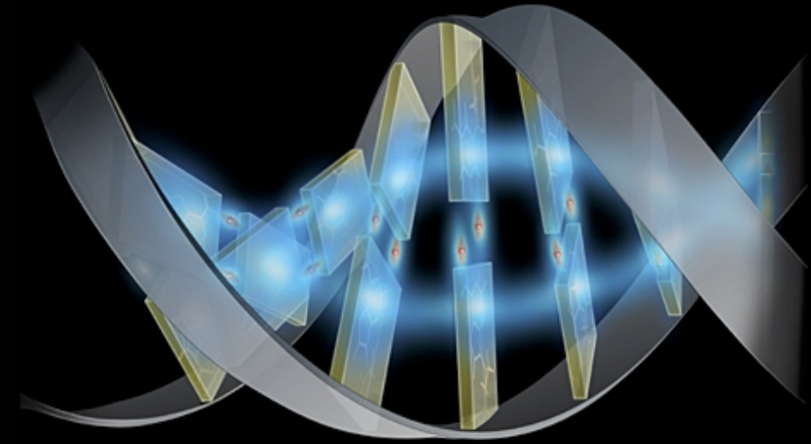


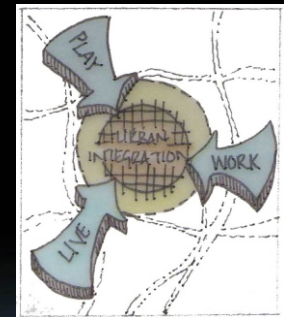
ACT III: CONTEXTUAL REFLECTION

- I Inner City Johannesburg_35
- II Social Study: Sophiatown_36
- III Current Situation_37
- IV Transcription: Inner City Analysis_39
- V Hillbrow Contextual Overview_44

INNER CITY JOHANNESBURG: THE SOCIAL HELIX



Johannesburg is the densest region in terms of population in the province of Gauteng. This density or frequency of rhythm is reflected in the built form of the Inner city, allowing exponential opportunities for interaction. Additionally there are more influences and considerations, thereby instigating relevant design drivers; hence the inner city region is the focal area of interest for this project





Pictures Available at Historical Papers A1419/31.1 [Accessed 09-08-17]

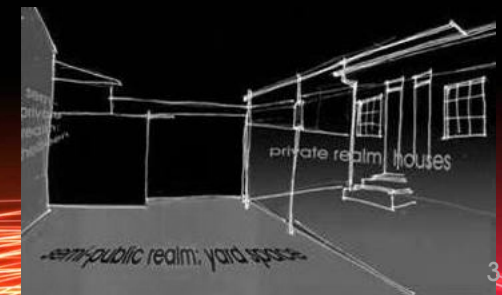
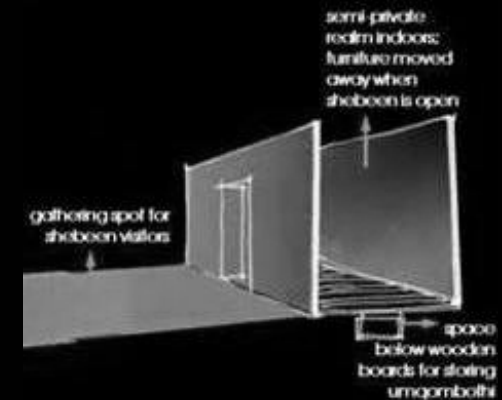
Sophiatown is a unique space in South African history particularly in the early part of the twentieth century. It was established as a formal township with basic housing provided, which proved inadequate for its residential population. This led to rapid development into a slum area through the marginalization of specific racial groups who were restricted to the periphery of the city. Backyard shacks were erected and rented out thus yard space evolved from a private space for one family to a form of the semi-public realm. Despite being a major slum area, the most visible dimension of poverty, it was socially a place of pride for those associated with it. They created "meaningful public space by expressing their attitudes, asserting their claims and using it for their own purposes..." [Hajer et al, 2001:40]

APRIL B.S.MHLANGA: CELEBRATING POLYHARMONIC CULTURE (thesis QoS/Nov 2010)

SOCIAL STUDY: SOPHIATOWN, JOHANNESBURG

It lacked the geography of class that characterized most other spaces under Apartheid; incorporating Chinese, Indian, Coloured and African residents able to live as neighbours regardless of colour. Its eventual growth into a slum area was out of necessity, creating urban realms in yard spaces as illustrated.

Anthony Sampson, a Johannesburg writer, described Sophiatown as follows: 'It was wildly romantic and tremendously entertaining compared with the formality of the white world. Sophiatown was a meeting place for so many.' [Nicol 1991: 230] Sophiatown's vibrant lifestyle transcends that of just myth. It is evident in the calibre of people who emerged from its bosom, the prominent figures and occupations residents held.



CURRENT SITUATION

Looking at the Johannesburg Metropolis as a whole, the urban realm has expanded and the city network connects a number of different nodes across a vast area. This city is: "rather as a space where in fact a number of 'places' come into being that are different in character." [Hajer et al 2003:32]

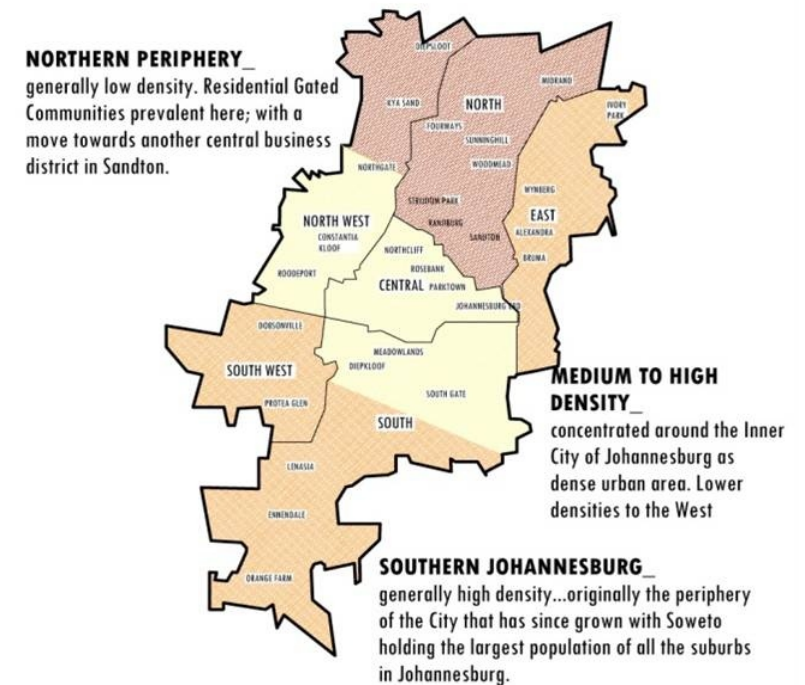
There has been a trend to move to the periphery of the city for a number of reasons. Northern suburbs such as Sandton, Fourways and Midrand were developed as alternatives to Inner City life for middle-class citizens.

The metropolis is therefore a demonstration of a geographical distribution based on socio-economic disparities. Despite this, the Inner City still continues to be the densest zone contributing the highest percentage to the city's GDP.

