychosocially Supportive Design, which uses physical space to alleviate anxiety. This framework identifies stress triggers and introduces wellness factors to facilitate healing.
While salutogenic design is applicable to various structures, as is primarily influenced by physical environments, it is well adopted by the architectural domain where it can be enhanced through thoughtfully designed spaces. Subsequently it is further beneficial in healthcare design where the environment influences patient recovery and fosters natural healing processes.
- SAFETY & SECURITY**
Safety is a condition in which risks and factors that may cause physical, psychological, or material harm are managed to protect the health and well-being of individuals and communities. It is a vital resource for daily life enabling people and communities to realise their aspirations. It emphasizes the absence of risk or threats that could cause physical or emotional harm, often focusing on prevention and protection. Achieving a high level of safety requires contributions from individuals, communities, governments, and other entities to establish and sustain the following conditions in any context:
 - A climate of social cohesion, peace, and equity that upholds human rights and freedoms at family, local, national, and international levels.
 - Prevention and control of injuries and harmful consequences from accidents.
 - Respect for the values, physical and emotional integrity, and material well-being of individuals.
 - Provision of effective preventive, control, and recovery measures to support the three conditions above (INSPD 2024).
 These conditions can be fostered through initiatives that target environmental factors (physical, social, technological, political, economic and organizational) and promote safe behaviors.
Security is the protection against intentional harm or threats posed by others, often involving measures to prevent crime, violence, or attacks. It typically includes strategies, systems, or policies designed to protect people, property, and information from deliberate harm or unauthorized access.



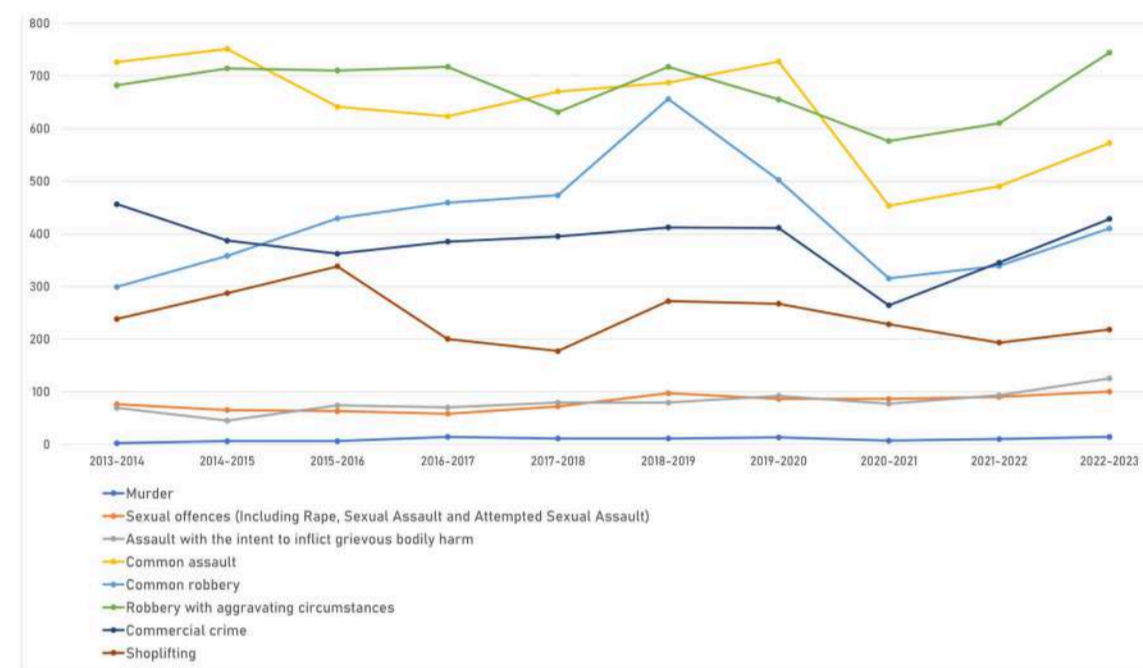
SUNNYSIDE | LOCALITY FOCUS MAP



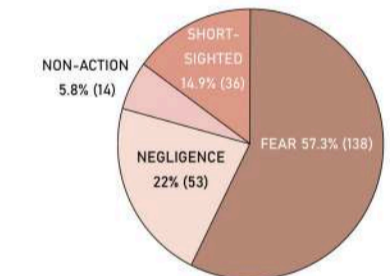
Robert Sobukwe Street in Sunnyside is situated in Ward 81. The street is located near Pretoria Central and is integrated into the A Re Yeng bus route services making the site easily accessible. Sunnypark Shopping Centre is a central development node (City of Tshwane 2021) which the redevelopment of the Sunnyside Galleries aims to expand.



Distribution of Services & Activities in Immediate surroundings of Robert Sobukwe Street (NTS)



Sunnyside Crime Statistics 2013-2023 reported by SAPS



Crime within the Sunnyside area has increased from previous years (Republic of South Africa 2024). The high numbers suggest a correlation to the high number of hostile design elements documented in Robert Sobukwe Street as these measures and devices may have been implemented out of fear and as an attempt to deter incidents of crime.

ARCHITECTURE OF FEAR
Architecture built with fear and deterrence in mind aims to enhance security, minimise perceived risk, and deter unwanted behaviour. This can involve features like robust physical barriers, surveillance systems, and hostile architecture elements. Such design choices may address concerns about crime, or social unrest; influencing the perception of safety and security in urban environments.

ARCHITECTURE FROM NEGLIGENCE
Negligent design refers to the failure of design professionals to exercise reasonable care and diligence in planning and executing a construction project. It occurs when a design professional fails to meet the established standards of practice, resulting in a design that poses risks to safety, functionality, or compliance with regulations.

NON-ACTION
Non-Action refers to a lack of proactive measures or interventions to address issues related to lack of maintenance and the impact this subsequently has on urban public spaces. It implies a failure to take appropriate steps to maintain cleanliness, repair infrastructure, or implement design improvements that promote inclusivity and enhance the quality of public spaces.

SHORT-SIGHTED ARCHITECTURE
Short-sighted design refers to the implementation of interventions that address immediate concerns upon their implementation however they fail to consider the long-term impact of the measure on or the changeability of the urban environment (both the physical experience and the psychological perception). It often leads to decisions based solely on budget or aesthetics, neglecting future needs and user well-being.

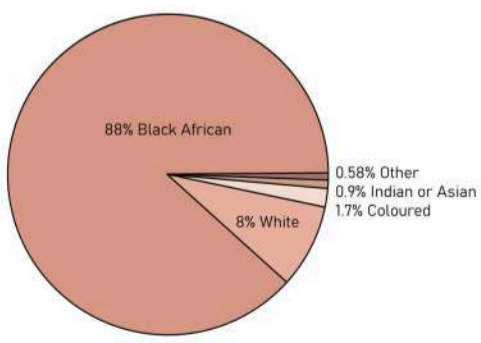
Aggregated Location of Exclusionary Spatial Measures and Devices (NTS)

EXCLUSIONARY SPATIAL MEASURES AND DEVICES (Ernst & Wolmarans 2024).
Good urban spaces of a public nature are those created to provide opportunities for citizens to affirm their shared rights to the city (Safer Spaces 2004; Harvey 2003) in a democratic manner (Landman 2020). Exclusionary measures and devices in urban public space (UPS) refers to material entities in UPS that prohibit individuals or groups from actively participating in the city's benefits with dignity and on a level equitable with that of others. Such instances act in opposition to universal design (South Africa 2016) and could lead to social alienation. Apart from non-action, such measures and devices result from intentional or unintentional actions, hostile and negligent design (Rosenberger 2019), short-sighted design and design that does not acknowledge particular groups (South Africa 2016). Although cyclical and often inseparable, 'measures' refer to physical or non-physical processes towards exclusion, while 'devices' refer to physical or non-physical products that perpetuate exclusion. Processes toward exclusion impair spatial democracy, while products towards exclusion impair democratic space (Makakhule & Landman 2020). Both go against the fundamentals of publicness as they are not for 'everyone', nor are they 'transparent' in their motive or existence.

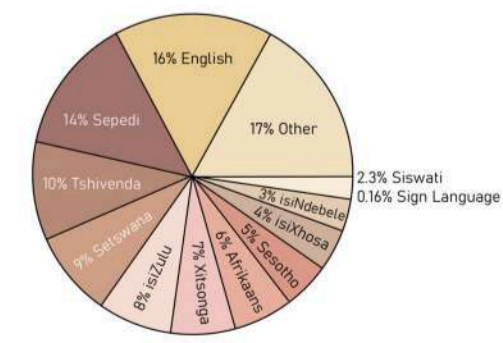


Robert Sobukwe Street is flanked by a strip of commercial activity surrounded by high-density residential developments. There is very little public open space within the area both through zoning and physical use of land. Sunnyside Galleries is fairly central to movement along Robert Sobukwe Street.

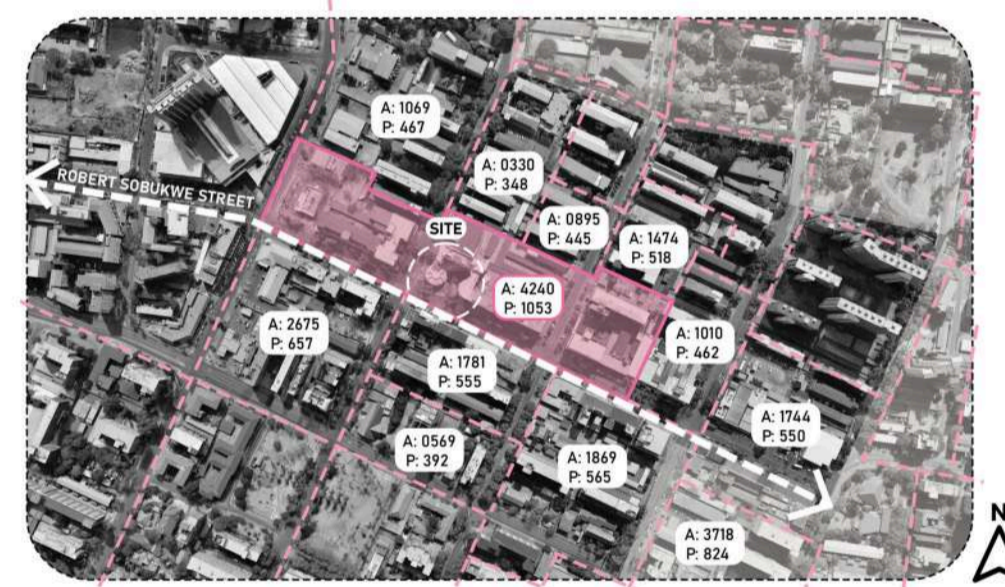
Area Zoning (NTS)



Sunnyside Ethnicities (NTS) (Frith n.d.)

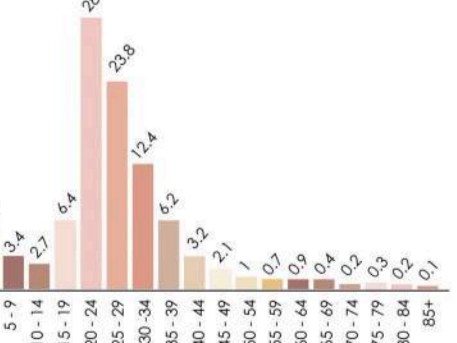


Sunnyside First Languages (NTS) (Frith n.d.)

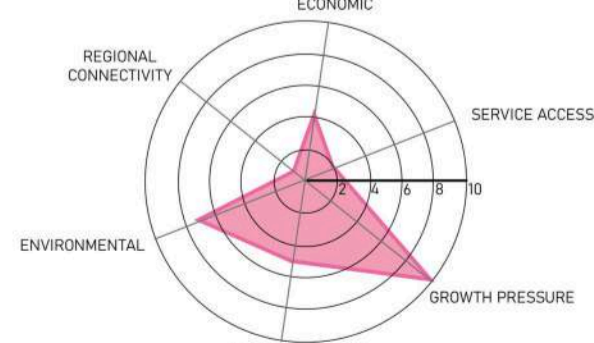


The site is situated in small area 4240 houses 1053 people. Robert Sobukwe Street is densely populated with 97% of Sunnyside's total population (Frith n.d.). This growth pressures high-density residential areas, increasing demands for infrastructure, exacerbating socio-economic issues, and raising crime risks. This high-density situation calls for safer, communal urban spaces.

Population Distribution (NTS)

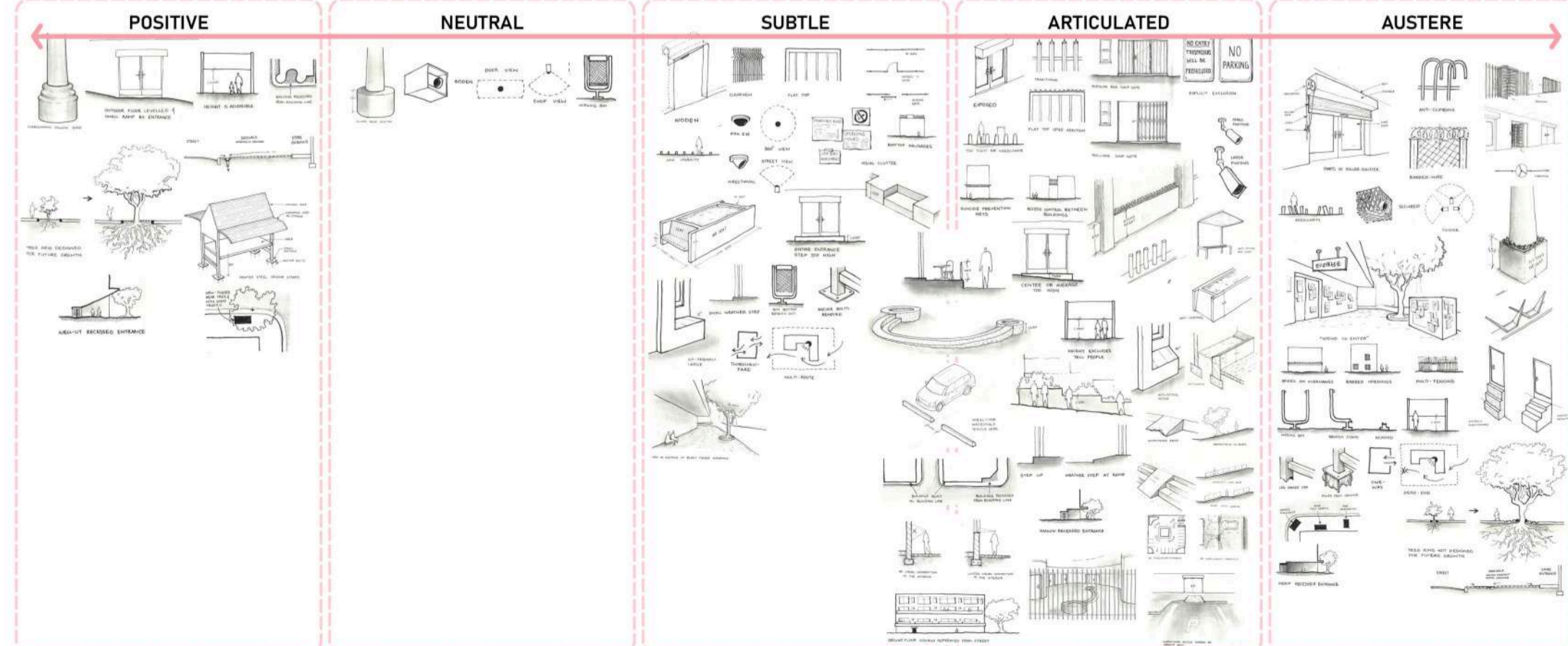


Sunnyside Age Distribution (NTS) (Frith n.d.)



City of Tshwane Vulnerabilities (CSIR 2024)

Ward 81 is fairly economically active, with 48.2% employed (Wazimap.co.za 2024), however, the CoT has a high dependency ratio of 39% (Trading Economics 2024; StatsSA 2024), and unemployment remains a significant challenge, increasing the risk of crime and economic vulnerability in areas like Sunnyside. The proposed project aims to create jobs for those operating the centre, helping to mitigate this risk.



Visual Appearance & Impact of Exclusionary Spatial Measures & Devices in Robert Sobukwe Street (Ernst & Wolmarans 2024)

ROBERT SOBUKWE STREET & SUNNYSIDE

Look Left, Look Right, Eyes averted Low.

Dodge the lurking gaze.
Follow the street to unravel the city maze.

Our feet hasten their stride.
But, I pause to catch the smile supplied.

Another woman's presence provides a comforting glow.

Look Left, Look Right, looking all around.

Our journey begins to slow,
Curious about where next to go.

My mind starts to wander,
Over all the people and architecture we ponder,

Exploring the opportunities that within the street, abound.

Look left, look right, unwanted attention grows,

His attention we decline,
We keep vigilant full-time.

He begins to follow like a wolf might stalk a sheep,
Look Left, Look Right, in my mind, anxiety starts to creep.

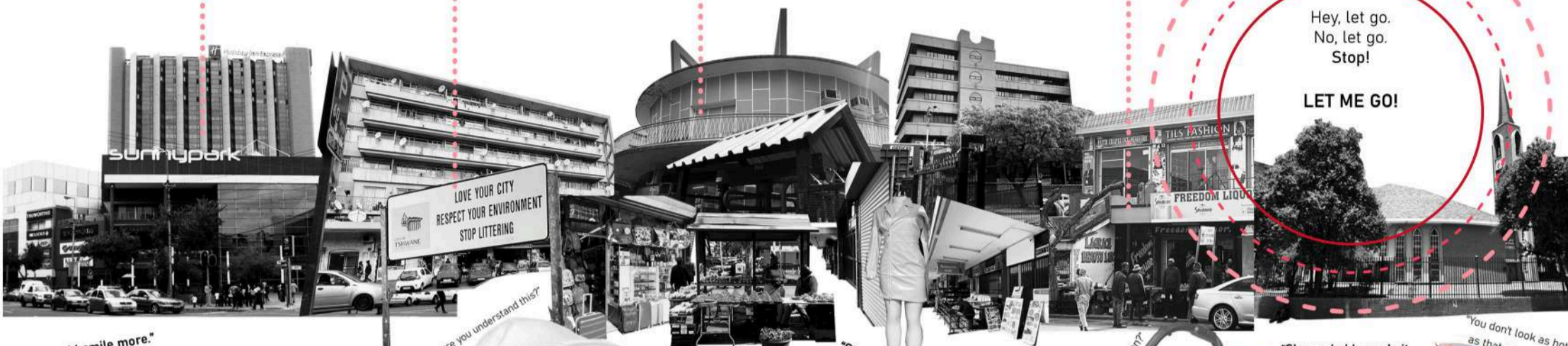
It is not all men, but there is always the thorn among the roses.

Look left, look right, more inappropriate comments he begins to throw.

My heart's rhythm begins to pound,
In my mind alarm bells are screaming loud.

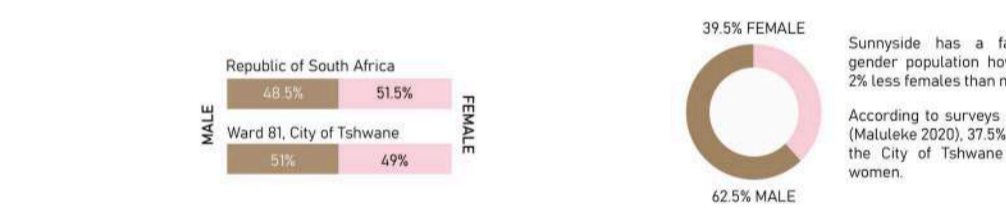
We can't outpace the serpent-like slither,
Look Left, Look Right, our visit can end now, no need to reconsider.

As female students we've found everything we'd like and need to know.



POEM: I FEEL LIKE A WOMAN.

Reflection of personal experience within Robert Sobukwe Street and South Africa as a Woman.
On multiple occasions, while on site conducting data collection, multiple female students recount being followed, catcalled and harassed by men within Robert Sobukwe Street. These were unpleasant and lasting experiences that have created negative connotations with the Sunnyside area and it is now a space that these women avoid to maintain their personal comfort and safety.

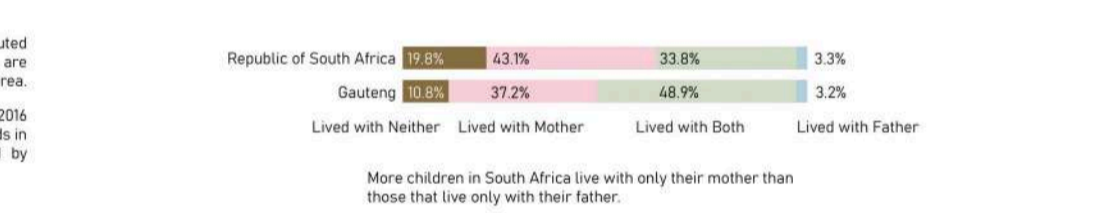


GENDER DISTRIBUTION
(CENSUS 2011; MALLULEKE 2020)



In Robert Sobukwe Street, men were observed to spend more time socially gathering at liquor-related spaces such as taverns, restaurants and bars. These are typically male social-gathering spaces.
Women were observed to spend more time at places of service or retail offering. These are not typical social-gathering spaces.

