



>>1. BRIEFING DOCUMENT_

>>1.1 Scope of the Problem

"The professionals of the city are like chess players who constantly lose to computers." [OMA, 1995:961]

Many cities world wide are in an etiolated state as the avatar of the past paradigms of urban planning enabled the [frowned upon] urban decay of these settlements. However benevolent their [urbanists] intentions were, evident mostly is the evisceration of the very people a city is built upon, manifested in the proliferation of urban sprawl. Urban design is not under control and certainly not under the control of architects according to Evans [2004:26]. This is perceptible when the city is seen as a dynamic, ever changing entity where time acts as a demolisher and negates the objectives of urbanists. Even the altruism of modernism failed, achieving hermetic zoning, lost space and derelict precincts. This is evident in Pretoria where daily life is divided into fractals of work, recreation and housing each within its own issued zone, connected by hurdles of tarmac. The detached urban fabric of the eastern periphery of the Pretoria CBD separates it from the eastern precincts, reiterated by the [recent] completion of the Nelson Mandela drive, resulting in various islands of defenseless lost space causing malaise in the continuity of the urban fabric. This global phenomenon of sprawl, here made more sinister by the aftermath of South Africa's socio-political situation, caused the evacuation of people and, more importantly, their money out of the area. The Trevenna precinct further suffers from poorly defined public spaces and a lack of public amenities. The community here is in need of [well, firstly community] the creation of a socially sustainable core that will stop the fragmentation of social unity and help to restore a sense of community and the eradication of crime and unwanted activities





To negate this, an exploration into a process driven and architecture is explored in which a solution that is derived from a maturity in process in contextual design is advocated. If not [according to Mau,B. 2000] 'the outcome drives the process and we will only ever go to where we've already been. If process drives outcome we may not know where we are going, but we will know we want to be there.'

This is investigated in concert with the thought of cities as dynamic, ever changing entities where functions and programme will inevitably succumb to the authority of time as demolisher. This is by no means a dire process and according to Christiaanse [2000:79] buildings then derive their appeal from the resistance the new user has to overcome. He maintains that buildings turn out better when they are not designed for a specific programme, and building and programme are obliged to make radical adjustments to one another. Sometimes this results in an enormous release of energy.

The significance of this will be investigated, leading the dissertation into an exploration of urbanism, flexibility and authenticity.

The proposed project is identified from the site, brief, proposed project

The process of identifying a suitable site to facilitate the study proved to be capricious in that the venture is also concerned with contextual design rather than a premeditated embodiment of concept. The site could be anywhere. The chosen location was considered due to its richness of context and conflicts economical, social and environmental conflicts, setting the stage for a polemic process.

This brief is derived from an initiative of the City of Tswane to upgrade the CBD of Pretoria. For this a series of frameworks were proposed. The ISDF (Inner City Spatial Development Framework), MDCUDF (Mandela Development Corridor Urban Design Framework) and the ARUDF (Apies River Urban Design Framework). The site in Trevenna is identified as one with priority for development as one of numerous state owned sites within the derelict Apies River region.

The proposed project is a multifunctional development situated in Trevenna. The main focus is on two buildings that include conference facilities, an auditorium, offices, residential components and a restaurant. These two buildings form the focus of the investigation, while the rest of the development forms part of an urban design scheme that sees an introduction of social and residential functions into a zone dedicated to the government and business sectors.



Precedents
preceustudy of precedents

>>3. *La Semaphore, Roussillon, France.*

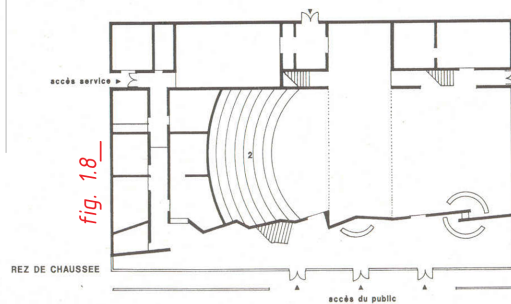
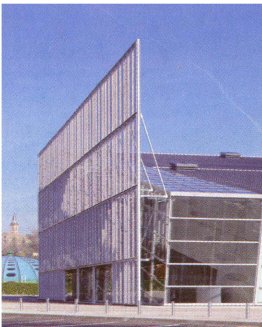
Designed by Christian Drevet Architects.