[From www.statssa.gov.za Accessed 2010-02-30 at 1415hrs]

The understanding of public domain has changed significantly with public parks now being perceived as crime hot spots and thus there is a move towards controlled "secure" environments. Lindsay Bremner, when describing Johannesburg in terms of its socio-economic aspect says it holds: "The public theatres of consumption and display- the shopping centres, casinos, clubs, bars, restaurants and gyms, in and through which wealth and its signifiers circulate, where life is dominated by private interest and consumer choice, serve for many, as their only experience of some form of public life." [Bremner et al, 23]

In addition to Johannesburg's specific circumstances, globalization also affects public perception and growth. "Each major aspect of social reality...is simultaneously undergoing globalization...a cosmopolitan culture and social movements." [Smart 2002:7] Hence current trends are based locally while also heavily influenced by global trends in terms of consumerism, values and behaviours.



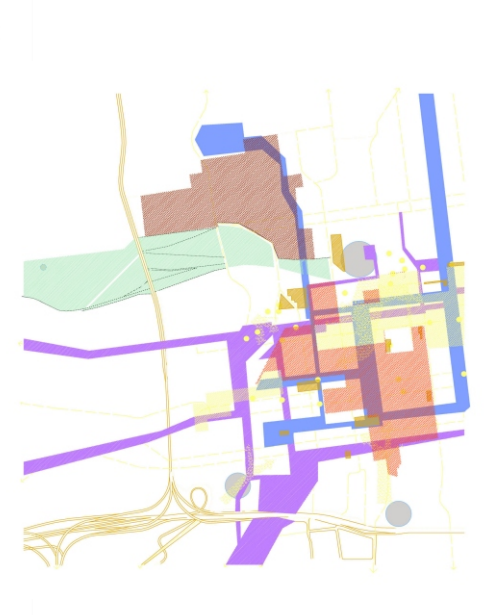
GENERAL TRENDS

TRANSCRIPTION: INNER CITY ANALYSIS

Understanding the context of this project is key to explaining its basis. Much like a strand of DNA with a specific constitution of elements resulting in particular genetic traits, the Inner City can be understood in the contemporary context by looking at 4 particular aspects:

RHYTHMS

This mapping is an analysis of interesting frequencies and variations on the same two themes. The two beats under consideration are firstly social/movement based (traffic and pedestrian flow) and secondly, built form rhythms.

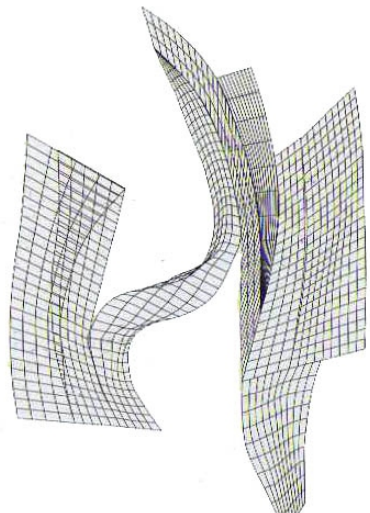




PATTERNS

This is an analysis to recognize the evolution in plan of identifiable patterns. These include Zoning Patterns and Nodal Patterns, mapping how current nodes form a pattern and have a common strand linking them.

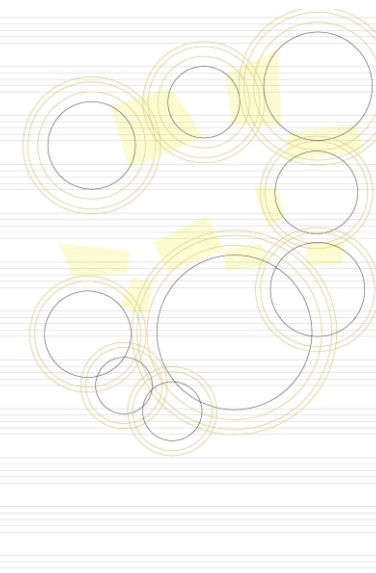


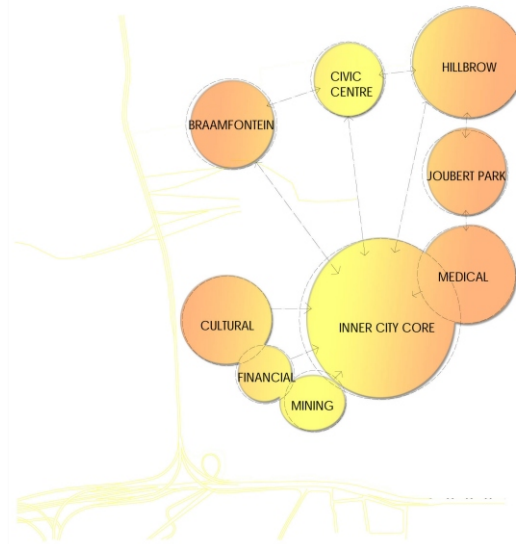


HARMONIES

The reason for this approach to thresholds is to visually and practically analyze the occurrences at overlaps, whether by virtue of the amalgamation of cultures, dissonance or harmony which may happen.

There are possibilities for harmony, the extent of overlap of these perceived edges shall be examined in more detail such that regions of exciting overlaps with potential can easily be identified.



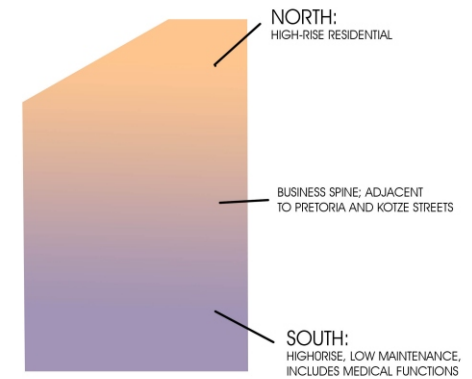
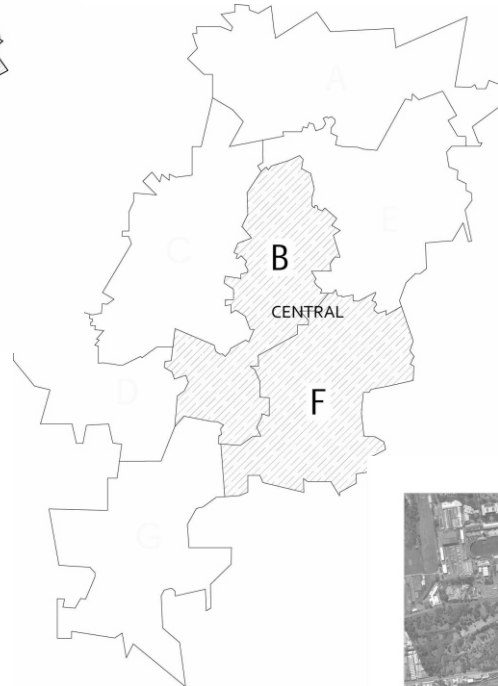
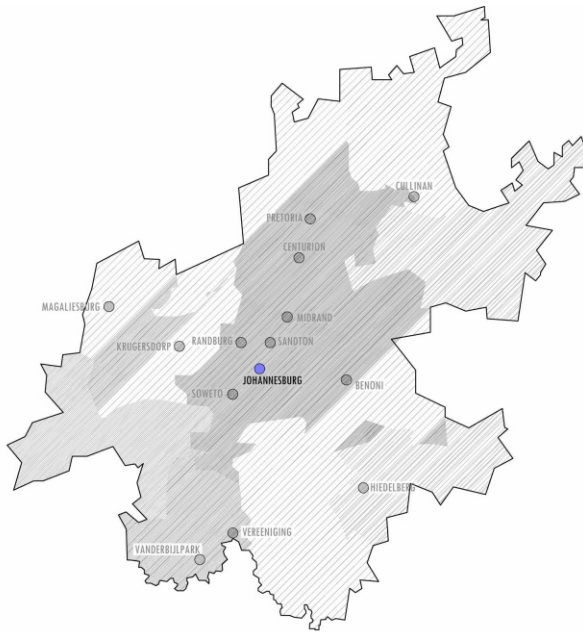


MELODY

Noting spaces where there is a dominant melody through the most overlaps in terms of specific functions and/or landuse.