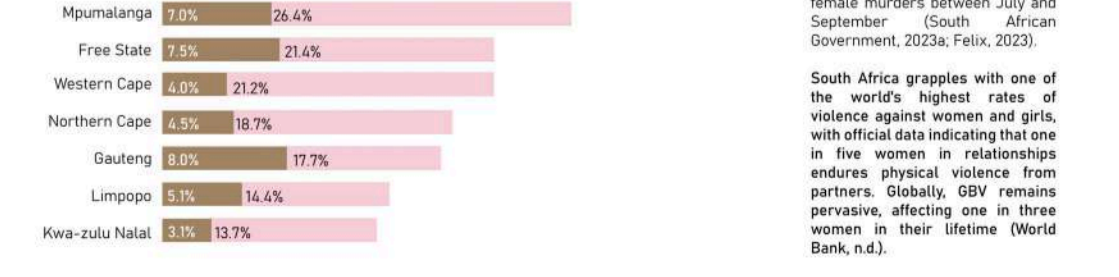
DISTRIBUTION OF GENDER-RELATED SOCIAL-GATHERING SPACES (NTS)



HEAD OF HOUSEHOLD IN CITY OF TSHWANE
(CENSUS 2011; MALLULEKE 2020)

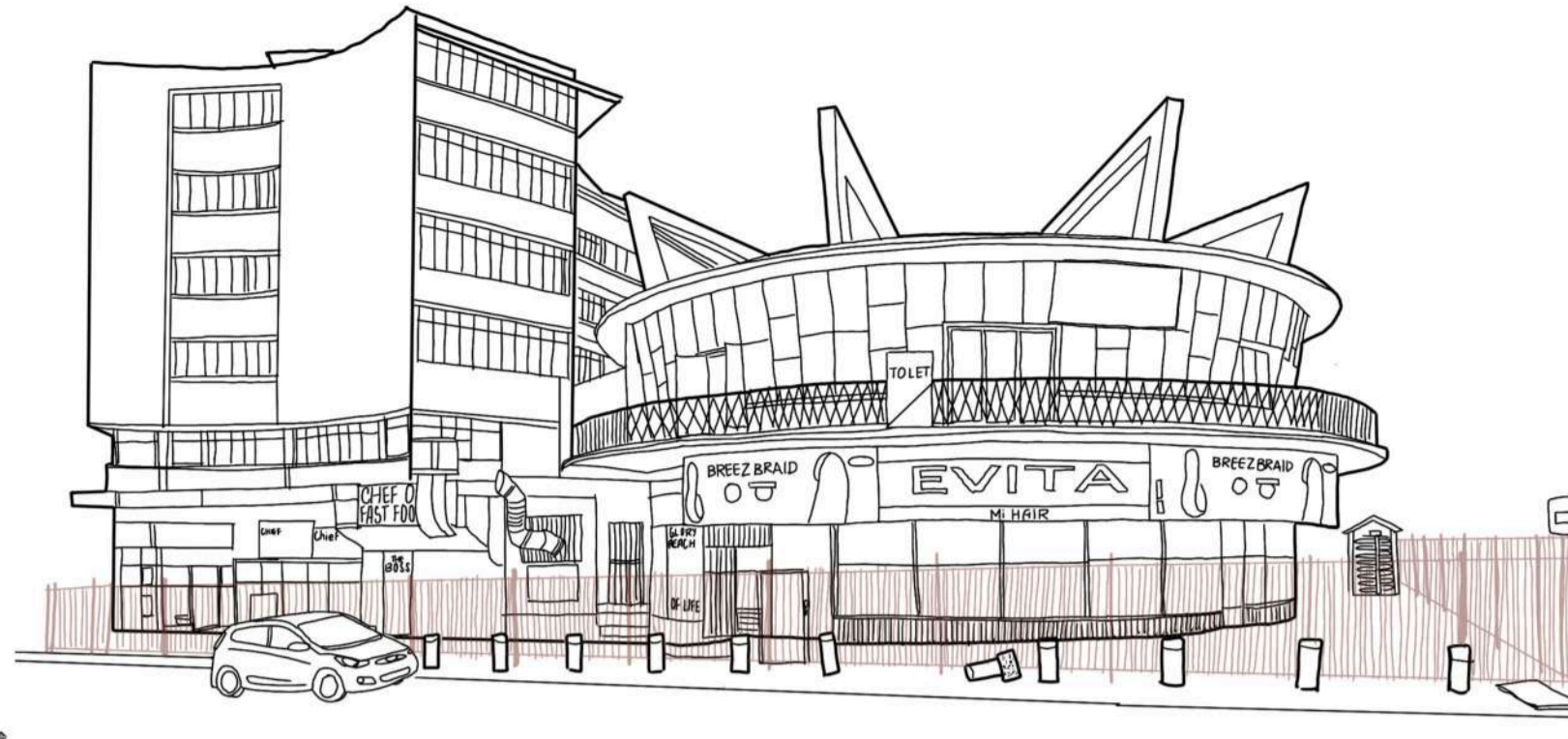


% OF CHILDREN LIVING WITH WHICH PARENTAL FIGURES
(GHS 2018 IN MALLULEKE 2020)

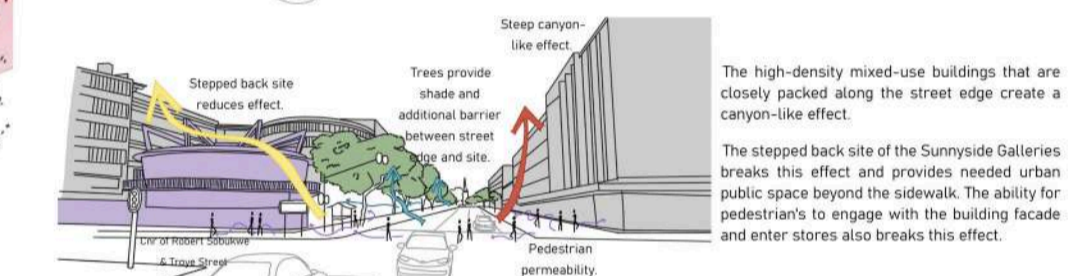
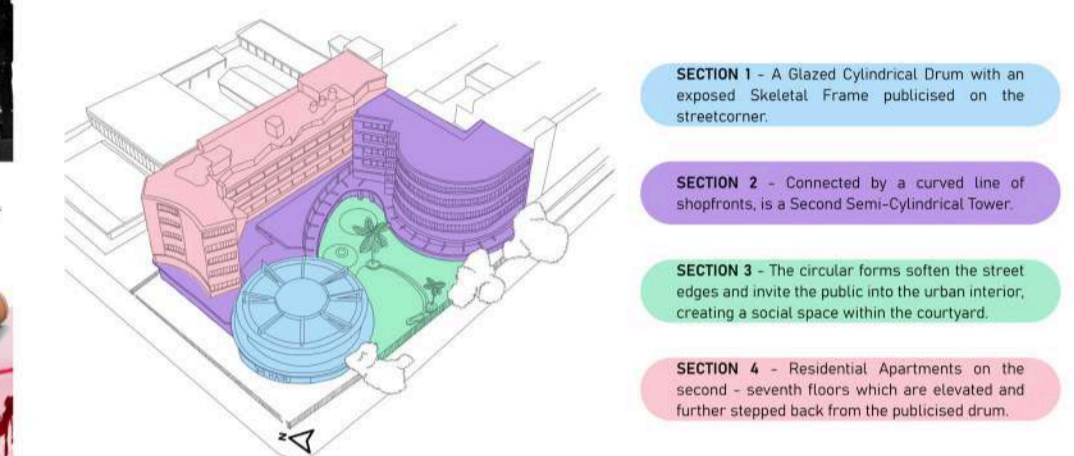


% OF WOMEN THAT HAVE EVER EXPERIENCED VIOLENCE IN SOUTH AFRICA
(MALLULEKE 2020)

The problem is not HOW MANY women but the fact that they WERE EVER UNSAFE AT ALL.



THE SUNNYSIDE GALLERIES Cnr of Troye Street & Robert Sobukwe Street.



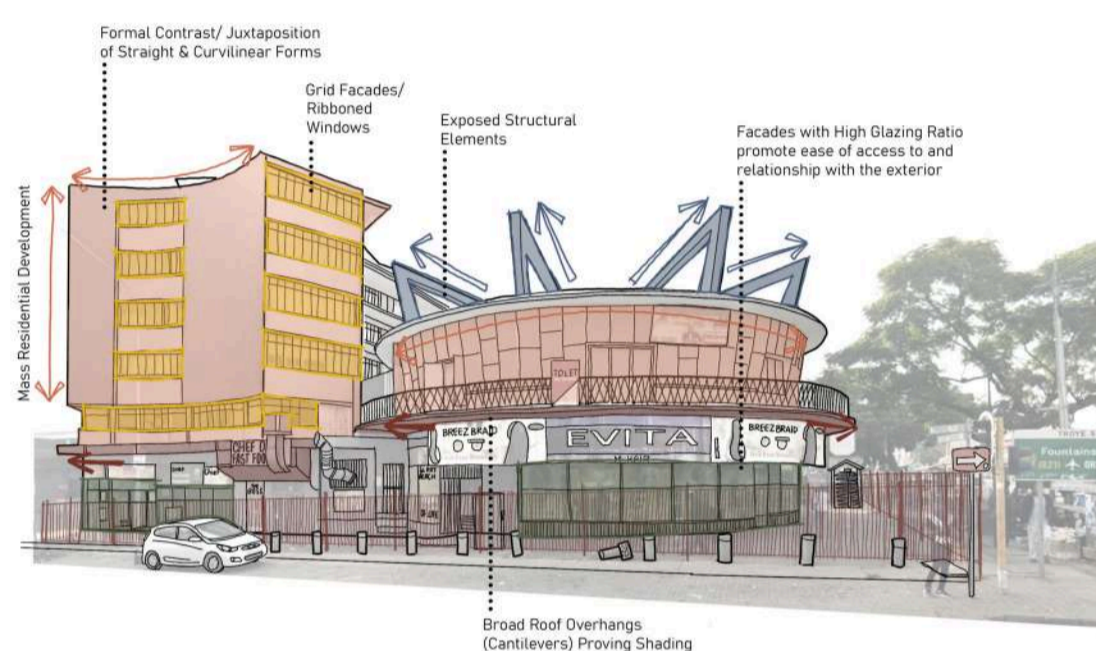
BUILDING FORMS & CANYON-EFFECT

Statement of Significance

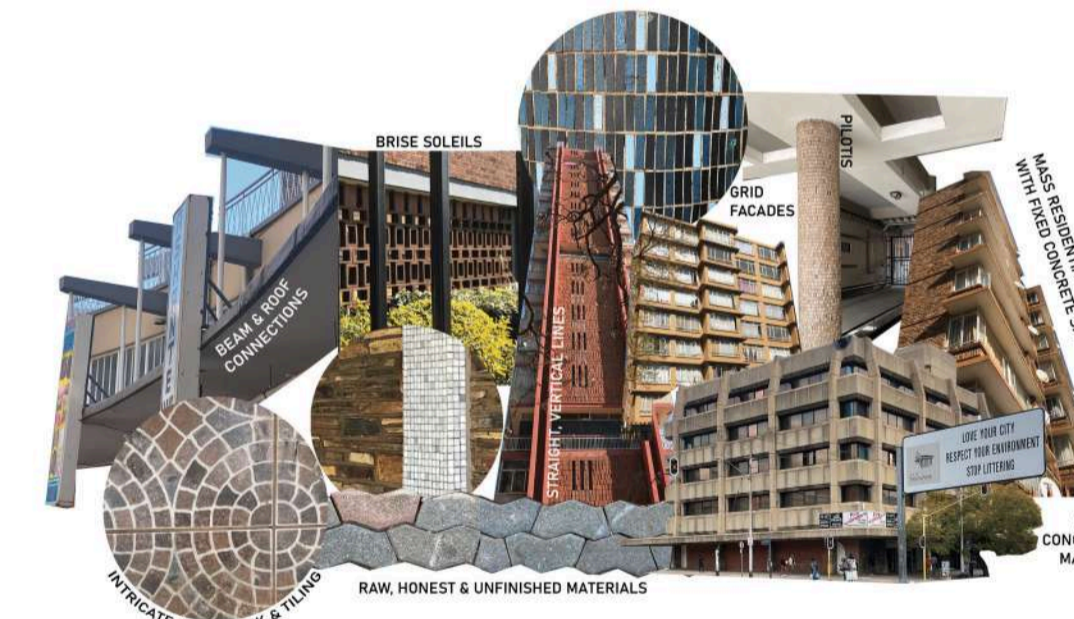
The design of the Sunnyside Galleries was originally commissioned by Mr. T Kleyhans from architect, Paul Voutas in the 1950s and, was finally constructed in 1961 (Voutas n.d. in de Villiers 2014). Paul Voutas is a prominent architectural figure having contributed a large majority of buildings towards Sunnyside's urban fabric in the mid to late 20th century.

Today the building is considered a heritage artefact of the modernist era as it is older than 60 years of age and contributes to the definition and architectural language of Robert Sobukwe street as an urban and public space. The entire building is stepped back from the street edge and has been enclosed by a fence (between 2015 - 2020) forming a fortified enclave housing various retail and service spaces such as a hair salon, fashion retailers, a butchery, fast food, a tavern and small clinical practice. This is similar to the original tenant mix and programme which consisted of the Grapevine, a bakery and restaurant, a records store, and a stage for impromptu music and arts circa 1960 (de Villiers 2014), among others. The building has retained its original retail-residential, mixed-use typology.

The site has significant value as an aesthetic and heritage artefact (due to its architectural style and nostalgic evocations for previous generations), and as a social space within the densely populated area of Robert Sobukwe street.



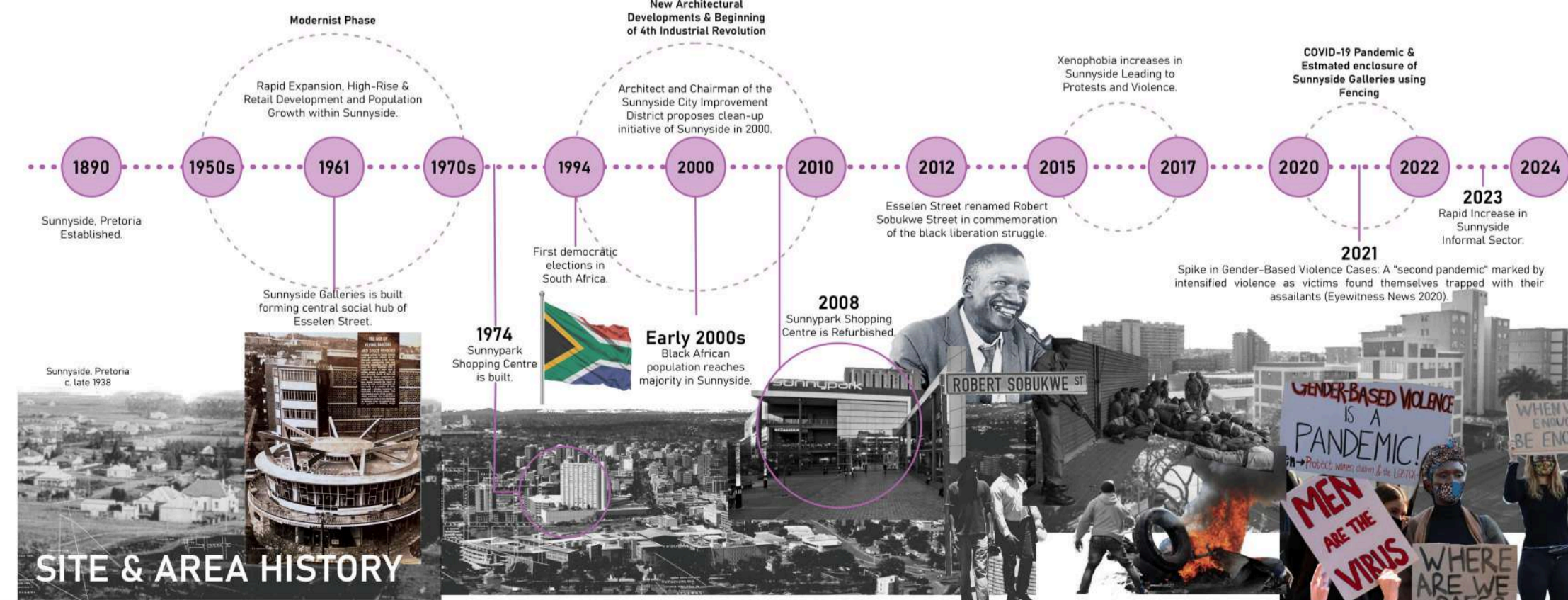
ARCHITECTURAL STYLE: BRAZIL MODERNISM



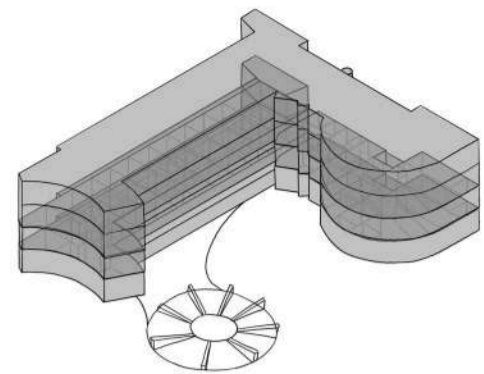
SURROUNDING HERITAGE CONTEXT



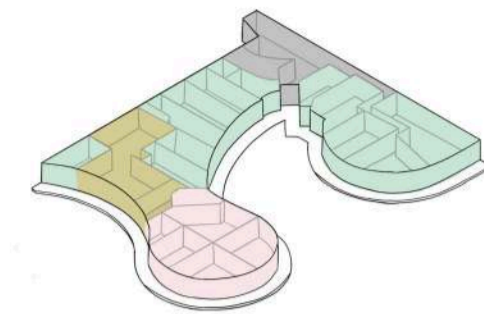
SUNNYSIDE HISTORICAL MAPPING (NTS)



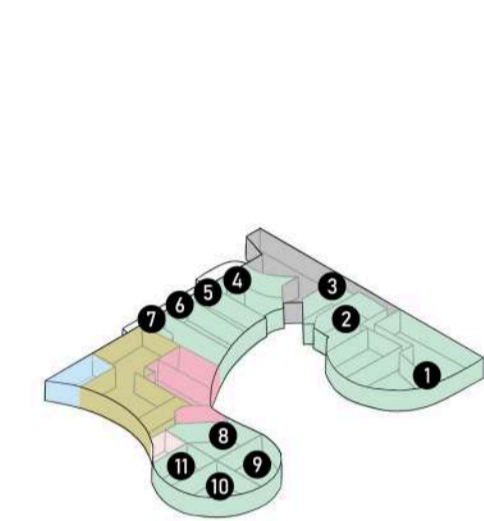
SITE & AREA HISTORY



2 - 5
PRIVATE RESIDENTIAL APARTMENTS & CIRCULATION SPACE



1
RELIGIOUS
Jesus Glory Outreach



0
RETAIL
1 Mad Max Clothing
2 African Food Shop
3 Murah One Seven (Printers)
4 & 5 Combined-Vacant
6 Ashante Hair Salon
7 Fashion Centre
8 & 9 Black Tex Beauty Salon
10 & 11 Brez Braid

HEALTHCARE
Surgery - Ngaka
Chinese Medicine

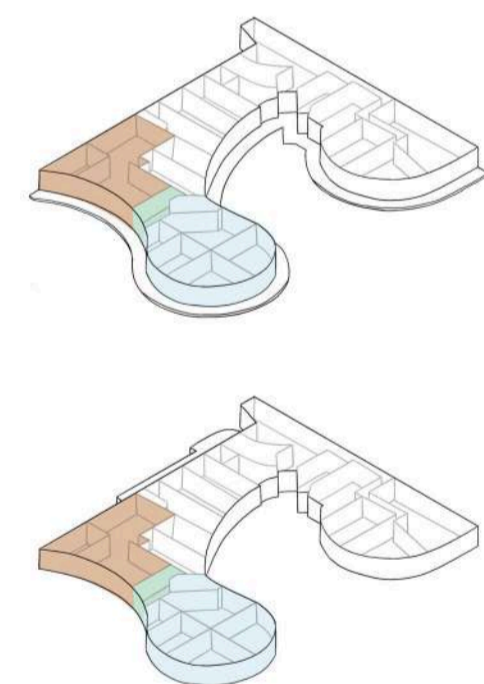
LIQUOR-RELATED OUTLETS
Chief Fast Food Restaurant & Pub

FOOD & DRINK OUTLETS
Wanfai Foods & General Dealer
Risita Supermarket

The existing ground and first floor programmes already cater to a largely feminine demographic such as the hair salon and fashion retailers. These programmes are intimate and revolve around individuals when the cylindrical forms on site push to be more public and shared spaces.