This is a multipurpose project designed for a vast number of different gatherings, including shows, concerts, parties and banquets. The spaces normally reserved for the stage and ancillary rooms are used for eating or dancing, creating a multipurpose hall with vast possibilities. The layout enables the stage to use the banqueting hall as an additional space or conversely large parties to use the stage. As a result, the whole space can be used.

fig. 1.6_



fig. 1.7_



These projects correspond in their spatial relationship and programme configuration. This is also in accord with recommended spatial layouts found in publications of design standards. The variation in the function of projects may possibly result in a deviation of spaces and interplay of multipurpose areas, as perceived in La Semaphore.

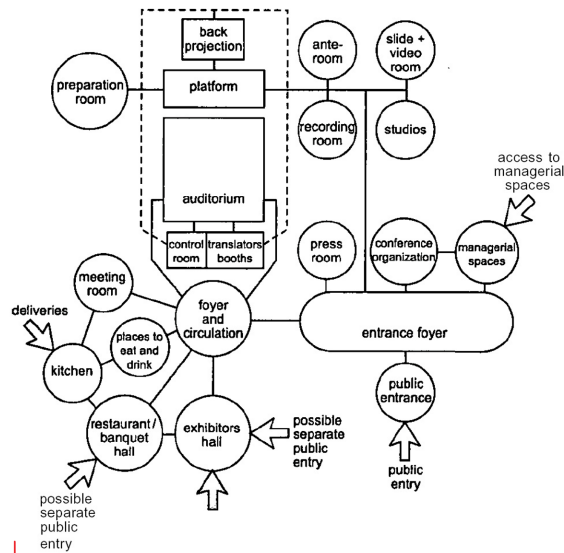


fig. 1.9_

Relationship diagram for conference hall

>>1.3 accommodation schedule

accommodation schedule
accommodation schedule of accommodation

<i>programme</i>	<i>area</i>	<i>services</i>	<i>illumination</i>	<i>ventilation</i>
<i>basement parking</i>	6000	m ² H ₂ O, electricity, comm.	150 lux	0,5 W/m ³ C
<i>auditorium/hall</i>	710	m ² electricity	300 lux	0,17 W/m ³ C
<i>information desk</i>	9	m ² electricity, comm.	500 lux	0,33 W/m ³ C
<i>public toilets</i>		H ₂ O, electricity, services	150 lux	0,5 W/m ³ C
<i>exhibition space</i>	450	m ² electricity	500 lux	0,17 W/m ³ C
<i>conference rooms</i>	450	m ² electricity	250 lux	0,33 W/m ³ C
<i>courtyards</i>	450	m ² H ₂ O, electricity	60 lux	
<i>restaurant</i>	450	m ² electricity, comm.	150-250 lux	0,33 W/m ³ C
<i>kitchen</i>	110	m ² H ₂ O, electricity, gas	500 lux	0,33 W/m ³ C
<i>storage</i>		lighting	150 lux	0,17 W/m ³ C
<i>circulation spaces</i>	126	m ² lighting	150 lux	0,5 W/m ³ C
<i>external circulation</i>		lighting	60 lux	
<i>offices</i>	2x450	m ² H ₂ O, electricity, comm.	500 lux	0,33 W/m ³ C
<i>residential</i>		H ₂ O, electricity, comm. services	varied	0,33 W/m ³ C