HILLBROW CONTEXTUAL OVERVIEW



HILLBROW

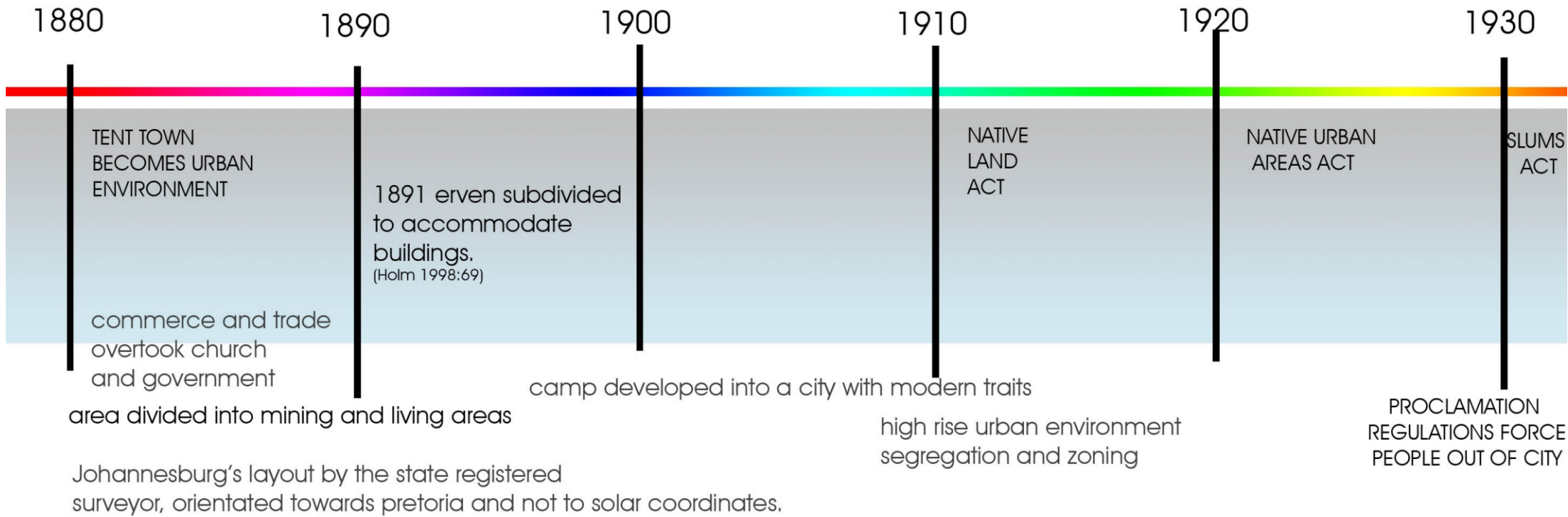
From previous mappings is Hillbrow area where there are the most number of overlaps and overlays. It is also the densest region but also quite underdeveloped in terms of new projects.

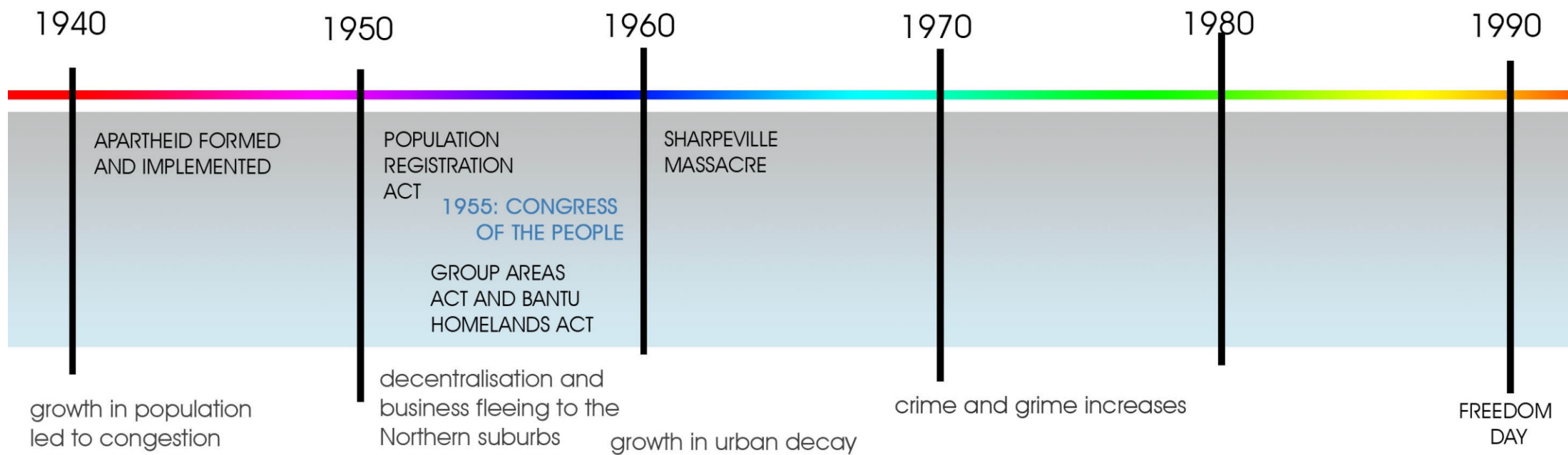
“Hillbrow-Berea is one of the highest density urban areas internationally, with 135 000 people living in just under 2km² (67500 people per km²).” [Shisaka, 2006]



Central Johannesburg became a central draw for residents due to its proximity to work and grew as such. However due to the current moves to the periphery of the city, dense urban areas of the Inner City have become pockets of neglect and decay. In spaces such as Hillbrow, the residential population grew to overwhelm the limited infrastructure of that part of the city. Hence at present the urban decay is characterized by vacant buildings, badly maintained buildings, unlawful conversions, illegal squatting and overcrowding.

HILLBROW HISTORICAL OVERVIEW





HILLBROW: TECHNICAL ASPECTS

POTENTIAL CLIENT

Private Investor/developer much like Braamfontein regeneration.

The interest is in creating social pockets in the area; Hillbrow edge is the first phase of an Urban Plan of a mixed-use/cultural nodes in the area. Trustees shall be appointed to manage and oversee the maintenance of the project. Marketing and setup is done through local sources such as Vukuzenzele Housing and JDA Hillbrow community groups.

AFFECTED PARTIES

- _ Local Initiatives
- _ Hillbrow Community Health Centre (neighbours)
- _ Residents: through development of local skills development
- _ Users: Visitors, Performers, Staff/Technical.

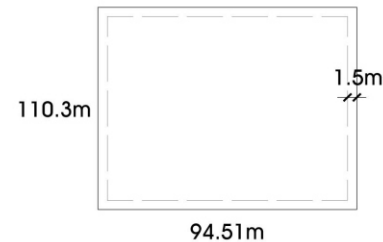
ACT IV: UNDERSTANDING THE SITE

I Brief_49
II Site Specifics_50

BRIEF: RE/4352 corner Hospital and Smit Street.
It has the Superintendent' house on site; Heritage
drawings dated 1936 by Gordeon Leith.