Additionally, these programmes operate in independence of one another and have the opportunity to expand and form an interconnected network that better serves the women and children on Sunnyside.

CURRENT PROGRAMMATIC ZONING



1
Note: This level is a mezzanine-level to the ground floor programmes.

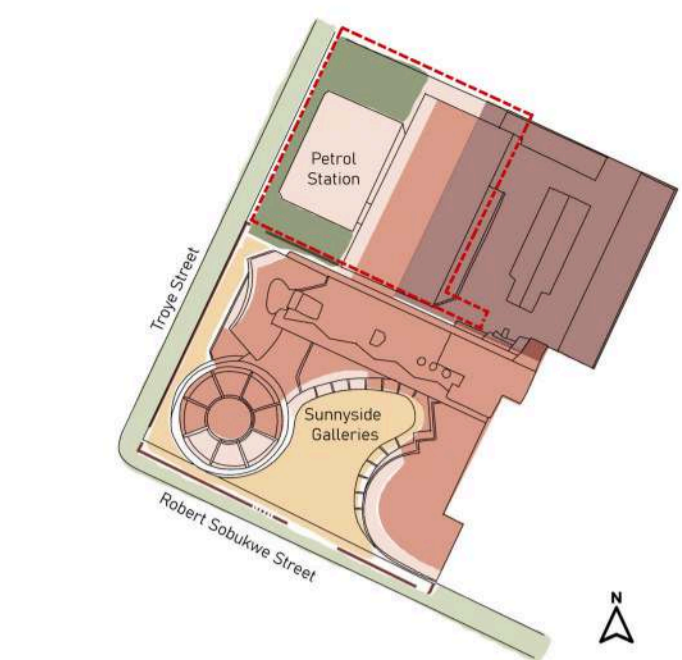
0
RETAIL
FOOD & DRINK OUTLETS
AUTOMOTIVE GARAGE

The building maintains its original mixed-use typology of retail-residential. The only significant change being the automotive garage which has transitioned into a tavern and restaurant. The Upper Floors (2-5) remain as high-density residential.

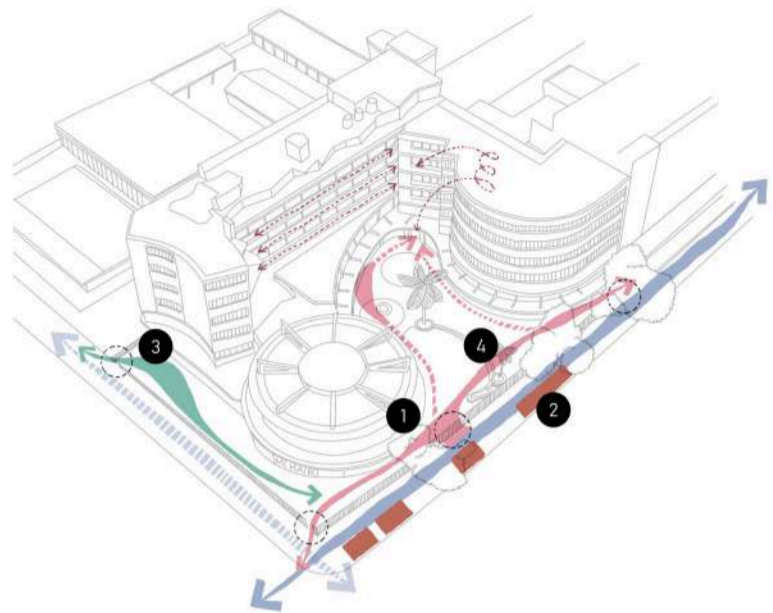
ORIGINAL PROGRAMMATIC ZONING



EXISTING PROGRAMME & USERS

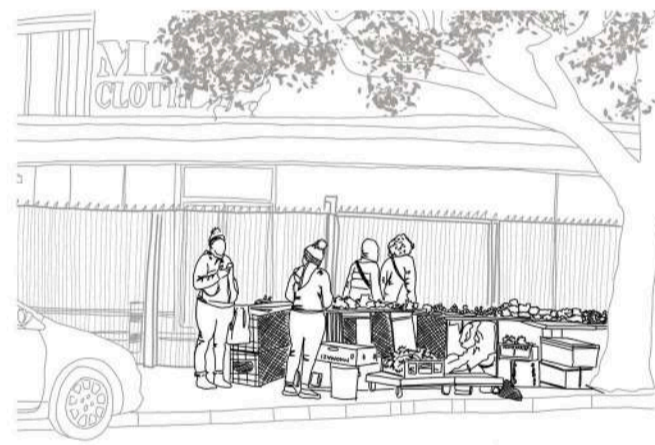


GROUND FLOOR VISUAL & PHYSICAL ACCESSIBILITY (NTS)

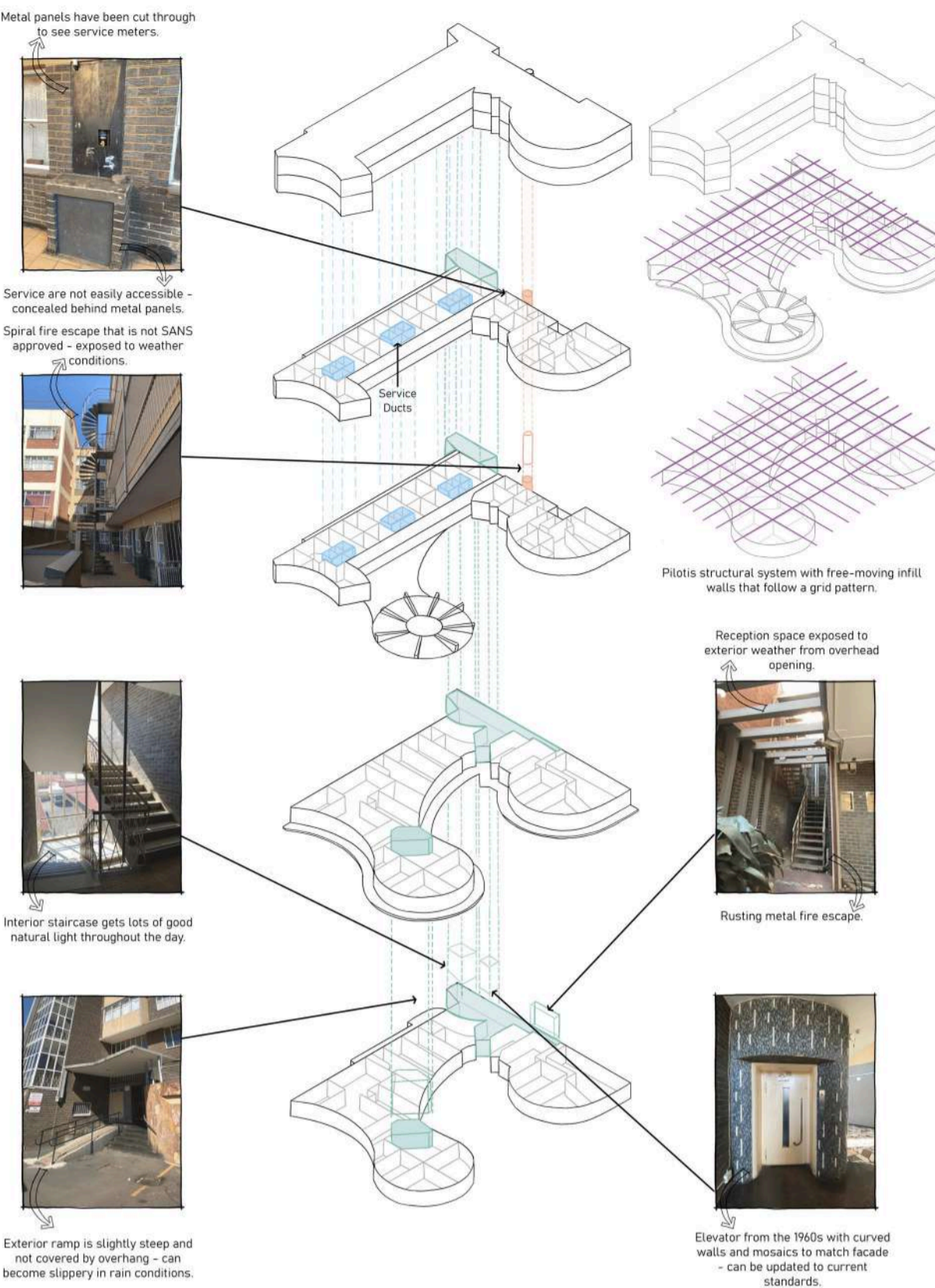


- Visually Accessible Facade
- Interior Space accessible by Public
- Private parking for Residents
- Enclosed Urban Public Space
- Open Public Space
- Sidewalk
- Fence-line
- Municipal building restriction due to Petrol Station

- Site Access Points
- Heavy Pedestrian Traffic along Sidewalk
- Light Pedestrian Traffic along Sidewalk
- Interior Pedestrian movement (Men and Women)
- Interior Pedestrian movement (Men)
- Informal Vendor Stalls
- Light Residential movement within building



EXISTING USER-ENGAGEMENT



Metal panels have been cut through to see service meters.

Service are not easily accessible - concealed behind metal panels. Spiral fire escape that is not SANS approved - exposed to weather conditions.

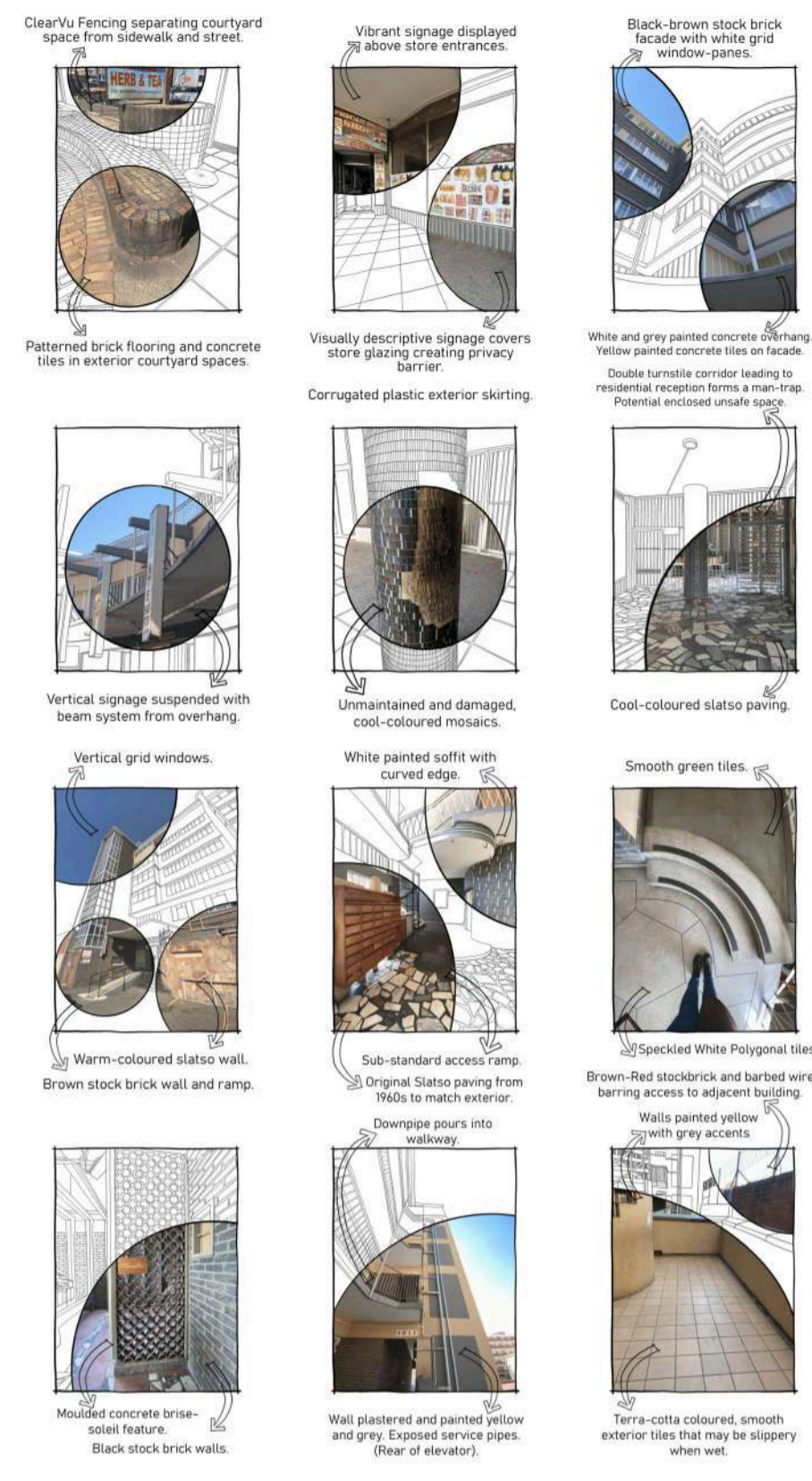
Interior staircase gets lots of good natural light throughout the day.

Exterior ramp is slightly steep and not covered by overhang - can become slippery in rain conditions.

Reception space exposed to exterior weather from overhead opening.

Rusting metal fire escape.

Elevator from the 1960s with curved walls and mosaics to match facade - can be updated to current standards.



ClearVu Fencing separating courtyard space from sidewalk and street.

Vibrant signage displayed above store entrances.

Black-brown stock brick facade with white grid window-panels.

Patterned brick flooring and concrete tiles in exterior courtyard spaces.

Visually descriptive signage covers store glazing creating privacy barrier.

White and grey painted concrete overhang. Yellow painted concrete ties on facade.

Corrugated plastic exterior skirting.

Double turnstile corridor leading to residential reception forms a man-trap. Potential enclosed unsafe space.

Vertical signage suspended with beam system from overhang.

Unmaintained and damaged, cool-coloured mosaics.

Cool-coloured slatso paving.

Vertical grid windows.

White painted soffit with curved edge.

Smooth green tiles.

Warm-coloured slatso wall. Brown stock brick wall and ramp.

Sub-standard access ramp. Original Slatso paving from 1960s to match exterior.

Brown-Red stockbrick and barbed wire barring access to adjacent building.

Downpipe pours into walkway.

Walls painted yellow with grey accents.

Moulded concrete brise-soleil feature. Black stock brick walls.

Wall plastered and painted yellow and grey. Exposed service pipes. (Rear of elevator).

Terra-cotta coloured, smooth exterior tiles that may be slippery when wet.

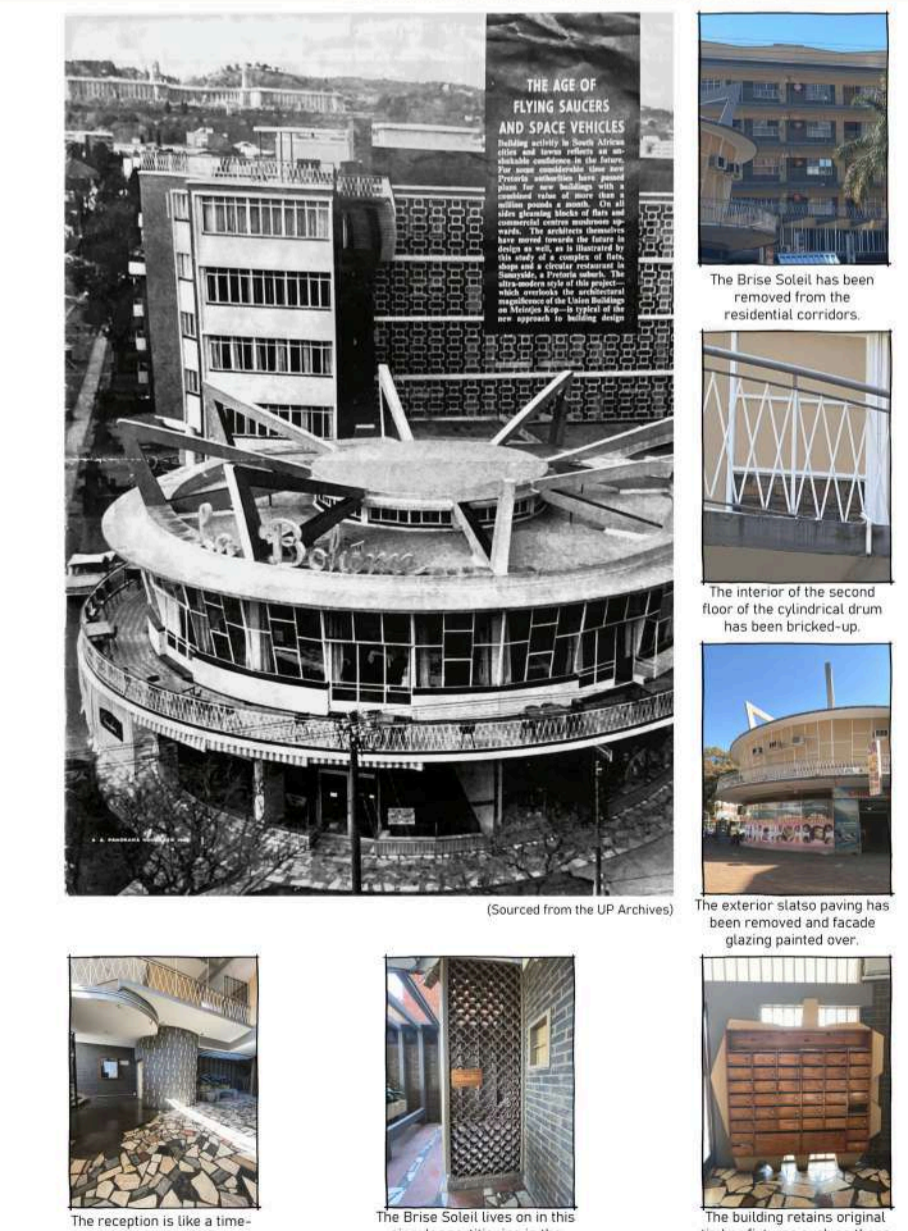
Structure, Circulation & Services

	AESTHETIC	ARCHITECTURAL STYLE & ELEMENTS	HISTORICAL (AGE & RARITY)	SOCIAL	SPIRITUAL
SURROUNDINGS	The general area is overdue for maintenance and has little programmatic diversity (high-density residential & retail dominates).	Surrounding area is a collage of largely heritage buildings with few new developments revitalising the area.		Very economically active area but high crime statistics create an unsafe area. Very little urban public space for social gatherings but site has opportunity to do so.	There are many churches and religious spaces in the surrounding area showing high amounts of spiritual-related activity.
SITE	Site is in a state of deterioration.	Many of the architectural elements that define the heritage of the building have been removed.	Building is over 61 years old marking it as heritage by NHRA. Original shopping centre intended along street.	Space does not see much pedestrian traffic throughout the day. Site is enclosed by fence. Largest contributors to site survival are residential units. Site is optimally placed to be central social node of street.	
STRUCTURE	Structural columns on grid with in-fill walls coinciding with modernist construction. Opportunity to move walls and install new construction.	Cylindrical drum with exposed skeletal frame becomes an area landmark. Upper portion of drum has had interior bricked up and exterior glazing painted over.	Curved design is unique to it as it is late brazil-modernist juxtaposition to cubic early modernist buildings. It is rare to see curving architecture even in contemporary South African context.	Many stores stand vacant and those that are utilised have their windows largely papered over with advertisements making it difficult for visitors to visually access the site. It is unapproachable unless you are there for a predetermined purpose.	
SKIN & MATERIALITY	Site maintains intricate brickwork and mosaics from construction but they are largely deteriorated (bricks covered in oil and mosaics cracking apart). Many of the original finishes remain however the brise soleil has been removed over time.			Simple and generic finishes along ground floor for retail whiteboxing and low maintenance. Residential units unique to tenants.	
SPACE PLAN		Curves create sense of movement and gathering in contrast to linearity of street.		Site maintains similar use typology to its original and is actively in use by retailers and some visitors. There is nostalgic value for various users that used to visit site when it operated and optimum levels.	Part of site is used for church group/ religious gatherings but only on particular days closing off a portion of the building for half the week.
STUFF (FURNISHING)	Majority non-fixed furnishings promote sense of temporality & instability.			No provision for visitors within courtyard space/ along exterior facade.	
CONSIDERATION IN RENOVATION	HIGH	MODERATE	MODERATE	HIGH	LOW