1.4 Delineation of the study

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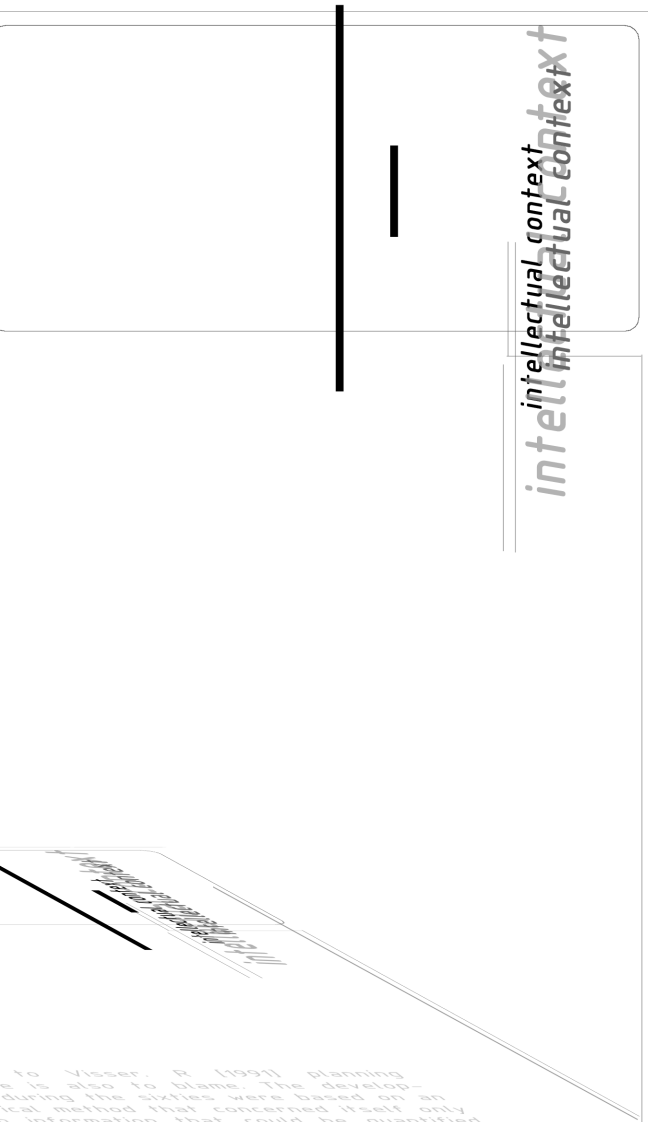
Although the evolution of the dissertation is here presented as a linear flow of stages, it should be noted that this is not necessarily the order in which it progressed. The concepts and thoughts discussed throughout the exposition are closely entwined and the aim is that all aspects evolve together with the product by means of a systemic approach as to arrive at an affluent holistic solution.

Stage 1 - *This should give a perspective of the proposed study and insight into the concepts and theories present in the dissertation*

Stage 2 - *The study of the urban environment and its structure to value the context in which the proposed study consigs as well as the development of a spatial framework and the baseline criteria expected from the design*

Stage 3 - *The development of the design, guided by the proposed study. The study of applicable precedents will be integrated.*

Stage 4 - *The physical structure of the design and the technical reports.*



According to Visser, [1991] planning procedure is also to blame. The developments during the sixties were based on an empirical method that concerned itself only with information that could be quantified, disregarding emotion, values and esthetics. It was the result of centralized bureaucratic decision-making that also neglected social requirements of communities. Large developments instead of incremental growth caused the de-fragmentation of the small-scale fabric of the city. These took place with limited and irrelevant information, without public participation. The planning theory that escorted this procedure was in the exemplar of mechanical engineering, popular amongst the purists and their cubic concepts, which proved to be inflexible to accommodate change in the complexities and dynamics of the city. The demand for revisited meaning in architecture culminated in Postmodernism to facilitate a rediscovery of the past, but resulted in anachronous semiotic architecture which advanced to become a new form of professionalism, failing to create knowledge or culture but focusing on technical training to facilitate efficiency in applying new, streamlined dogma [OMA.1995: 847]. Within the eco-systemic paradigm we find an appreciation for the earth and its resources leading toward concepts of sustainability, energy conscious design and social significance. There must be a positive reception for diversity and difference arising from the complex, sometimes contradictory spatial entities, which must be able to contain an infinite change of programme and activities, devoid of discounting contextual solutions. City planning can no longer guarantee the success of the city but can only prohibit catastrophic mistakes, as they are too complex an entity, making it impossible to foresee or direct all the forces influencing its augmentation. Incremental growth rather than a big master plan would be the best approach. [Visser, 1991]