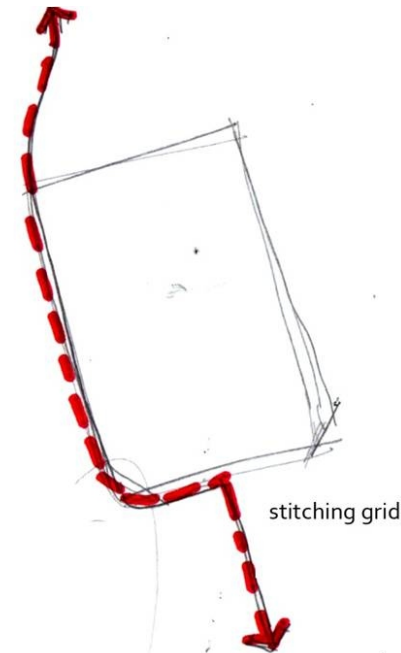
I propose to subdivide the erf in accordance with
Property Laws.

It is currently classified as Institutional Zone; and I
propose this site as part of a regeneration plan
activating the East-West corridor intergrating
Hillbrow and Braamfontein.



SITE LOCATION

The Site is located on the edge of Hillbrow, on the corner of Smit and Hospital Streets. It came about as an intervention linking the East-West axes of the Inner City, breaking the North-South axis that dominates. This site is specifically at the meeting point of two inner city grids, a space of intersection and overlap.



SITE URBAN STUDIES

4 QUADRANT ANALYSIS

The site is located in the middle of 4 distinct notional landmarks that have unrelated built form rhythms; Hillbrow residential, Constitutional Court, Joubert Park and Park Station.