Heritage Value Matrix to Determine Current Cultural Significance

STRUCTURE AND HERITAGE ANALYSIS

Material Analysis



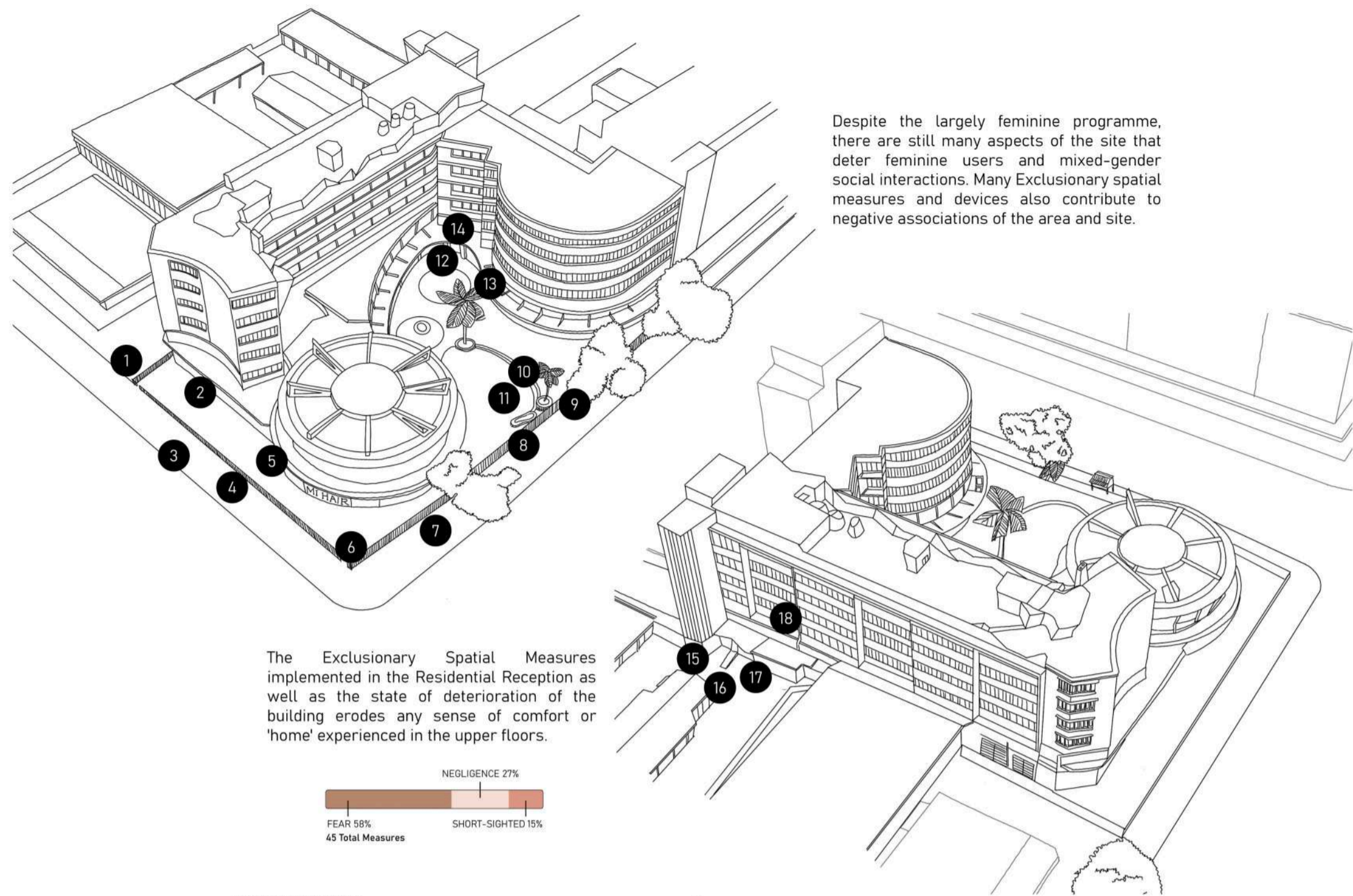
There is an amalgamation of many different patterns using both warm and cool colours. This may be overwhelming for some users. There is a cohesive identity to the building however it could be refined.

Current Condition of Heritage Elements

The reception is like a time-capsule of Brazil Modernism that needs maintenance/ renovation.

The Brise Soleil lives on in this singular partitioning in the reception area.

The building retains original timber fixtures such as these mail-boxes for the apartments.



EXCLUSIONARY SPATIAL MEASURES ON SITE



- Diverse inhabitants of Area & Vibrant Street Culture of Formal and Informal commercial activity.
- High Pedestrian Movement along street for user engagement & Close to Transport Routes and RSDF activity Nodes
- The Site becomes a secondary node (alongside Sunnypark Shopping Centre) on Robert Sobukwe Street to serve the high-density residential surroundings.
- The Site is situated on a corner so connected to street from multiple directions and creates a landmark through its presence.
- Zoning supports the intended mixed-use programme as per SPLUMA, MSDP 2021 and other relevant policies.
- Project appeals to a wide range of stakeholders.
- Programme integrates and collaborates with existing markets in Sunnyside and the City of Tshwane

S

- Project appeals to a wide range of users.
- Wide variety of urban inhabitation occurring - street activities and rituals.
- Lots of passive surveillance occurs within area during day due to high pedestrian population.
- Low-middle socio-economic income area. Adaptively reusing neglected/ deteriorating structures can fulfil social and community requirements while maintaining affordability.
- Site has existing urban public space that was enclosed in recent years but can be revitalised.
- Project can improve the environmental sustainability of the existing building and site

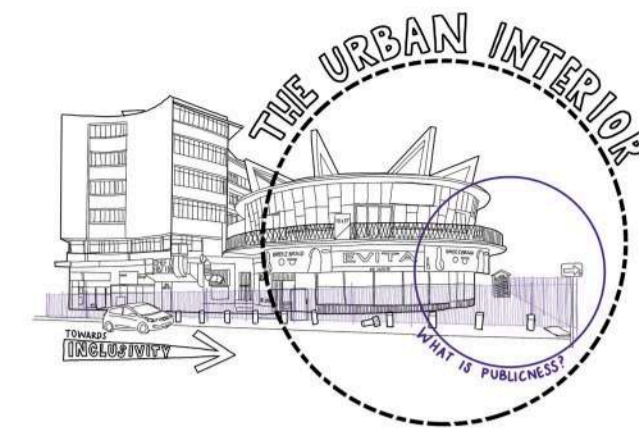
O

- North Orientation of Site means that open public spaces are majorly shaded throughout the day creating a colder environment and reducing natural light into interior spaces.
- Very busy sidewalks that are narrow - Not enough circulation space for large amounts of pedestrian traffic and lacking in pause, lingering or rest spaces along the street.
- Lack of natural/any vegetation on site.
- Lots of windows obscured by advertising - not a lot of permeability between exterior and interior on facade of buildings.
- High amounts of informal trade occurring street-side may challenge stepped-back commercial spaces.
- The building exhibits signs of deterioration and does not comply with contemporary building standards.

W

- High documented rates of crime and substance abuse in the area.
- Positioned in male-dominated area which means that it may become a targeted space for predatory and territorial men.
- Larger retail spaces dominate the street and are highly enclosed/ removed from public space through monotonous and bricked-up facades (e.g. shoprite)
- Limited space for exterior interventions as the existing building has a large spatial footprint on ERF boundary.
- Avoidance of certain spaces and lack of general social wellbeing due to exclusionary spatial measures and devices.

T



CONTEXT ISSUE

Robert Sobukwe Street is an **unsafe space** for vulnerable groups and generally **hostile, exclusionary**.

The Site has an enclosed Urban Public Space and the building no longer participates in the public experience to its full potential as 'Architecture of fear' isolates the site from its surrounds. **environment.**



SOCIAL ISSUE

Many fighting for liberation believed that ending apartheid would "lead to a country free of all oppressions and discrimination based on race, class, gender, sexual orientation, religion, language, geographical location, ability" (Gqola, 2007: 114).

However, the country that they worked for, fought for, and hoped for does not yet exist if vulnerable groups are not included.

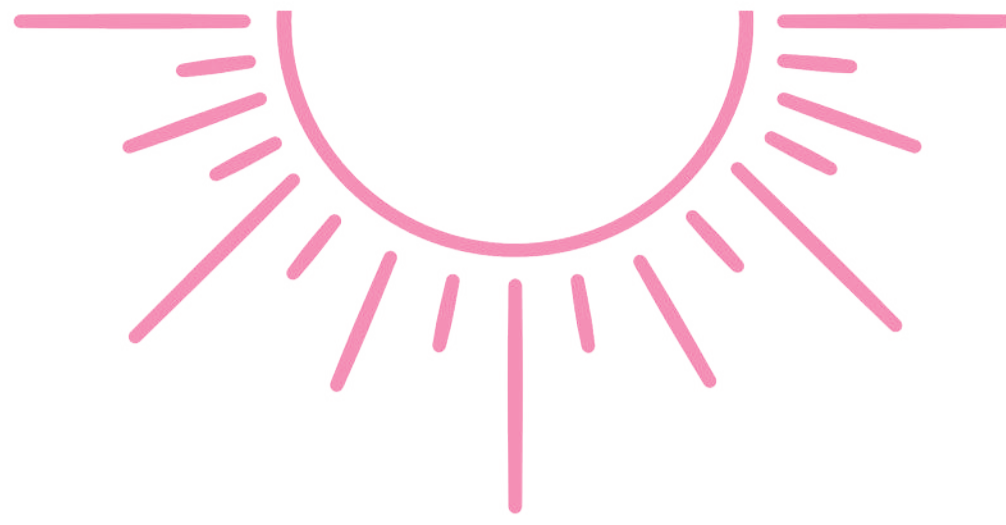
Locally and Globally we lack spaces of safety for Women, Children and other vulnerable groups; especially in the urban public realm.



HERITAGE ISSUE

The building's condition is deteriorating and contributes to a negative environmental perception. **The building is due for renovation.**

There is the risk of the ground floor eventually becoming abandoned due to lack social use. **The site deserves to live and not just exist.**



PART 2

PROJECT PROPOSAL, THEORETICAL & SPATIAL FRAMEWORKS



the
*Sunnier
Side*

This project aims to explore the pivotal role that architecture plays a role in designing safe and dignified urban public spaces for women, children and vulnerable groups in the City of Tshwane.

Additionally, it reflects on the potential of the identified design approaches, strategies and principles to support the development of more inclusive public spaces for the entire community.

PROJECT QUESTIONS

Theory Question

What strategies can we employ dismantle exclusionary spatial measures and create more equitable, accessible, and safer urban public spaces that foster inclusive social networks and dignified environments for women, children, and vulnerable groups in the City of Tshwane?

Design Question

How can interior architecture and adaptive reuse of heritage buildings in urban environments be utilised to foster inclusive, safe, and equitable public spaces that address both physical and socio-cultural dimensions of safety for vulnerable groups?

AIMS & OBJECTIVES

ACTIVATION OF UNDER-PERFORMING PUBLIC (HERITAGE) SPACES AND BUILDINGS.

To re-vitalise the potential of the building's architectural language emphasizing it as a social place by re-vising the heritage structure to present new narratives of inclusion that are both physical and psychological.

SAFE SPACE AS BOTH A TANGIBLE EXPERIENCE AND SOCIAL CONSTRUCT

To promote the creation of safe, equitable, dignified and more accessible urban public spaces by recognizing that a 'safe' space is not solely defined by its physical attributes, but also by the collective experiences, social constructs and behaviors of the people within the space.

ESTABLISH SAFE SPACE THROUGH TARGETED ACTIONS AND TANGIBLE SPACES/ OBJECTS

To provide touch-point programmes and infrastructure to connect women, children and vulnerable groups to the correct services required that simultaneously promote an aspirational space that counteracts the hostility of the surrounding environment as identified in the DIT Research Report.

PROMOTE HOLISTIC USER WELLBEING & SAFETY THROUGH VISIBILITY & BELONGING

To enhance community belonging and ownership of space by providing public infrastructure and resources that are accessible to all.

To enhance visibility to create a safe space that acknowledges and validates experiences, fosters trust and, promotes inclusivity and support.

To create a space where women feel welcomed, can express themselves freely and safely, and experience social justice.

STAKEHOLDERS

Client



The City of Tshwane Municipality is the primary client as the project addresses key issues with which the City struggles such as the protection of citizens and the reduction of crime rates, including gender-based violence.

This project supports the Tshwane Integrated Development Plan (2030 Vision) to be a city that:

- Pillar 1:** Facilitates Economic Growth & Job Creation
- Pillar 2:** Cares for Residents & Promotes Inclusivity.
- Pillar 4:** Keeps Residents Safe.

Investors



Internationally this project supports multiple Global Sustainable Development Goals as outlined by the United Nations.



Partners



This project can partner with Thuthuzela Care Centres which 'one-stop facilities' that provide legal, psychological, social and emergency medical assistance to women who have experienced violence.

Led by the NPA's Sexual Offences and Community Affairs Unit (SOCA) Unit, these centres focus on protecting women and children and enhancing prosecution in sexual offences and related cases (National Prosecuting Authority 2019).

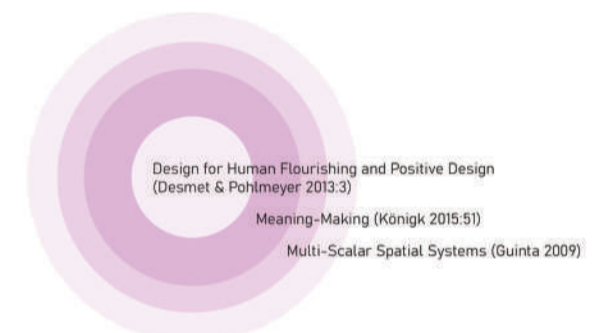
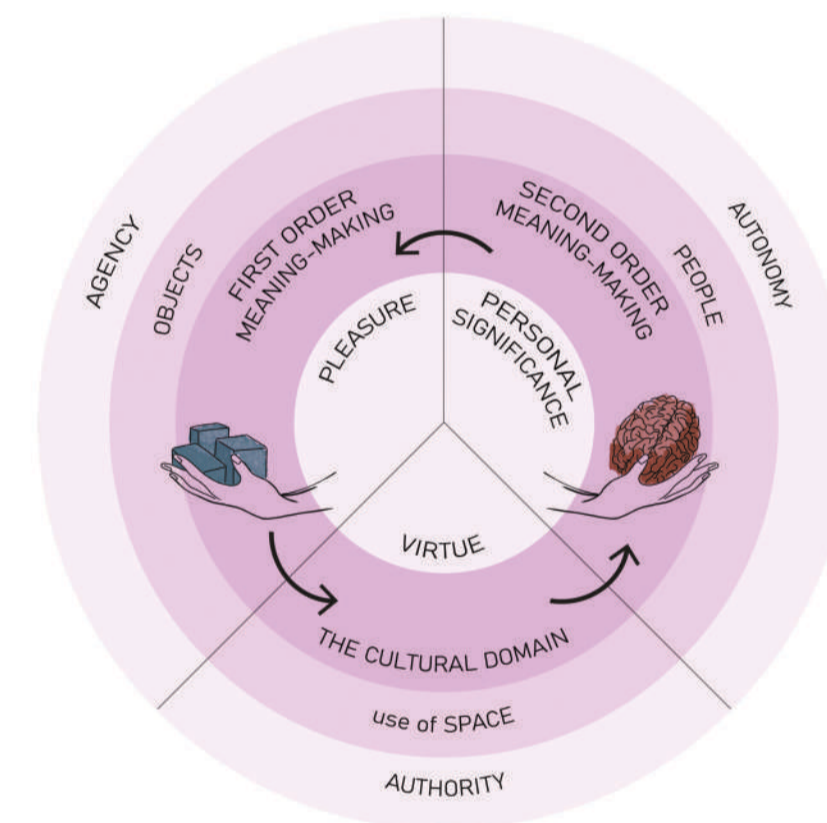


The University of Pretoria School of Medicine may be able to contribute to Primary Health Care initiatives on site through practical placement of students and medical staff.



U-turn is a South African organization focused on helping homeless individuals overcome their circumstances through a phased approach. Their Christian-based program provides basic needs, rehabilitation, and work-readiness training. Participants, called "Champions," receive therapy, skills development, and access to social enterprises like retail or digital work. With a high success rate, U-turn helps many regain independence, employment, and sobriety, aiming for long-term reintegration into society.

THEORETICAL FRAMEWORK



AGENCY | OBJECTS | FIRST ORDER MEANING-MAKING | PLEASURE

This section considers tangible aspects that provide immediate, positive sensory and emotional experiences that a design can provide user agency and first-order meaning-making.

AUTONOMY | PEOPLE | SECOND-ORDER MEANING-MAKING | PERSONAL SIGNIFICANCE

This section focuses on how a design can create a meaningful and impactful experience for individuals through second-order meaning making that displays and enables user autonomy. It emphasizes personal growth, self-expression, and the fulfillment of personal goals and aspirations.

AUTHORITY | use of SPACE | THE CULTURAL DOMAIN | VIRTUE

This section involves promoting ethical behavior and contributing to the well-being of others and society as a whole as generated within the cultural domain through meaning-making processes. It includes fostering values such as kindness, generosity, and social responsibility through design and considers the authority that users and social norms derive from and attribute to the different uses of space.

HOUSE OF THE PINK SPOT

SOUTH AFRICA 2023 | FRANKIE PAPPAS

TYPOLOGY: SAFE SPACE

Frankie Pappas, working with a small budget, created a compact structure with an exaggerated height to evoke a sense of monumentality, reflecting the societal value placed on tall buildings.

The materials used were locally sourced from Orange Farm, including brick, telephone poles, shutter ply, and pink paint.

The "House of the Pink Spot" serves as a landmark, meeting place, study space, play park, informal theatre, and dance hall for the community. However, its true significance comes from the creativity and spirit of its inhabitants.



HILLBROW COUNSELLING CENTRE

SOUTH AFRICA 2017 | LOCAL STUDIO

TYPOLOGY: SAFE SPACE | HEALTH CLINIC

This project consolidates previously scattered counseling facilities into a single, cohesive center, featuring counseling rooms, a meeting room, and a roof garden. Funded by the German government, the project was undertaken pro bono by Local Studio, following their successful completion of the Outreach Foundation building for the same client.

The new structure, designed to be a striking and attractive landmark, reflects Local Studio's commitment to impactful design.

To address the challenge of maintaining confidentiality for individuals undergoing counseling, the building was conceptualized as a cocoon that wraps the building, offering a protective and private environment.



SHENZHEN WOMEN & CHILDREN'S CENTRE

CHINA 2023 | MVRDV

TYPOLOGICAL: SAFE SPACE | HEALTH CLINIC | MIXED-USE BUILDING
ADAPTIVE REUSE

The MVRDV-designed Shenzhen Women & Children's Centre transforms a 1994 mixed-use tower into a vibrant skyscraper housing a hotel and welfare facilities, including a library, auditorium, and therapy rooms. With a colorful facade, the 100-meter-tall building sets a precedent for adaptive reuse in Shenzhen.

Originally plagued by design flaws, the tower was revitalized as one of China's model projects for carbon reduction. MVRDV's design reuses the existing structure, adds shading and ventilation, and includes a rooftop terrace, public courtyard, and improved metro access.

The building's vibrant colors help to delineate different functions, with a playful and child-friendly design that continues into the main lobby, creating a welcoming environment where children are prioritized.



CABOOLTURE GP SUPER CLINIC

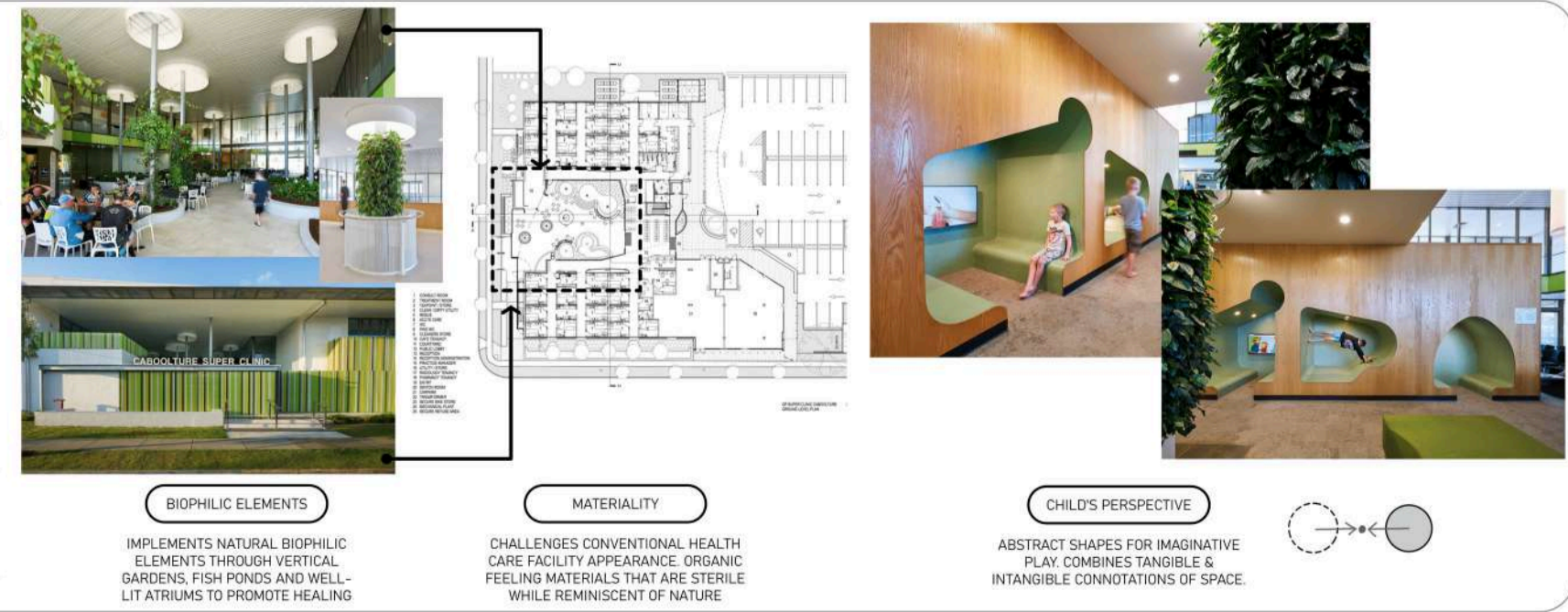
AUSTRALIA 2015 | WILSON ARCHITECTS

SPATIAL THEORY: SALUTOGENIC APPROACH

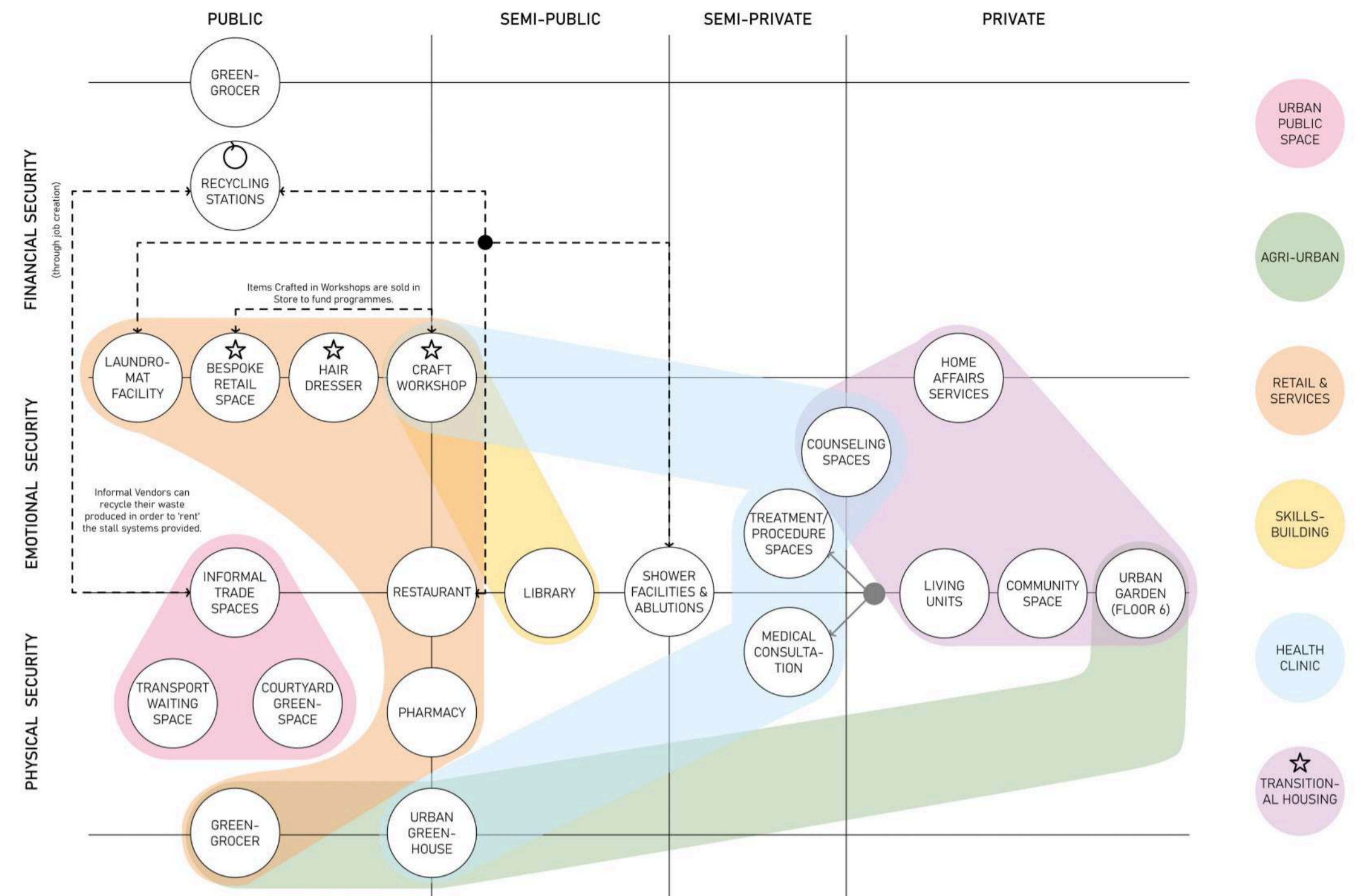
Healing environment principles are increasingly shaping health and aged care design, focusing on access to nature for the wellbeing of all. The Caboolture Super Clinic reflects this with vertical gardens, fish ponds, and a landscaped atrium, enhancing healing, comfort, energy efficiency, and air quality.

The clinic, designed to be easy to navigate and support wellbeing, includes 24 consult rooms and an acute care unit. The facility's design prioritizes human interaction and de-institutionalizes the clinical environment, creating welcoming spaces for all, including special areas for children.

A central courtyard serves as a landscaped break-out space and aids in wayfinding. All waiting areas overlook the courtyard, connecting visitors to nature. The clinic also features curved seating near cubby play areas, designed with abstract shapes, for parents and children awaiting pediatric consults, providing a playful distraction from the clinical setting.



THEORETICAL PRECEDENTS



PROGRAMME NETWORK

A BEACON LANDMARK

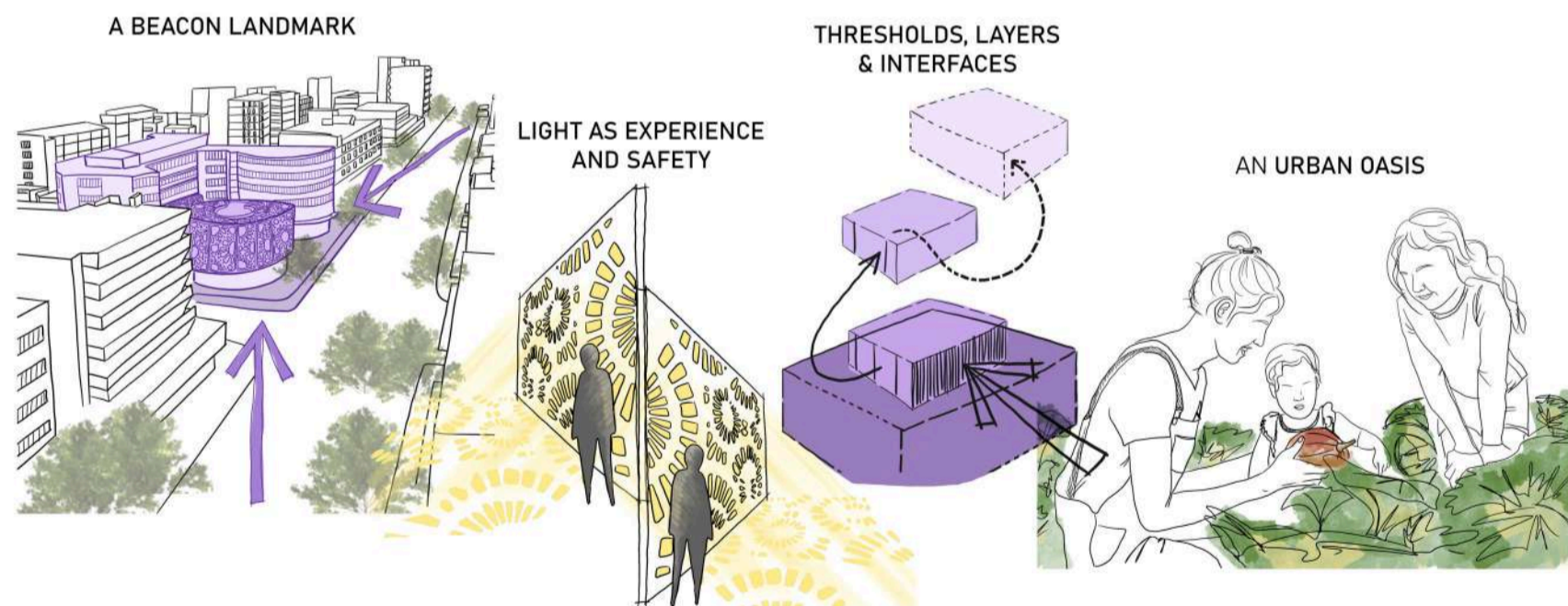
Conceptually, the design acts as a 'beacon of safety' that employs the landmark nature of the new brise soleil facade to guide those that require aid to the site.

Secondly, the use of light experience within the brise soleil acts as a lantern in the night that illuminates the surrounding environment to create safe and lively space.

Upon arrival to site the programme unfolds through a series of layers, thresholds and interfaces that strive to create positive user-experiences across multiple levels of engagement.

The building is also spatially arranged to guide the user from the most public interface of the urban public realm to the most private, intimate and vulnerable experiences of the health clinic consultation rooms or transitional housing, providing opportunities for support at each stage.

Through the implementation of urban green spaces and agriculture, the site becomes an oasis of rest, environmental rejuvenation and connections to nature amongst the high-rise urban canyon that is Robert Sobukwe Street.



CONCEPTUAL APPROACH



PRIMARY USERS

Thinks:
About the well-being of the community.
About the economic sustainability of the Workshop and centre.
Of ways to collaborate with the women in Sunnyside.

Does:
Own the Craft Workshop and partners with the Health clinic to Art therapy classes.
Sell the crafts and artworks made in the workshop in a retail space at The Sunnier Side to fund of the Workshop and general centre.

Feels:
Proud of the partnership with the Health clinic and the impact it has on the community.

Middle-Aged Women
Regulator & Inhabitant
I am a 45 year old woman and I live at The Sunnier Side.

SKILLS-BUILDING
Manage Craft Workshop

AGRI-URBAN
Spend time in Urban Garden before going home.

RETAIL & SERVICES
Restock Retail Spaces with Creations

Thinks:
Concerned about securing long-term housing and stability after leaving their dangerous home.
Reflects on the need for additional support services to help them adjust and rebuild their lives.

Does:
Moves into transitional housing within the building to find immediate stability.
Engages with programs and resources available at the center to help rebuild their lives and figure out next steps.

Feels:
Feels anxious about their future and the uncertainty of their new situation.
Feels thankful for the resources and support available to help them transition.

Mother & Child
Inhabitant
I am a 32 year old mother with a 5 year old child. I had to leave home because it became dangerous for us.

HEALTH CLINIC
Take Children for Medical Check-Ups/ Leave Child at Creche

SKILLS-BUILDING
Attend Craft Therapy Classes

TRANSITIONAL HOUSING
Live in Transitional Housing

Thinks:
Thinks about how she can use her education to advocate for human rights and find ways to make a meaningful impact in her community through her future career.

Does:
Networks with Like-minded Individuals in the building who share similar values and goals.
Is a student intern at The Sunnier Side to learn how to best assist GBV victims.

Feels:
Motivated and inspired by the resources and opportunities available in the building.
A strong sense of purpose in her studies and future career.

Young Women
Inhabitant
I am a 25 year old UP student living in Sunnyside and I study Social Services.

HEALTH CLINIC
Have medical procedure Paragard (Copper IUD) Insertion

TRANSITIONAL HOUSING
Intern at Health Clinic & Transitional Housing assisting with Social services paperwork.

RETAIL & SERVICES
Meet with friends in social gathering spaces in free time.

USERS

HEALTH CLINIC
Operate Healthcare Clinic

SKILLS-BUILDING
Perform Medical Procedures
Teach General Care & First Aid Classes

Medical Staff
Regulator & Inhabitant
I am a 30 year old nurse and I work in the Healthclinic.

Thinks:
About providing the best care for the women in her community, considering their physical, emotional, and mental health.
Believes in treating the whole person, not just the symptoms, and often reflects on how to address broader social and psychological issues affecting her patients.

Does:
Provides tailored medical care, educates patients, advocates for women's health, and offers emotional support.

Feels:
Cares deeply for her patients and finds fulfillment in helping them, despite occasionally feeling overwhelmed.

Thinks:
Values connecting with friends and maintaining independence in the garden and believes The Sunnier Side improves her overall quality of life and mental well-being.

Does:
Regularly visits the health clinic for medical check-ups and treatments, ensuring her health needs are met.
Actively interacts with other garden visitors, maintaining social connections and contributing to her sense of belonging and community.

Feels:
Finds fulfillment in socializing and spending time in the garden.
Feels grateful for the accessibility and the opportunities to engage in meaningful activities despite her mobility challenges.

Elderly
Inhabitant
I am 65 years old and I come to the clinic for check-ups & spend time in the urban gardens.

"Your health is important and I'm here to support your well-being in every way possible."

URBAN PUBLIC SPACE
Spend Time in Communal Spaces & Gardens

AGRI-URBAN

HEALTH CLINIC
Have Medical Check-Ups

RETAIL & SERVICES
Fetch Medication/ Do Shopping

"I appreciate how the clinic and the garden are both so accommodating and welcoming."

Thinks:
Reflects on the challenges of being alone at home and the need for a safe space during afternoons.
Considers the value of engaging in productive activities like working in the library and attending classes.

Does:
Uses the library and attends first aid classes after school.
Spends time with friends and peers in a safe and supportive environment.

Feels:
Comforted by the presence of a safe and welcoming space where they can spend time constructively.

Adolescent Girls
Inhabitant
We go to school nearby and come here after class to do homework because there is no one at home in the afternoon.

SKILLS-BUILDING
Study at the Library

HEALTH CLINIC
Attend Courses at the Clinic or Craft Workshop

RETAIL & SERVICES
Eat dinner/ lunch at Restaurant

"The library and first aid classes are really helpful, and it feels safer here. I'm glad there's somewhere to go instead of being alone at home."

SECONDARY USERS

Informal Vendors

Commuters

Vulnerable Groups (e.g. unsheltered)

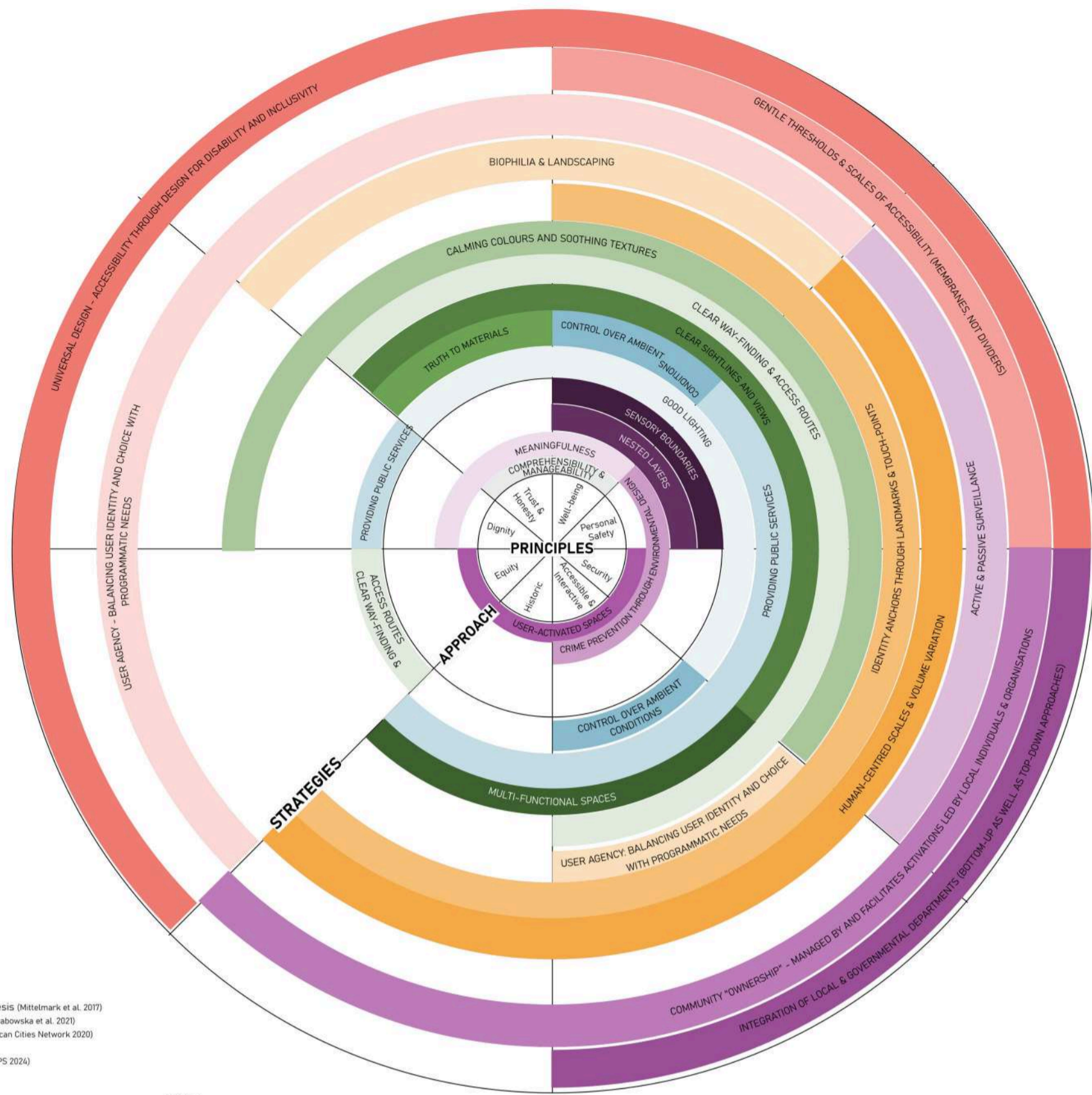
SKILLS-BUILDING
Store Items in Public Lockers Temporarily