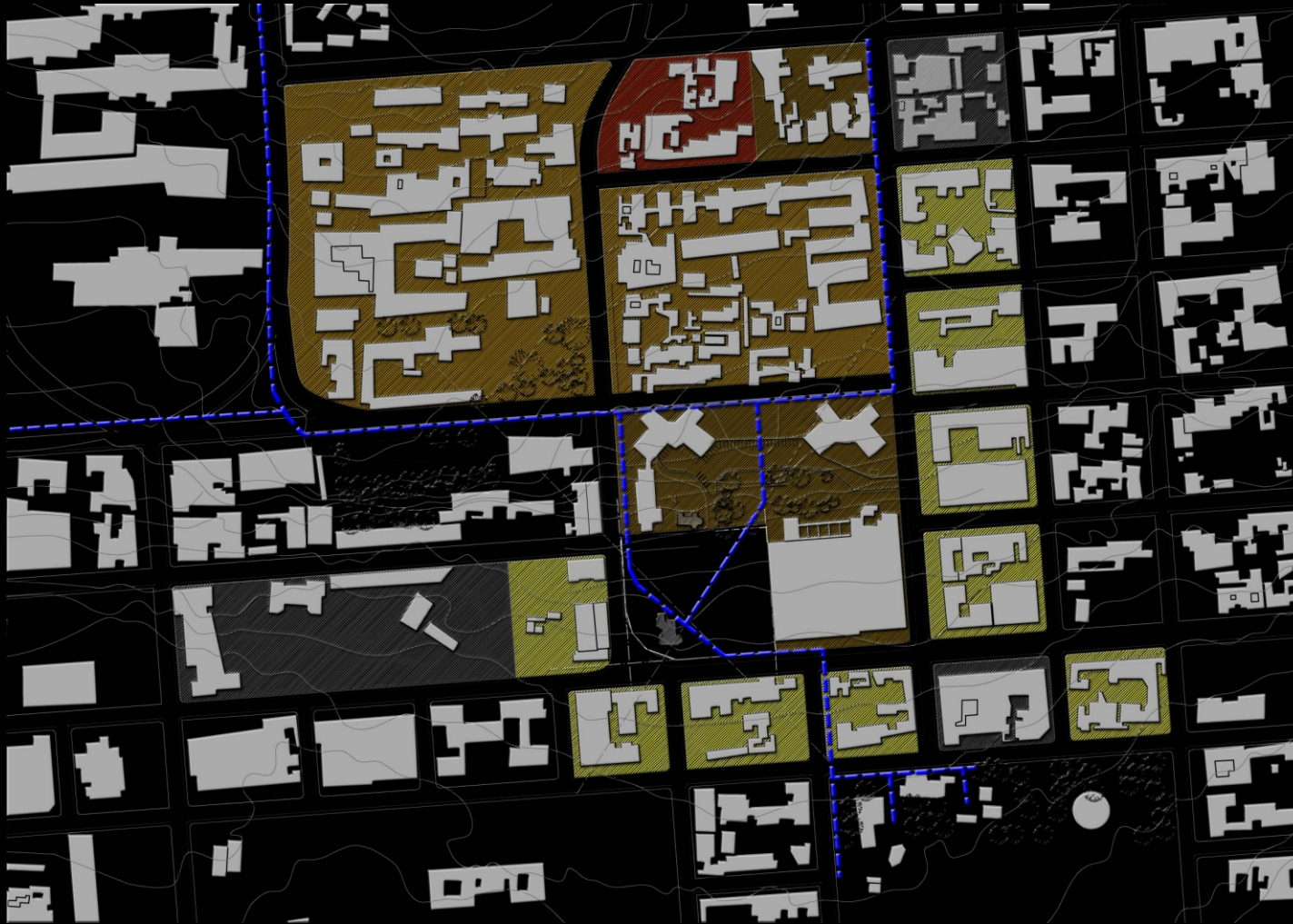




SITE CONNECTIVITY

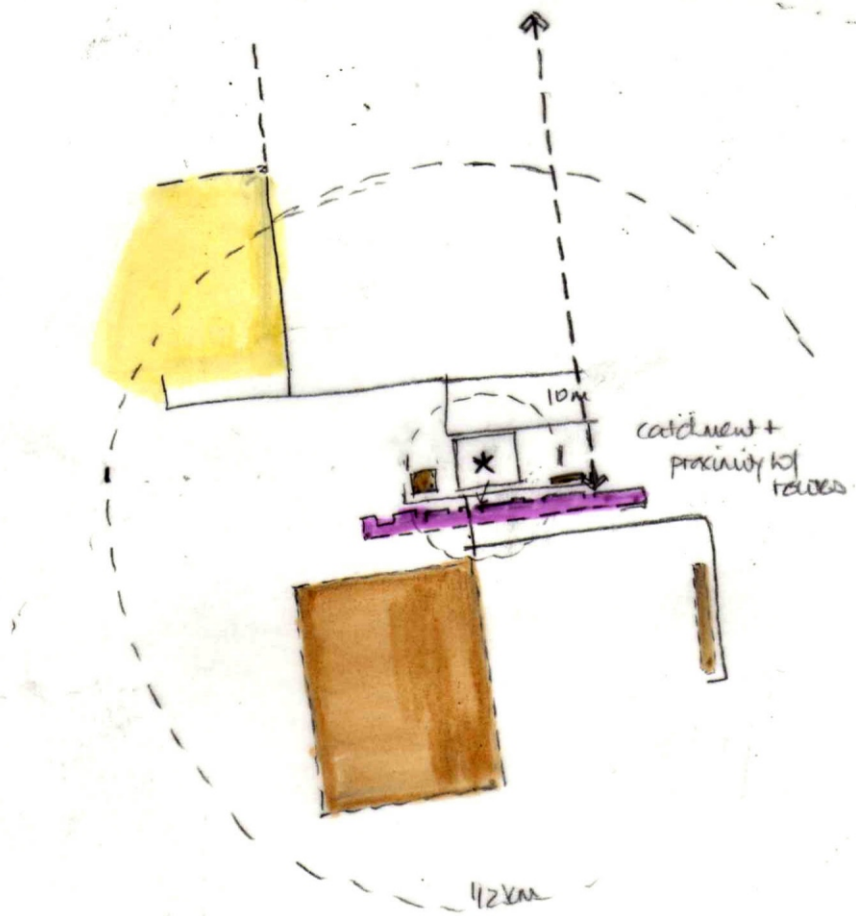


URBAN INTERVENTION

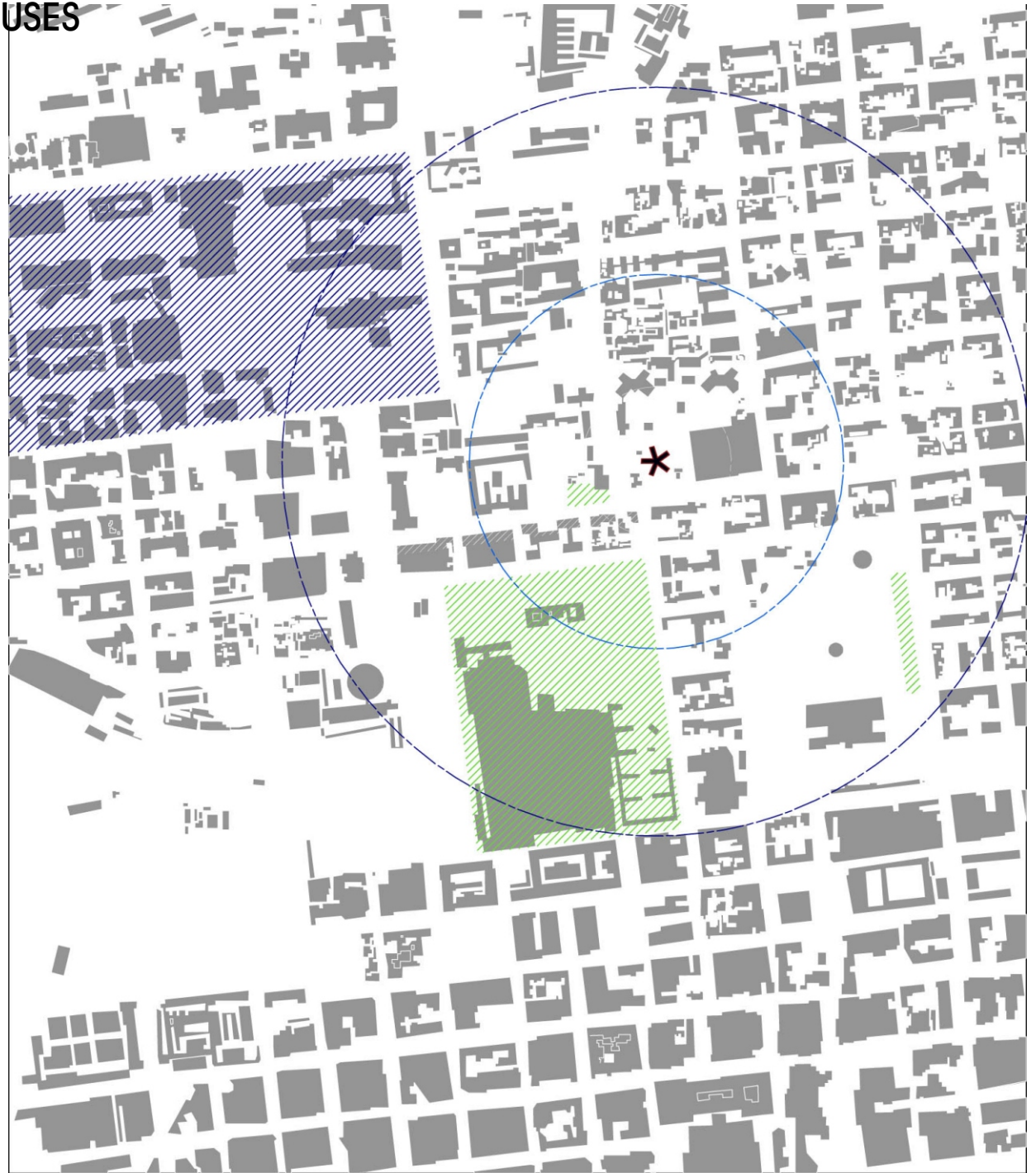


Introducing a pedestrian link from the civic spine right down to Smit Street; in line with the idea of creating east-west activity corridors based on adding mixed use buildings along these axes.