HEALTH CLINIC
People can make use of the Public ablutions

RETAIL & SERVICES
Vendors sell items to Commuters waiting in Sidewalk Rest Area

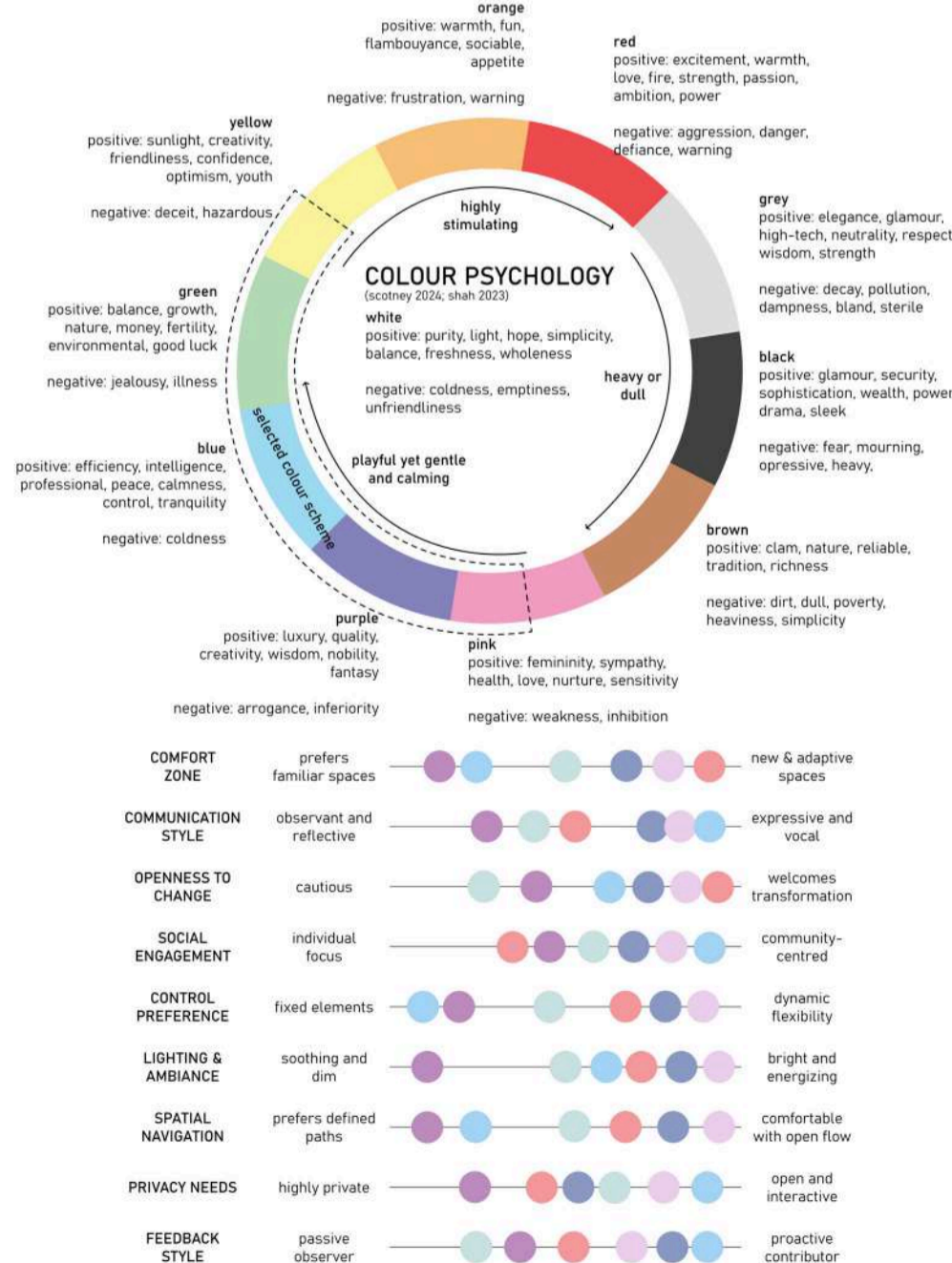
RETAIL & SERVICES
Eat meal at Restaurant

RETAIL & SERVICES
Food Assistance Programme

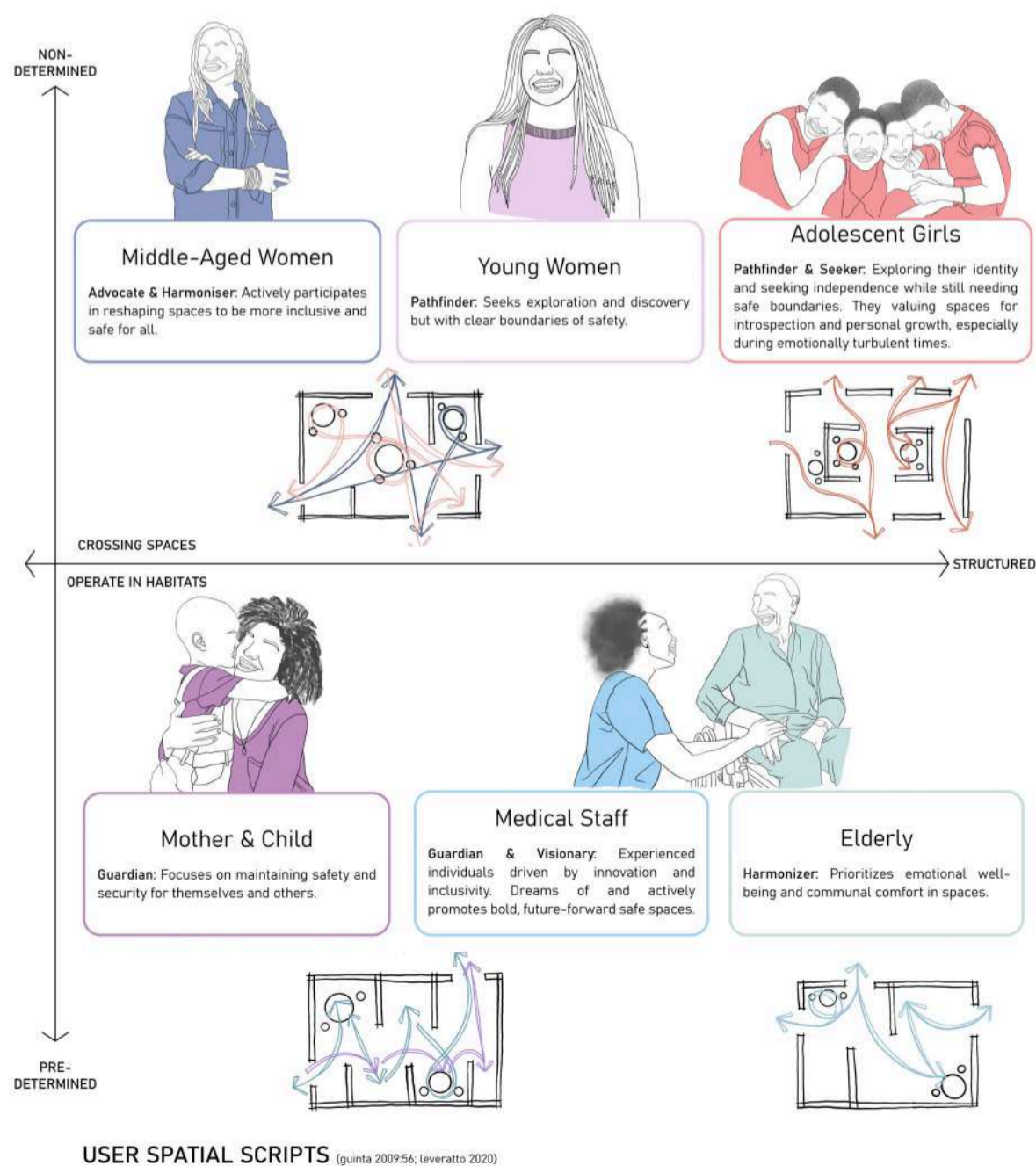


- The Handbook of Salutogenesis (Mittelmark et al. 2007)
- Trauma-Informed Design (Grabowska et al. 2021)
- Urban Safety Brief (South African Cities Network 2020)
- Placemaking (Hamid 2010)
- Project for Public Spaces (PPS 2024)

SPATIAL THEORY



SPATIAL FRAMEWORK



PORCELAIN FACTORY PLUGIN REVIVAL

CHINA 2022 | LIU KECHENG DESIGN STUDIO +
PEOPLE'S ARCHITECTURE OFFICE

MATERIALITY & CONSTRUCTION | HERITAGE

This is a renovation project that revitalizes a historic porcelain factory in Jingdezhen, China. The design preserves the factory's industrial heritage while incorporating modern modular "plugins" that enhance the building's functionality, and showcase dedication to adaptive reuse and sustainable architecture.

Metal plays a key role in both the structural and aesthetic aspects. The project uses lightweight metal frameworks for the "plugins" that are inserted into the existing factory structure, allowing for new uses such as workshops, galleries, and public spaces.

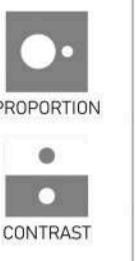
This metal construction contrasts with the original brick and timber elements, highlighting the blend of old and new. The metal also ensures flexibility and durability, allowing these units to be prefabricated off-site and then installed seamlessly into the heritage architecture without overwhelming its historical character.



Use of glass allows natural lighting through facade and artificial illumination shines outwards at night. At all times of day space is focal point and draws you towards it on site.



Contrast of materials and construction techniques that complement one another and showcase new vs old. New touches the old very lightly at specific connection points. New 'floats' around old or rests gently on it.



LIBRARY, MUSEUM AND COMMUNITY CENTER 'DE PETRUS'

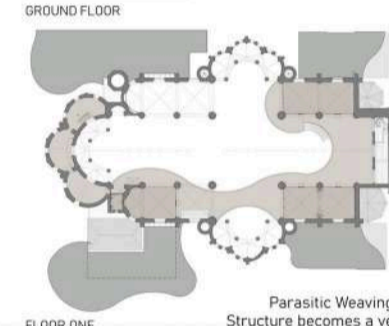
NETHERLANDS | MOLENAAR&BOL&vanDILLEN

COMMUNITY SPACE | HERITAGE

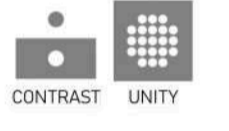
The Library, Museum, and Community Center 'De Petrus' project by Molenaar & Bol & van Dillen Architects is an adaptive reuse project that demonstrates a thoughtful balance between preserving historical character and introducing modern functionality. The approach respects the church's original 19th-century Gothic structure, while making significant contemporary interventions to adapt it for public use.

The renovation transformed the space from a church into a multi-functional public space combining a library, museum, community center, and commercial areas, including a bar and shops.

Modern interventions are skillfully integrated to honor and enhance the historical significance of the church by paying homage to the original structure and aesthetics of the space.



Curving Forms
New Intervention contrasts existing in colour and materiality to distinguish itself from heritage structure - however pays homage to original through aesthetics.



CLINICA ISMAEL ORIS

SPAIN | MAR MACAIS ATELIER

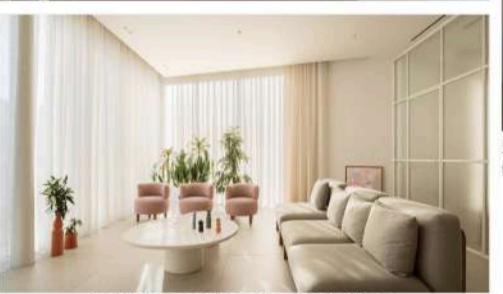
MATERIALITY | HEALTHCARE

The Clinica Ismael Oris masterfully blends traditional architecture with modern, sustainable design elements. Using local materials like brick and ceramic, the clinic respects its historical context while prioritizing user well-being through enhanced natural light, ventilation, and energy efficiency.

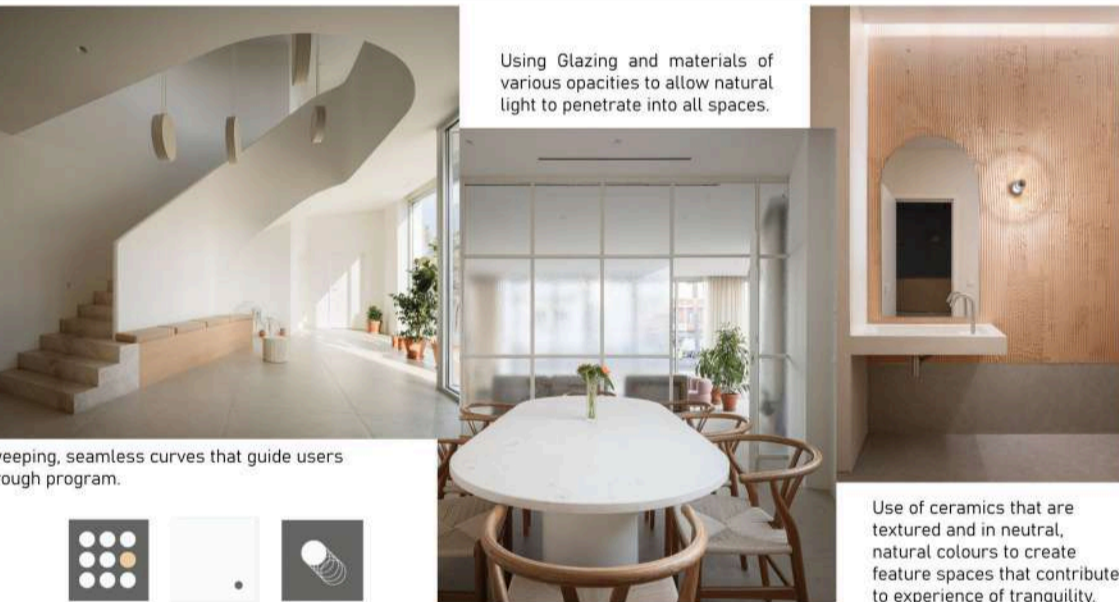
The design is guided by the principle of creating a better, more welcoming space for both patients and staff.

Natural light plays a key role in the design. Large windows on both facades allow light to flood the interiors, while a series of circular skylights—both natural and artificial—enrich the patient experience by drawing attention to the ceiling plane during treatments.

Careful manipulation of light and a minimalist approach, fosters a serene, functional environment that enhances comfort for all users.



Soft finishes evoke a sense of Homeliness. Use of lighting and fixtures to create contrast between exterior and interior while prioritising comfort.



Using Glazing and materials of various opacities to allow natural light to penetrate into all spaces.
Sweeping, seamless curves that guide users through program.
Use of ceramics that are textured and in neutral, natural colours to create feature spaces that contribute to experience of tranquility.



SWISS CONCEPT CLINIC

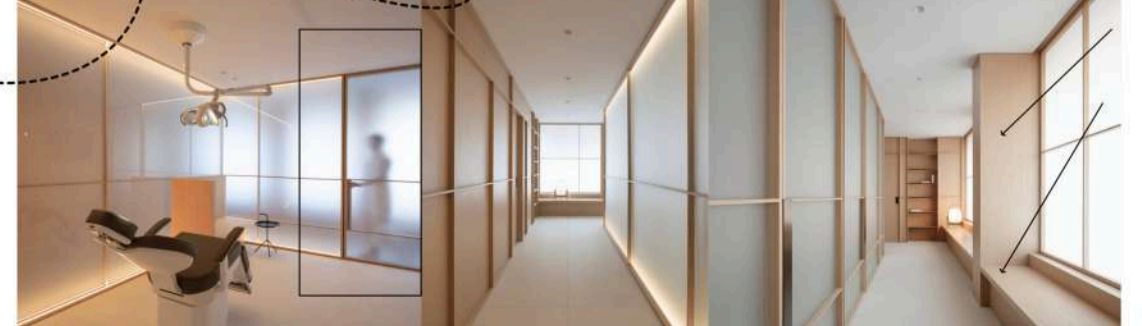
SPAIN 2019 | FRANCES RIFE STUDIO

MATERIALITY & CONSTRUCTION | HEALTHCARE

Mainly inspired by Eastern aesthetic and meditation, this facial surgery and dental clinic was conceived following notions of lightness and calm.

A deep approach which has been achieved through very simple means: light wood to give the space a sense of calm, as well as translucent glass to capture the emotion of light.

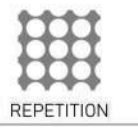
The simplicity of lines of the entire project is enriched through details made in sulfurised brass applied both on the shelves and on the long door handles, all designed by the studio for this project.



Indirect and/or concealed artificial lighting sources that are minimally diffused into the space.

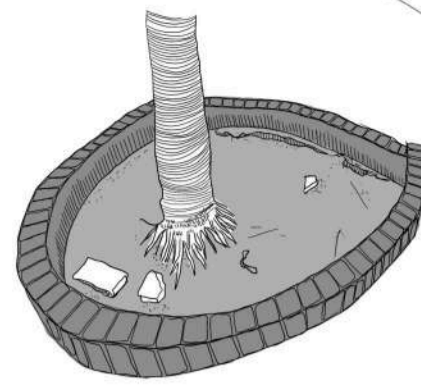
Construction is lightweight and can be easily deconstructed or at end of building's life. All joints are concealed however edges are emphasised in places using brass.

Prioritising natural light throughout space by using materials of various opacities.

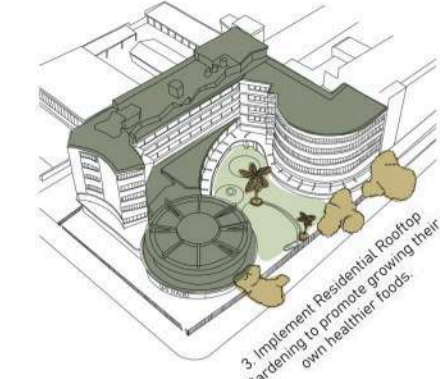
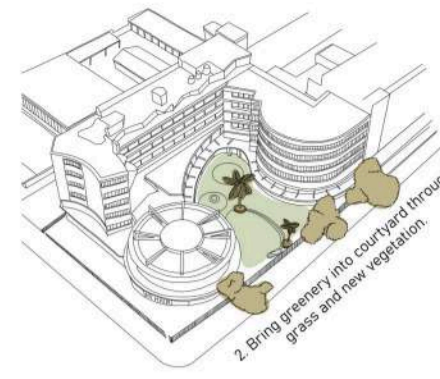
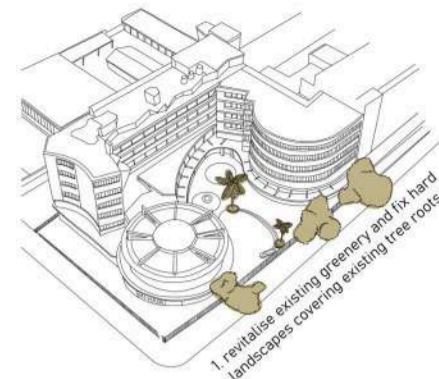


SPATIAL PRECEDENTS

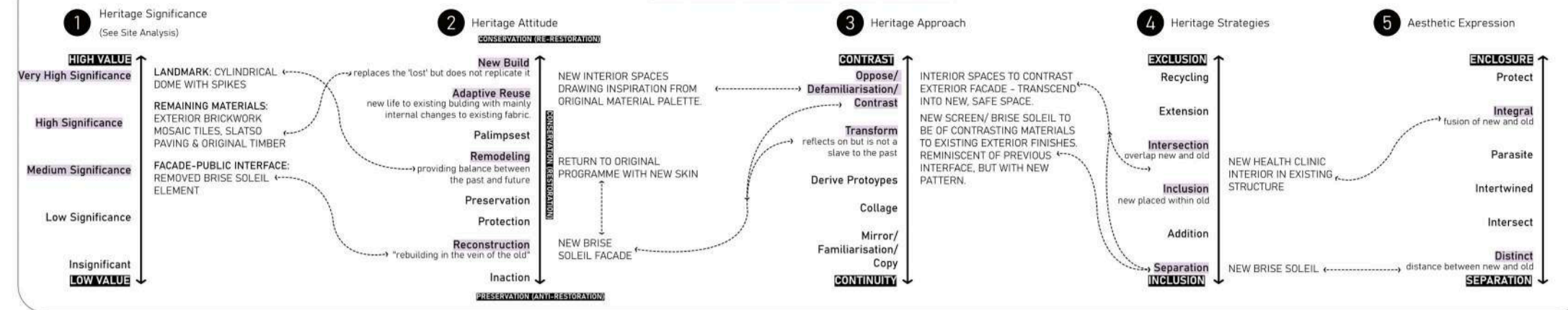
SITE



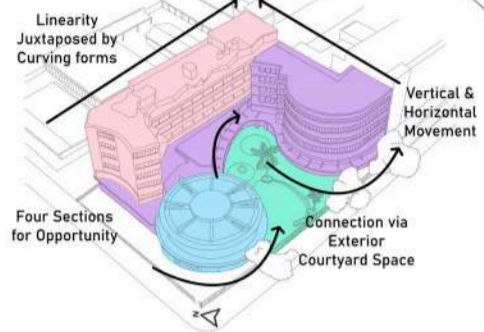
(LACK OF) VEGETATION



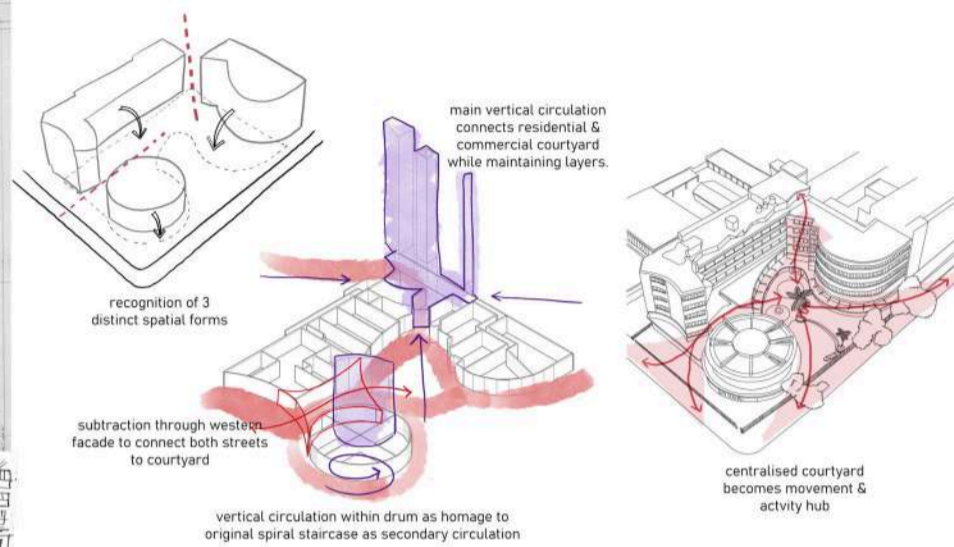
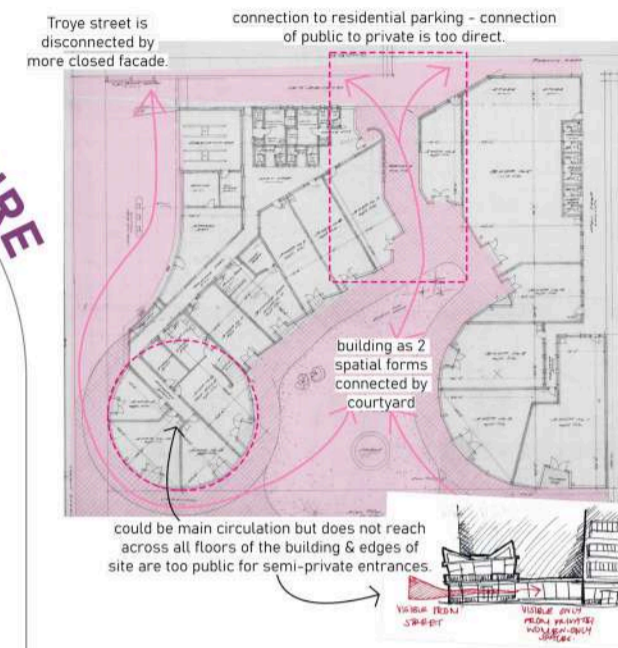
BINARY HERITAGE RESPONSES



STRUCTURE



BUILDING FORM



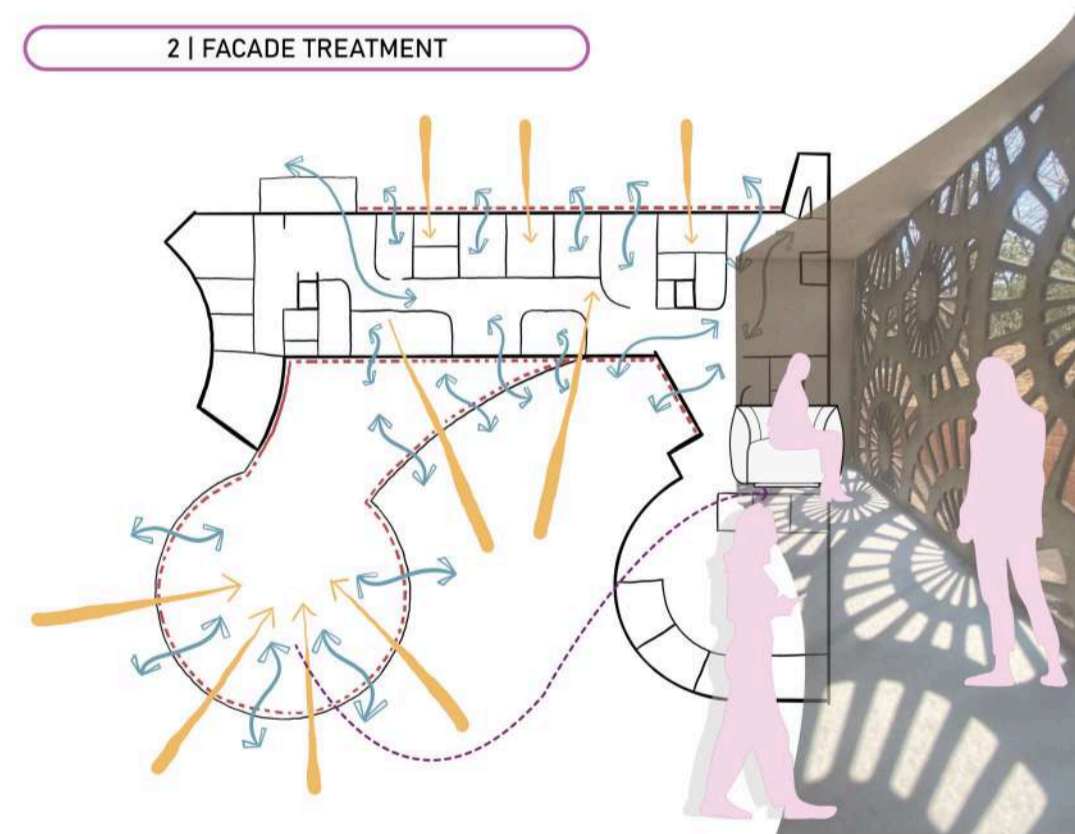
The concerns with the current state of the Sunnyside Galleries stem primarily from lack of maintenance and inhabitation of the building rather than those that are more heritage-related. The building presents as an under-utilised resource that does not meet current standards of construction, climate adaptation and consumes more resources than it currently provides. Considering that which had been removed, the project determined that simply restoring these elements would not do justice to the changes that occurred over time. Rather the current state of the building becomes a palimpsest to which this reuse project can contribute.

In response to heritage the design replaces that which was 'lost' without replication by drawing inspiration from the original material palette for use within interior spaces and on the exterior facades. Although these elements speak to the existing heritage fabric, it is important to make clear distinction between that which can be considered old and new. The 'old' finishes and fixtures that remain are cleaned and rejuvenated, while new interventions contrast and transform the building.

	HERITAGE SIGNIFICANCE	HERITAGE ATTITUDE	HERITAGE APPROACH	HERITAGE STRATEGIES	AESTHETIC EXPRESSION
SURROUNDINGS	Very High Significance	New Build	CONTRAST	EXCLUSION	Enclosure
SITE	High Significance	Adaptive Reuse	Transform	Intersection	Integral
STRUCTURE	Medium Significance	Palimpsest	Derive Prototypes	Inclusion	Parasite
SKIN & MATERIALITY	Low Significance	Remodeling	Mirror/Familiarisation/Copy	Addition	Intertwined
STUFF (FURNISHING)	Insignificant	Preservation	CONTRAST	Separation	Intersect
CONSIDERATION IN RENOVATION	LOW VALUE	Protection		INCLUSION	Distinct
		Reconstruction			SEPARATION

RESPONSE AS PER HERITAGE MATRIX

2 | FACADE TREATMENT

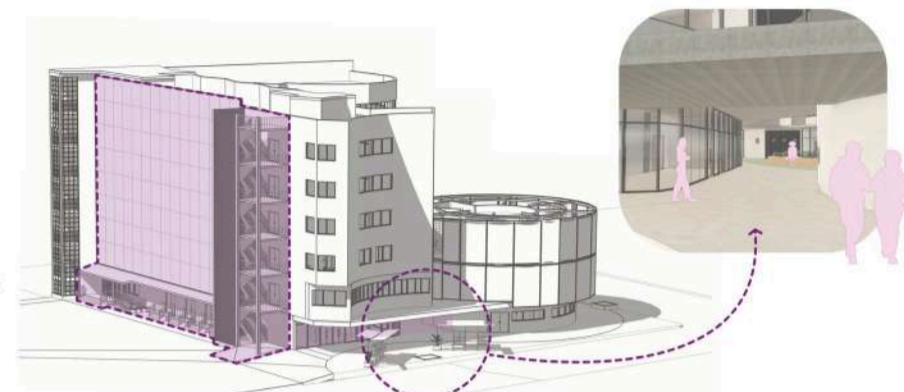


3 | MATERIALITY AND STYLE



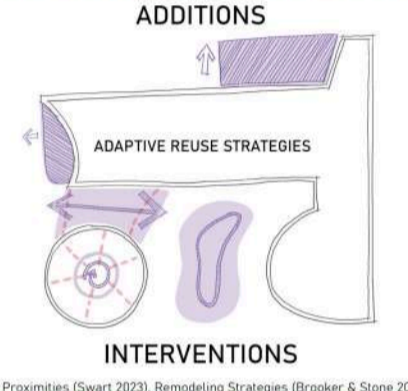
MACRO | HERITAGE APPROACH

1 | STRUCTURAL APPROACH



Significant structural changes included:

- The addition of a new fire escape on the northern side of the building for SANS 10400 compliance.
- The removal of the spiral staircase on the interior.
- Replacing the existing lift with a larger stretcher lift.
- The reconstruction of the exterior stairs and addition of a ramp and roof overhang by the residential entrance.
- Additions of service entrances for retail spaces.
- Removal of the 'spikes' and addition of a secondary floor access to the new rooftop garden.
- Creating an accessible passage from the courtyard to Troye Street.
- Leveling of the exterior paving to meet building entrances.
- And the addition of pedestrian spaces on the site perimeter.



Remodeling of the Brise Soleil.

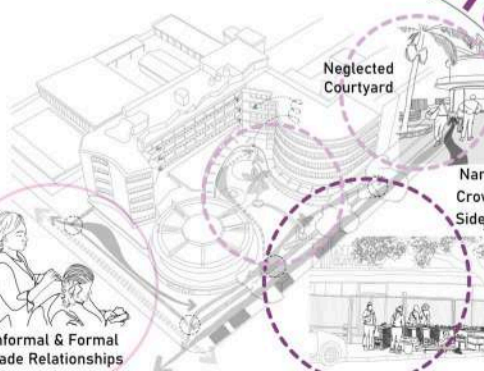
Heritage Significance: Implemented as a remodel of the original that has been removed from the facade. It maintains the privacy that the current enclosure of the second floor creates.

Ventilation & Daylighting: Contributes to a more stable WWR through regulation of lighting. It also assists in passively heating and cooling structure to optimise indoor environmental quality while reducing energy use.

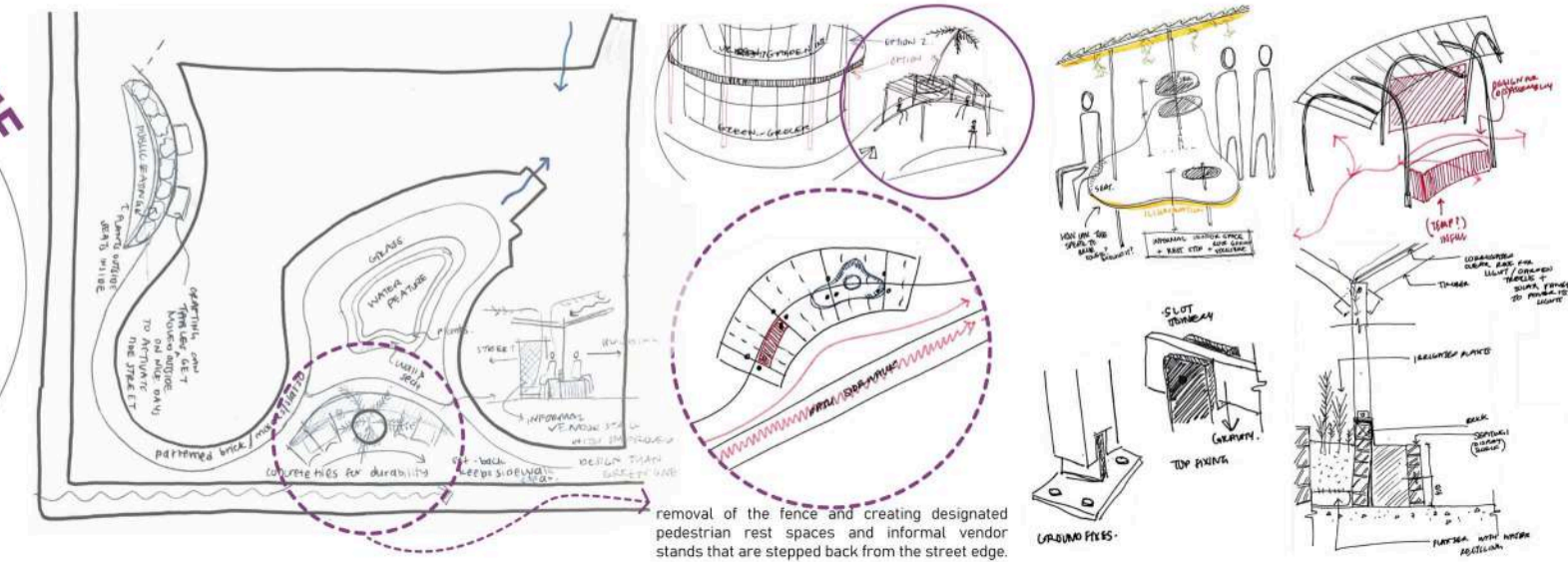
New Narrative: Conceptually acts as a beacon that livens space through lighting experience. It is also a space within which to maintain privacy while passively surveying the street.