SITE URBAN STUDIES LINKAGE TO OTHER USES



LINKAGE TO OTHER USES



SITE LINKS TO BRT AND BUS ROUTES



GETTING A SENSE OF PLACE



BUILDING OPPOSITE SITE



HERITAGE: SUPERINTENDENT'S
HOUSE ON SITE CORNER



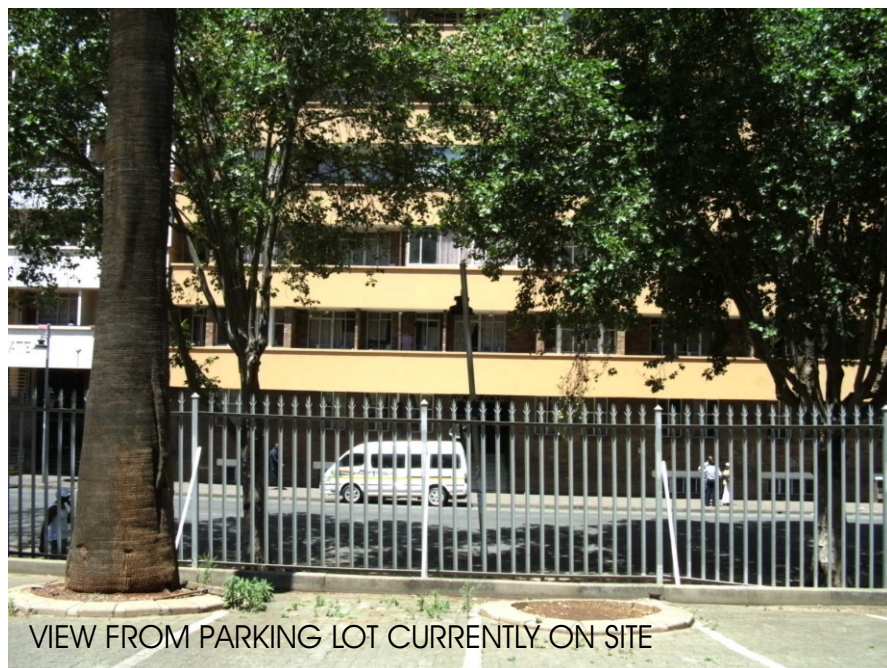
ACROSS SMIT



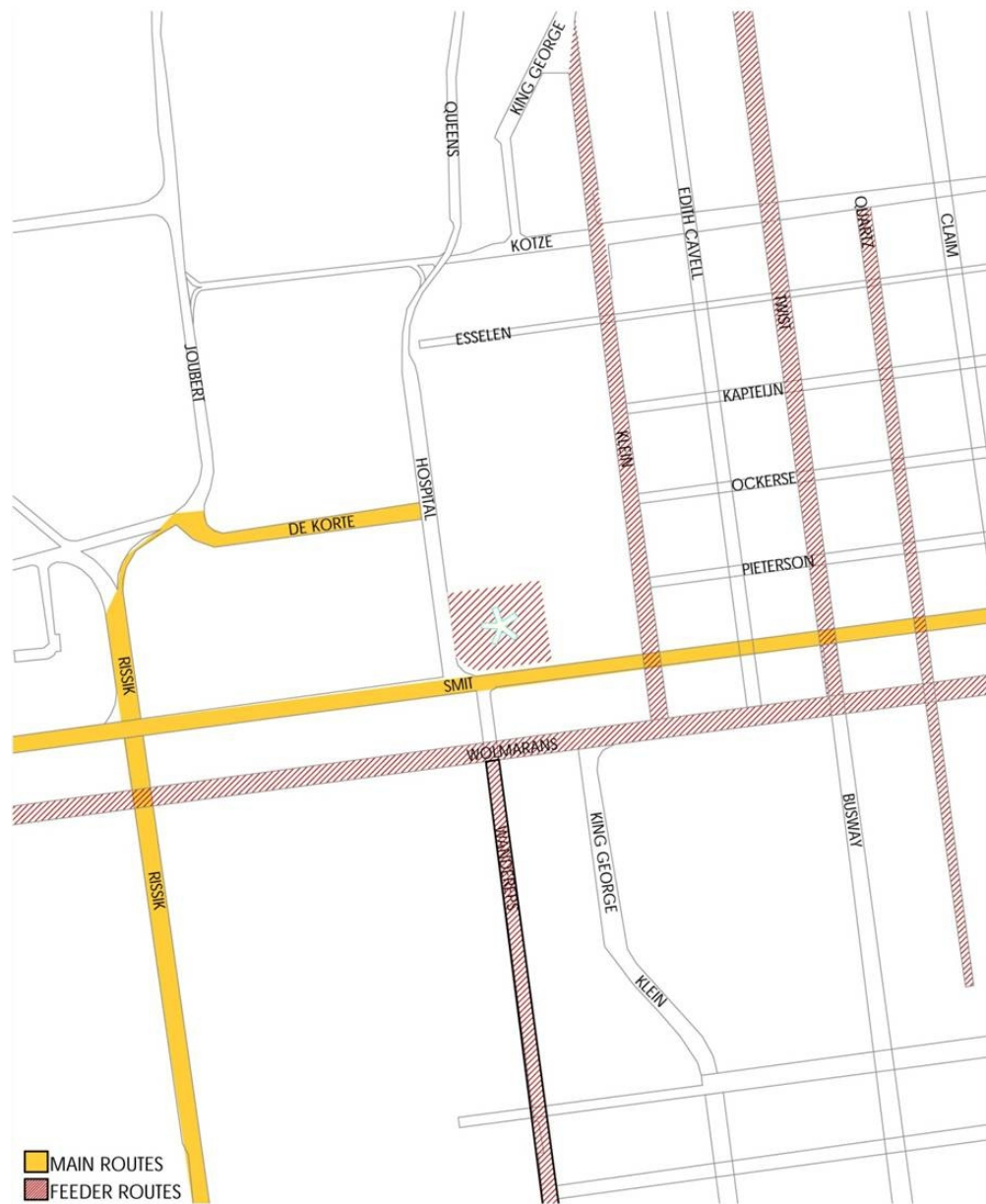
STREET VIEW



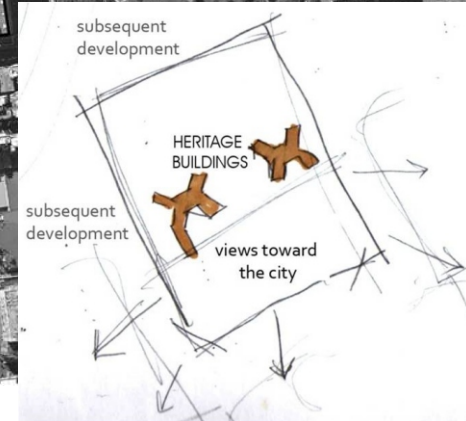
VIEW DOWN HOSPITAL ROAD



ACTIVITY CORRIDORS



HERITAGE: HISTORICAL BUILDINGS TO CONSIDER

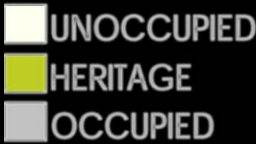
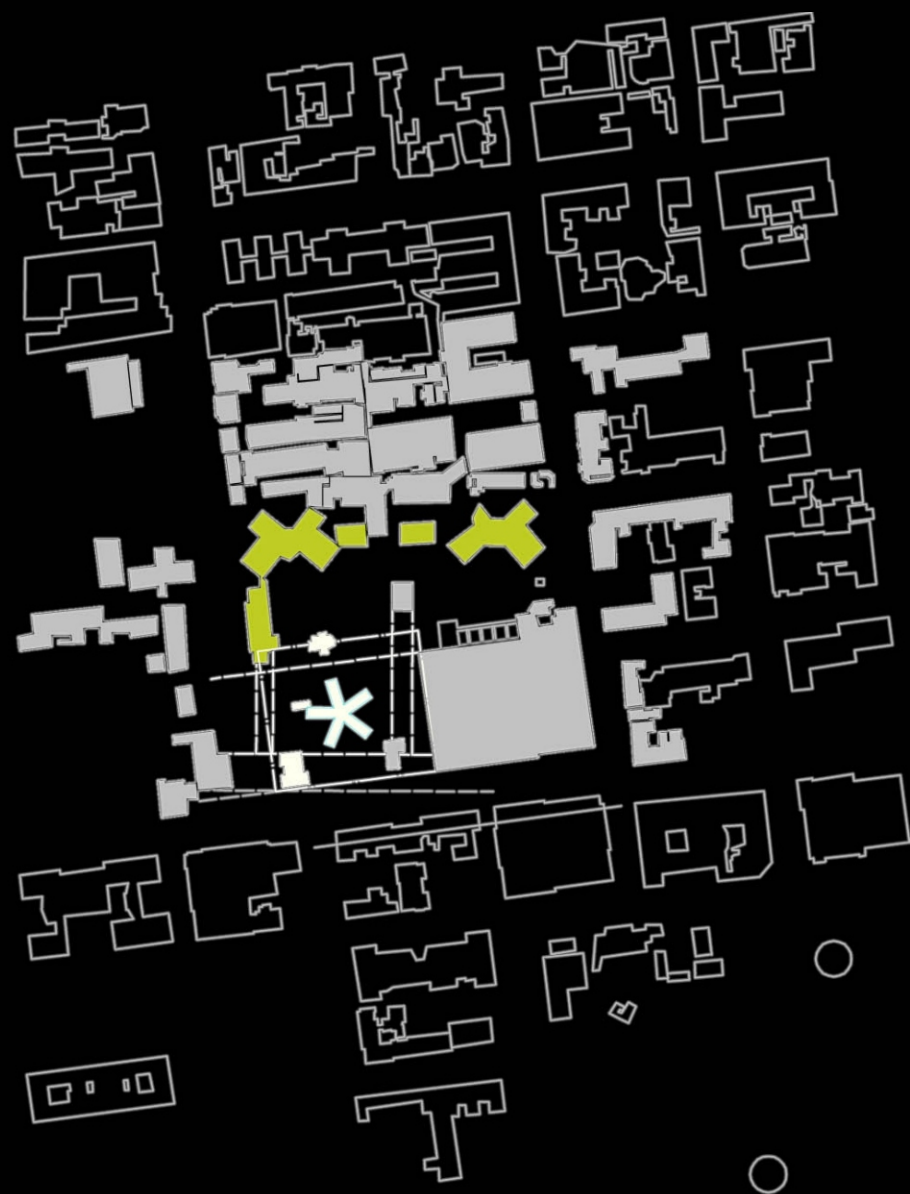