SOCIAL & STUFF



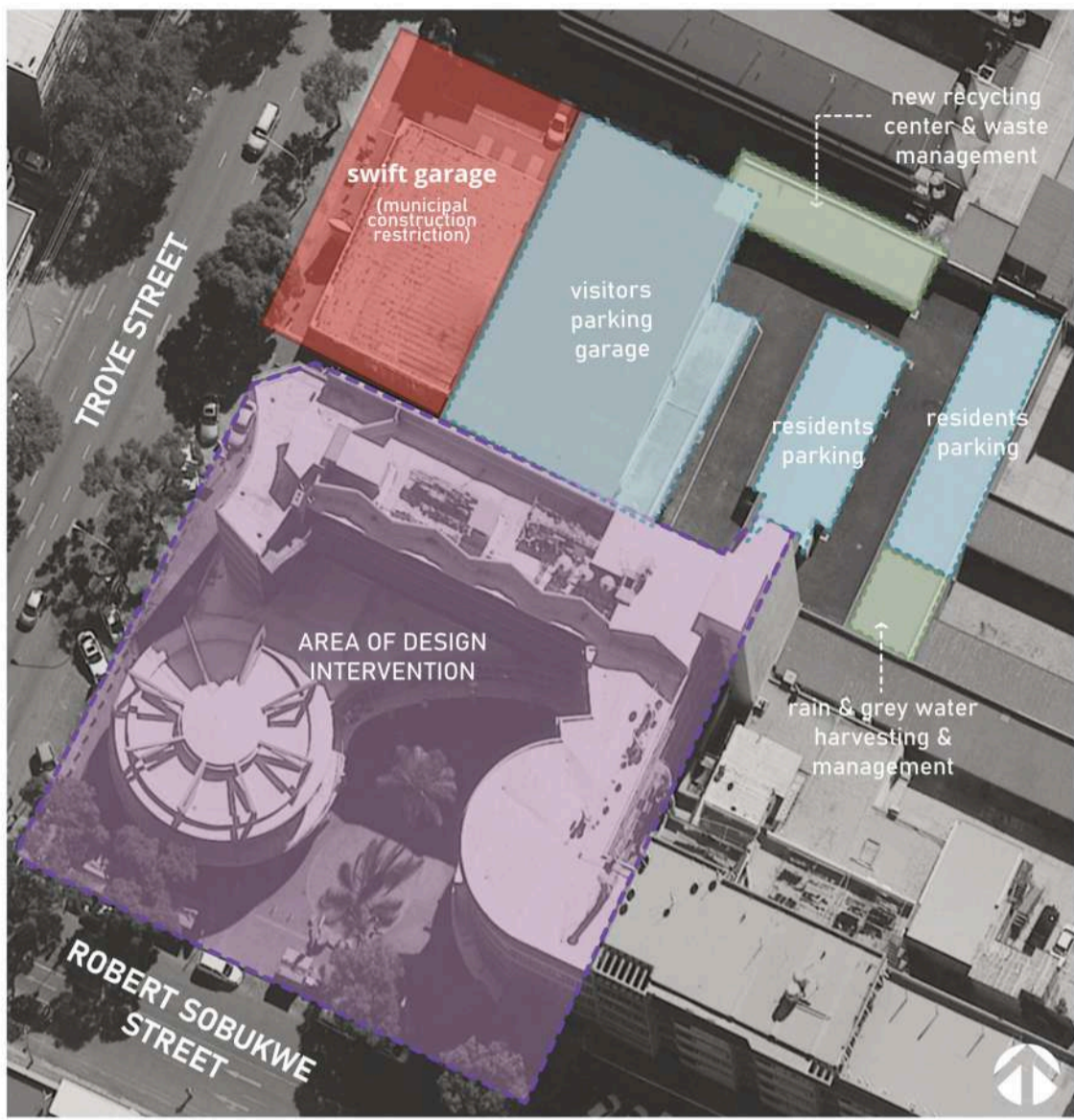
USER (RE)ACTIVATION



INITIAL DESIGN ITERATIONS

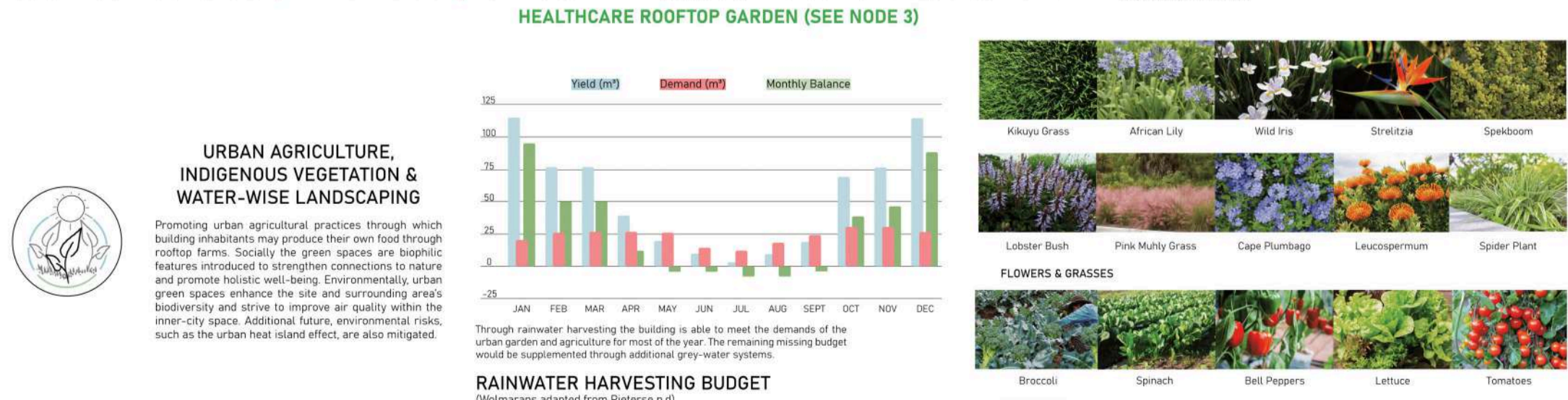
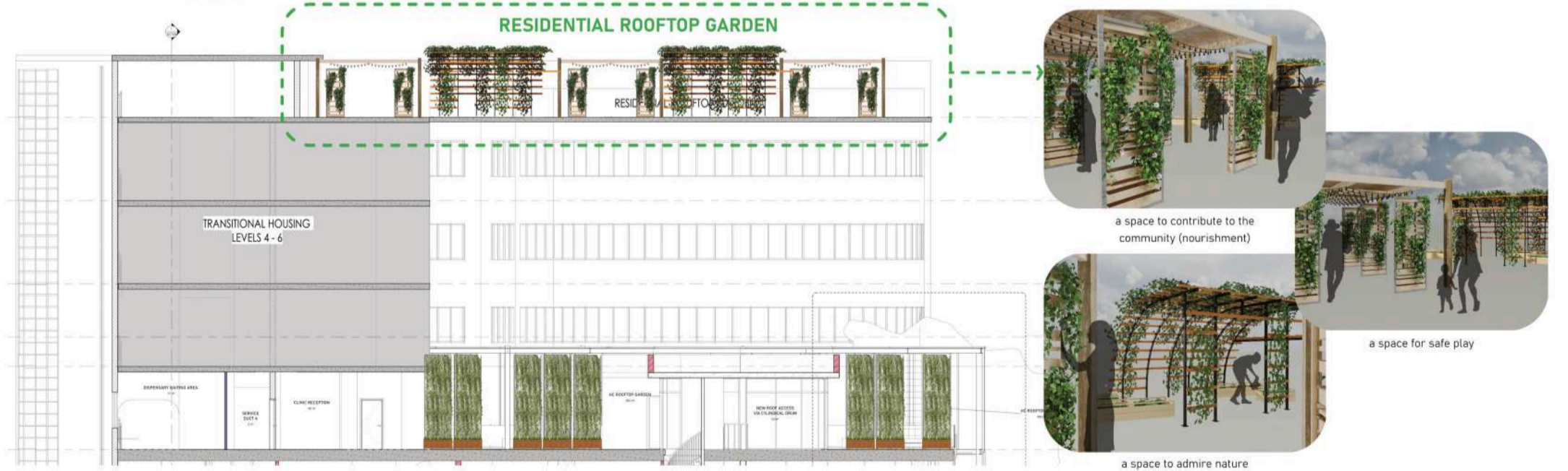
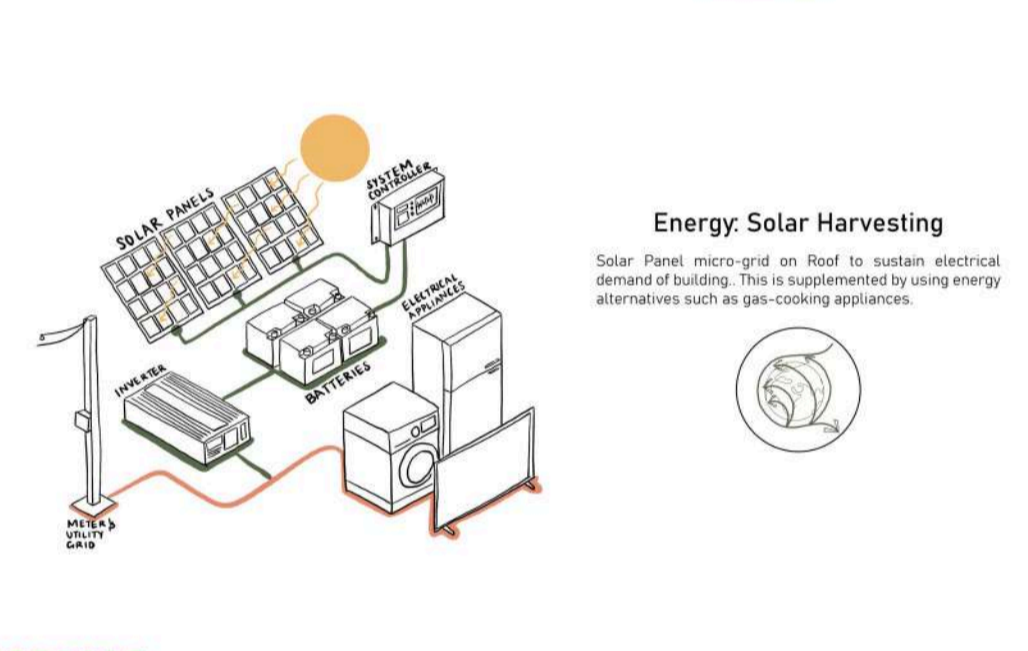
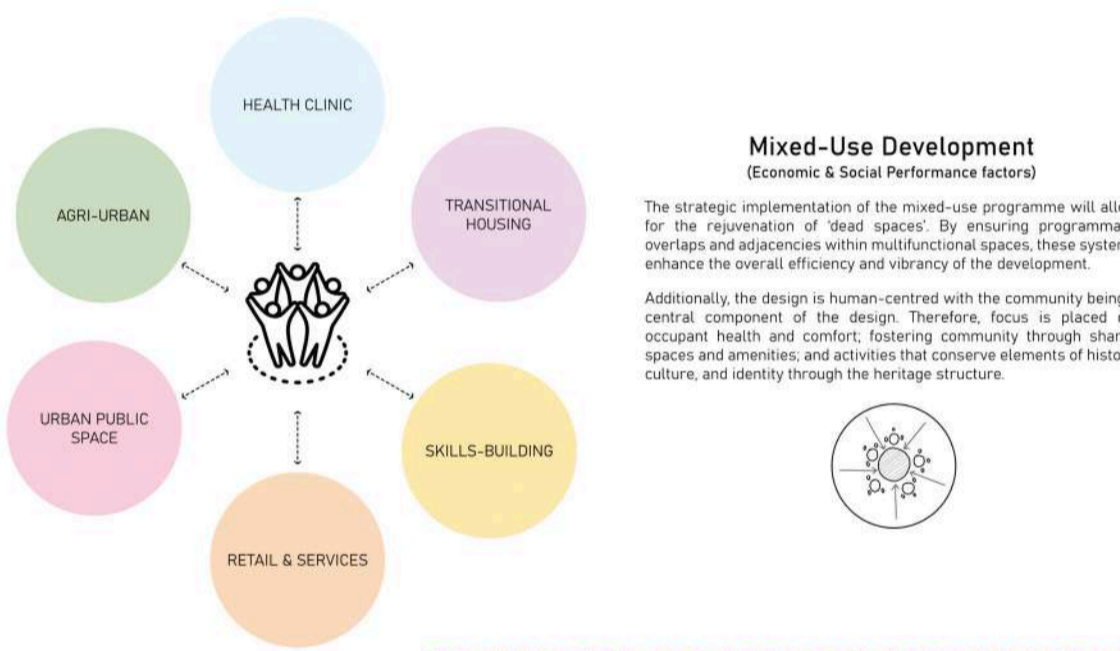
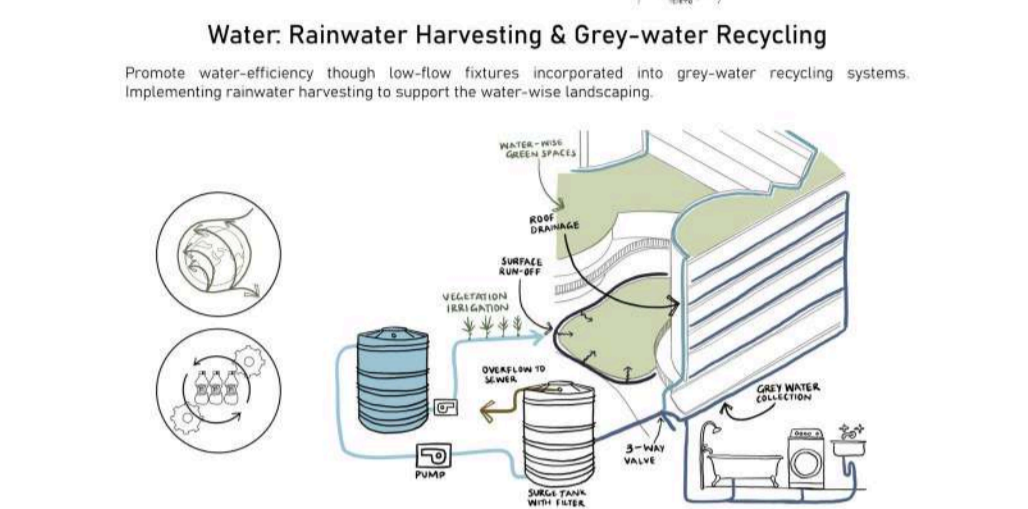
Adaptive Reuse Strategies (Bollack 2013)

Heritage Proximities (Swart 2023)



The CSIR GreenBook recommends various Climate Adaptation Strategies for the City of Tshwane that the Sunnier Side implements. These include:

- Identifying vulnerable heritage sites that are vulnerable to the impacts of climate change.
- Retrofitting or Replacing existing Infrastructure
- Implementing systems to recycle water
- Planning for multi-use public facilities.
- Identifying areas where vegetation can be increased & Identifying areas suitable for Urban Agriculture.
- Implementing sustainable material and technology strategies



MESO APPROACH | SUSTAINABILITY

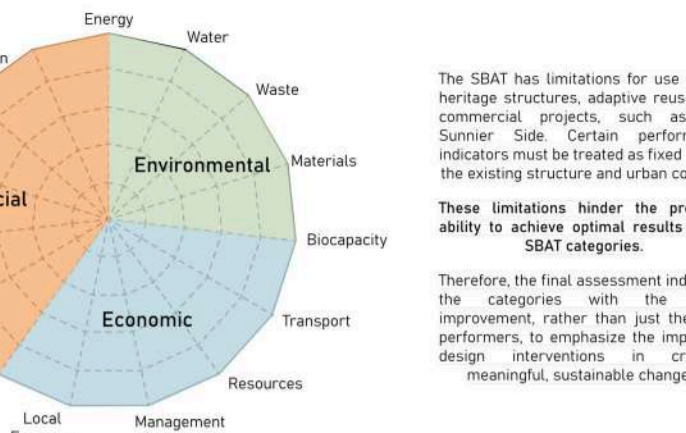
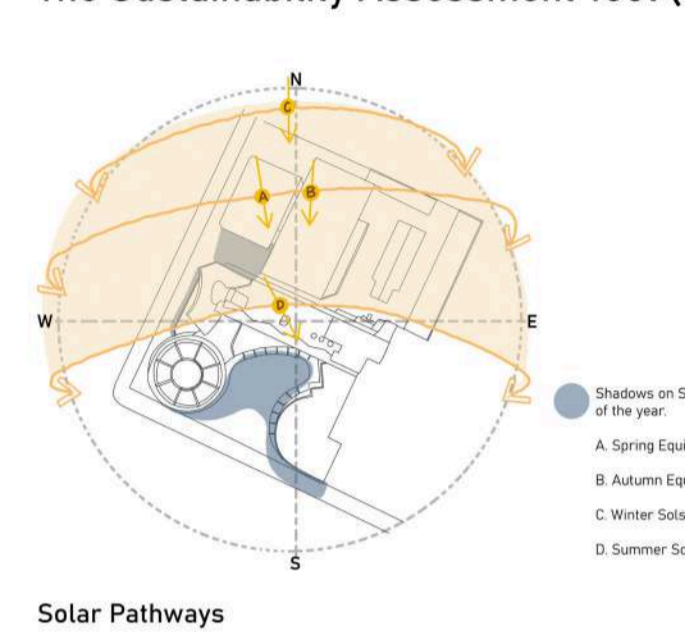
Making sustainable architecture requires a holistic approach that integrates user experience with environmental considerations. In South Africa, sustainability regulations are shaped by a legislative landscape partnered with community goals.

The Green Building Council of South Africa (GBCSA) promotes, measures and educates on green building practices which the SBAT supports by setting, assessing and confirming sustainability targets.

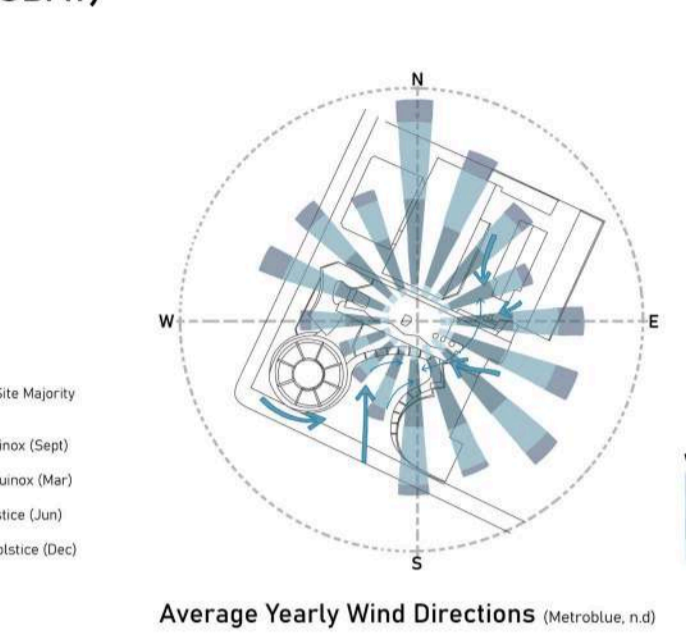
The SBAT involves all stakeholders in a holistic approach to integrating sustainable practice and considers various social, economic and environmental criteria.

These criteria consider both environmental limitations and quality of life as it addresses key issues like employment, health, education, energy, water, and waste (Grootboom 2024).

The Tool & Performance Assessment Process The Sustainability Assessment Tool (SBAT)



Limitations & Fixed Variables

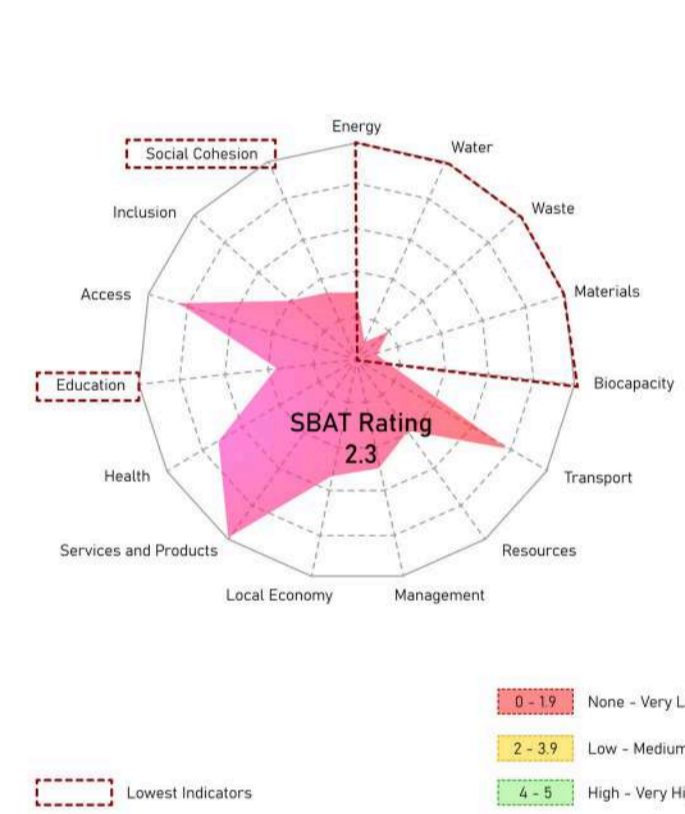


Urban fixed variables include location, proximity to transport, and zoning.

On-site fixed factors include municipal boundaries, building orientation, and structural materiality.

Tool doesn't account for features that may not exist/ aren't necessary which can lead to lower SBAT scores if the building doesn't include such features.

Therefore, the final assessment indicates the categories with the most improvement, rather than just the best performers, to emphasize the impact of design interventions in creating meaningful, sustainable changes.



Economic Performance 3.2

Transport	4.0
Resources	2.0
Management	2.5
Local Economy	2.7
Services and Products	5.0

Well-performing indicators due to location of site and proximity to resources within surrounding area.

Environmental Performance 0.9

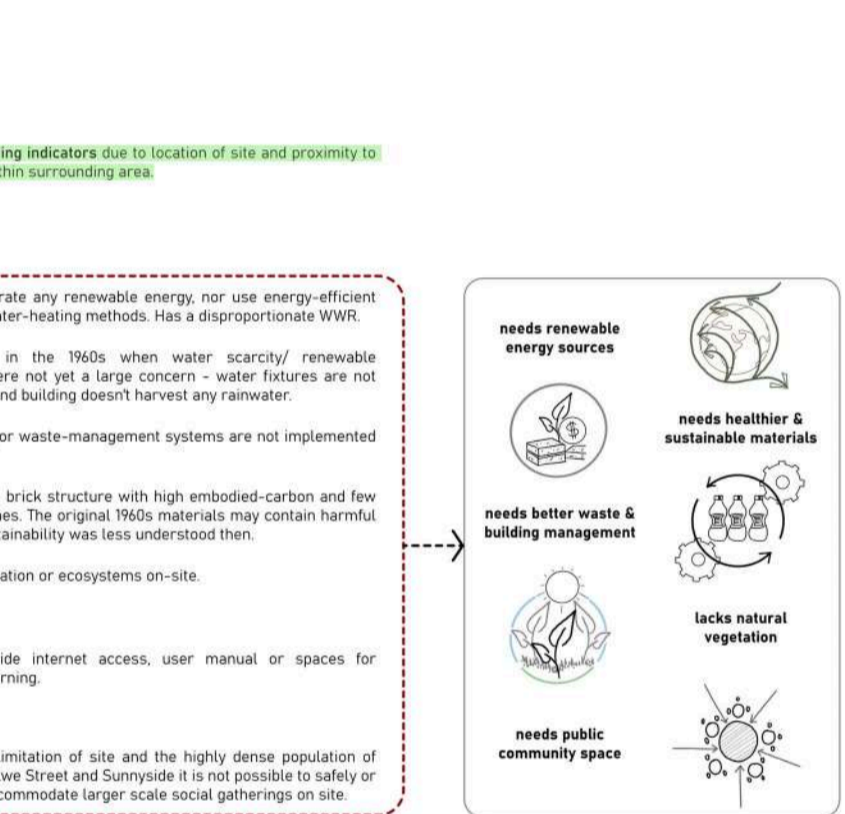
Energy	1.6
Water	0.5
Waste	1.0
Materials	0.5
Biocapacity	0.8

Doesn't generate any renewable energy, nor use energy-efficient lighting or water-heating methods. Has a disproportionate WWR. Constructed in the 1960s when water scarcity/ renewable resources were not yet a large concern - water fixtures are not sustainable and building doesn't harvest any rainwater. No recycling or waste-management systems are not implemented on site. Concrete and brick structure with high embodied-carbon and few organic finishes. The original 1960s materials may contain harmful VOCs, as sustainability was less understood then. Lack of vegetation or ecosystems on-site.

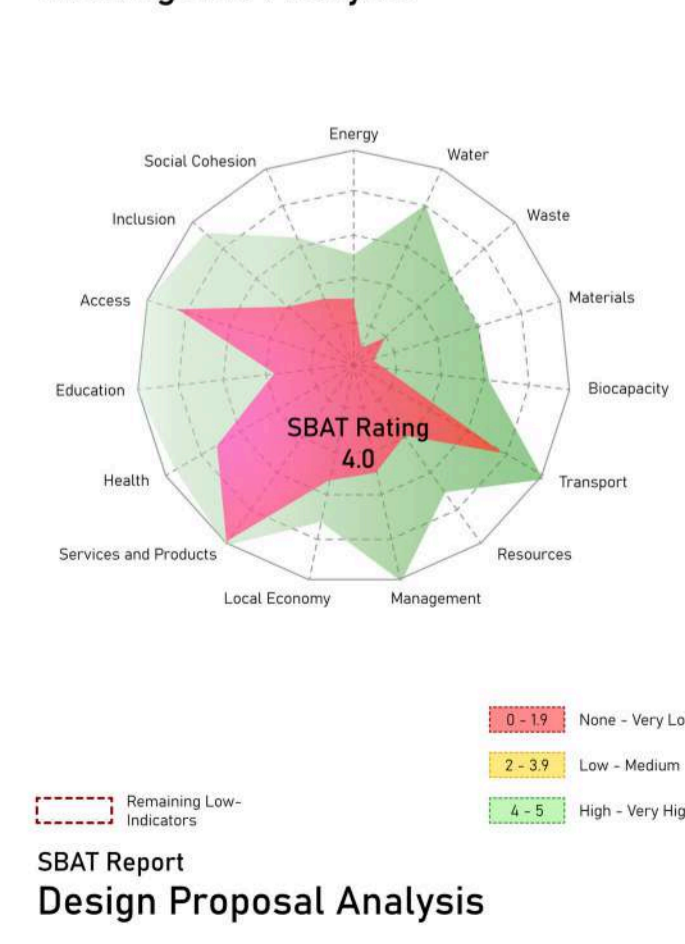
Social Performance 2.7

Health	3.6
Education	1.8
Access	4.2
Inclusion	2.1
Social Cohesion	1.7

Doesn't provide internet access, user manual or spaces for continued learning. Due to size limitation of site and the highly dense population of Robert Sobukwe Street and Sunnyside it is not possible to safely or physically accommodate larger scale social gatherings on site.



SBAT Report Existing Site Analysis



Economic Performance 3.2 4.4

Transport	4.0	5.0
Resources	2.0	3.5
Management	2.5	5.0
Local Economy	2.7	3.6
Services and Products	5.0	5.0

Better pedestrian routes on-site. Renewable energy generation. Implementing good building management practices e.g. user manual. New tenant mix & On site support of small enterprises. Due to the sensitive nature of the transitional housing construction workers can't live on site.

Environmental Performance MOST IMPROVED 0.9 3.2

Energy	1.6	2.6
Water	0.5	4.1
Waste	1.0	3.0
Materials	0.5	3.0
Biocapacity	0.8	3.1

Roof addition, using LED lighting, Solar harvesting. Rainwater Harvesting, Low-flow fixtures, Circular greywater irrigation system & Water-wise Vegetation. Recycling system implemented on site. De facto improvement due to reuse of existing building wherever possible & sustainable material alternatives. Increased vegetation area, landscaping and urban agriculture practices. Limitation of existing structure materiality & limited site footprint.

Social Performance 2.7 4.5

Health	3.6	4.7
Education	1.8	5.0
Access	4.2	5.0
Inclusion	2.1	4.6
Social Cohesion	1.7	3.3

New low cost/ free internet access, providing a user manual and construction worker education, and providing spaces for learning through the library. Updating accessibility standards aligned with SANS 10400 part 5. Restaurant and urban garden implemented for public use however site size constrains ability to serve the highly dense population.

Cause for Improvement

In Conclusion the project reflects a strong grasp of Pretoria's urban economy and, it addresses community needs with a focus on health, well-being and the environment. The project made commendable strides toward sustainability. However, reconciling sustainability goals with the limitations of adaptive reuse and heritage structures remains difficult, with some categories proving irredeemable even with future development.

SUSTAINABILITY TESTING

Objective: To renovate and update the 1960s Brazil Modernist Building so it aligns with current building regulations and standards with emphasis placed on inclusive design, sustainable design principles and climate adaptation strategies suitable to the local context.