SITE : LANDUSE

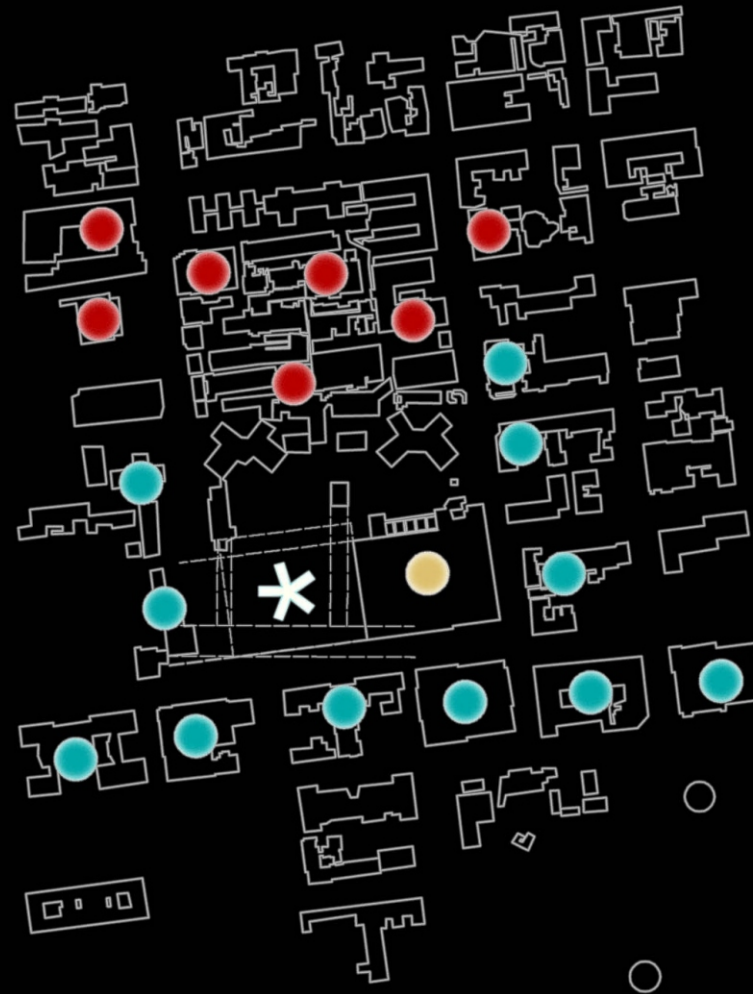


- MAIN MEDICAL FACILITIES
- SECONDARY MEDICAL AMENITIES
- RETAIL
- HIGH-RISE RESIDENTIAL
- INSTITUTIONAL/MUNICIPAL

SITE : OCCUPATION



SITE : ACCESSIBILITY



- ACCESSIBLE DURING WORK HOURS ONLY BUT OPEN 24hrs a day
- OPEN DURING WORK HOURS ONLY
- OPEN+ACCESSIBLE 24hrs a day

SITE : SAFETY



SITE: SOCIAL ANALYSIS

SIGN OVERLAYS ILLUSTRATE THE FREQUENCY OF SOCIAL TURNOVER IN THE AREA

[Photos taken by Author 2010-10-13]

Interestingly 2/3 of people have arrived in the last 2 years, 1/3 have lived there for less than a year. That illustrates that it is seen as a transitory place. This observation is also shown in the fact that 40% of residents have a spouse or children elsewhere.

The high density of the population inevitably begins to include aspects of a high percentage of foreign nationals. According to a 2002 Survey, of the foreign Nationals, 62% are Nigerian and 36% other foreign nationals combined. Social initiatives in the area, such as local religious communities, are focused on benefitting groups vulnerable to exclusion (youth and migrants). However there is a general shortage of crèches and social facilities.



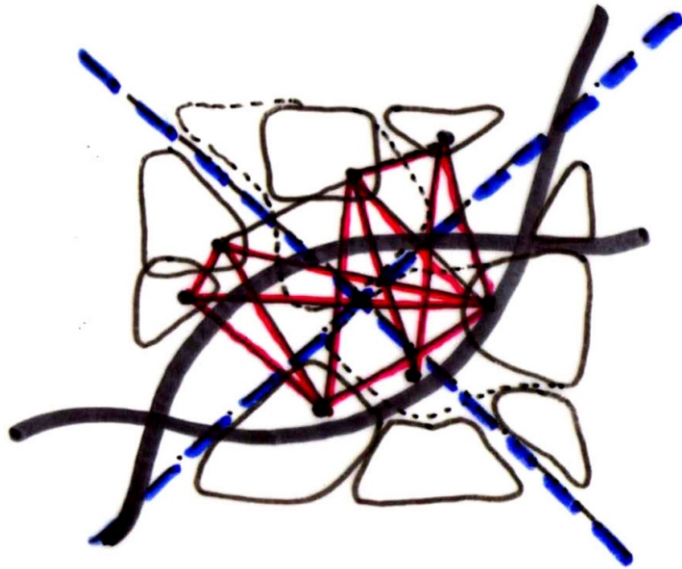
Patel (2004:78) says that young people of the Inner City generally experience grave difficulties in transitioning from adolescence to adulthood.

Some are faced with the difficulties relating to HIV/AIDS and the responsibilities that result. When young people are left unoccupied in the Inner city areas, they tend to become involved in high-risk behaviours such as alcohol and drug-abuse. Worse still they begin to be linked with crime.

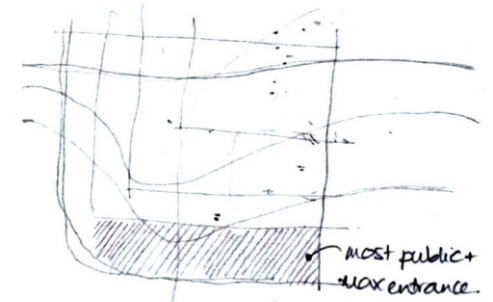
Through peer pressure and difficult circumstances at home, the youth of the Inner City are more susceptible to the high-risk behaviours.



INITIAL SITE SKETCHES



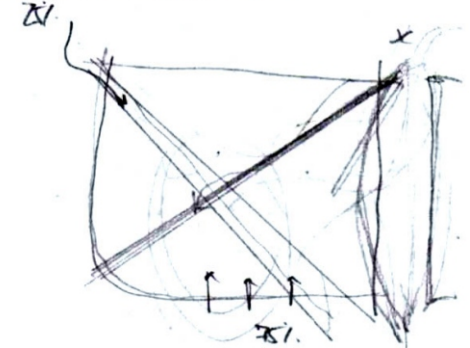
• CONTOURS



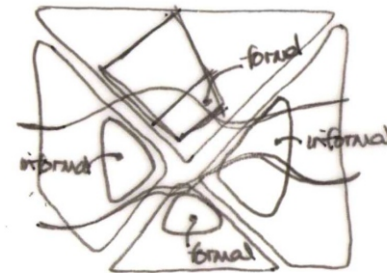
✓ contours
stage contour
public split
grad

X lowest areas
closest road
+ yet the road
make sense

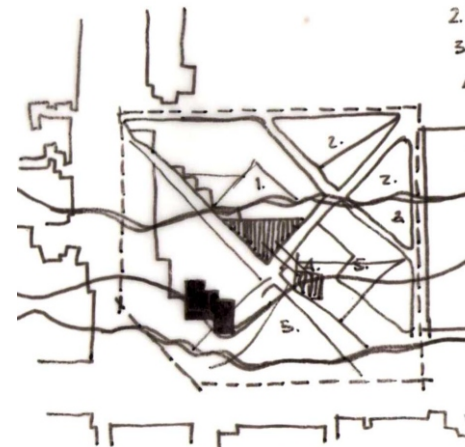
• ACCESS + NUMBERS



① KNOWING/CONSCIOUS +
WILLING + UNKNOWING ②

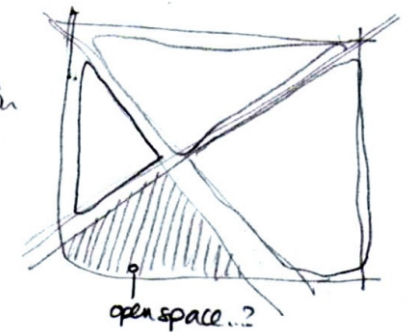


229

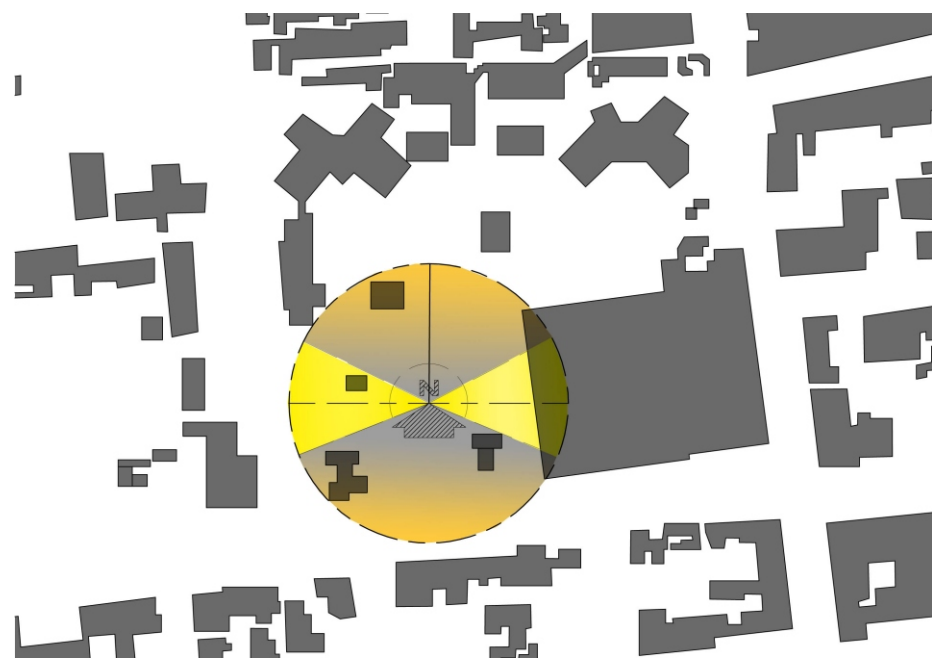
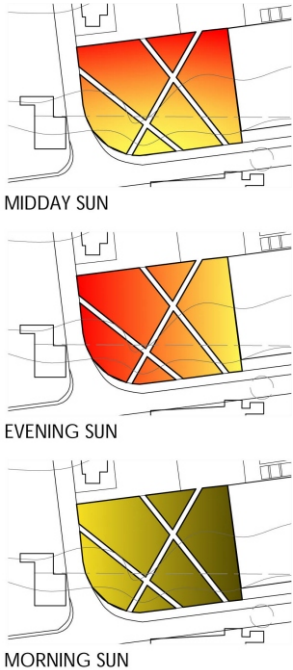


PRIVACY
ROUTE - 10/10
2. PRIVATE SERVICE

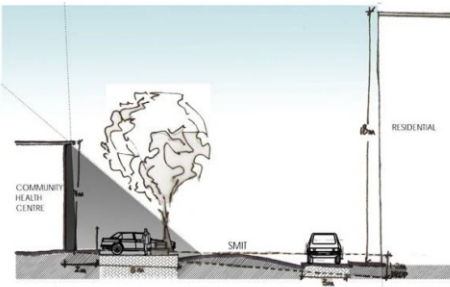
reaction
→



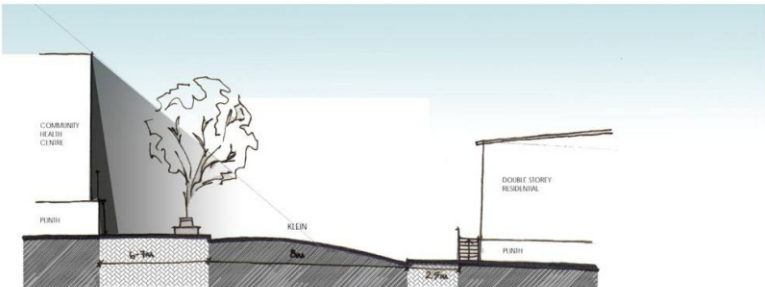
SITE :ENVIRONMENT



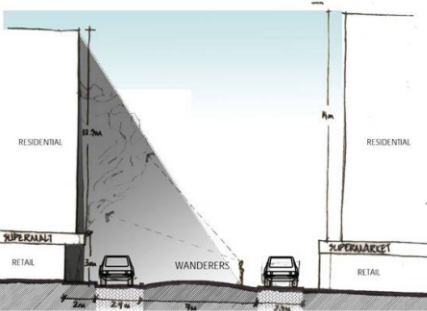
SUN
CONSIDERATIONS



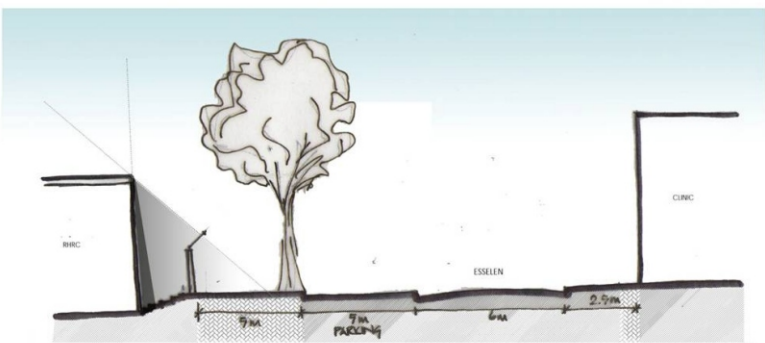
SECTION_A



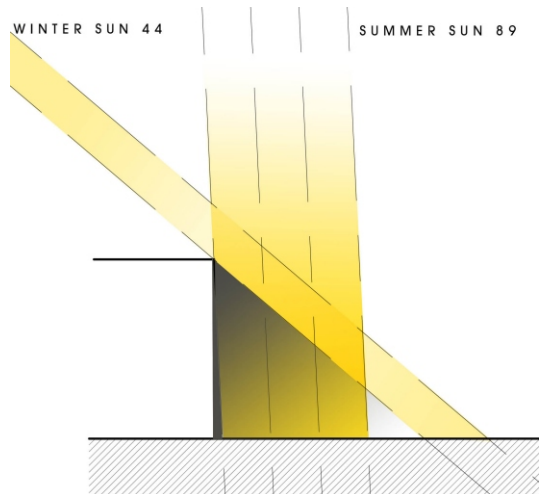
SECTION_C



SECTION_B



SECTION_D



SITE :ENVIRONMENT

JHB CLIMATIC INFO

LOCATION: 26° 08' S 28° 14' E
HEIGHT: 1694 m ABOVE SEA LEVEL

WIND

FEB-APR LIGHT NW
MAY-JULY MOD NW
AUG-OCT LIGHT NW
NOV-JAN LIGHT NE

TEMPERATURES

SUMMER 25°C
WINTER 18°C

HUMIDITY

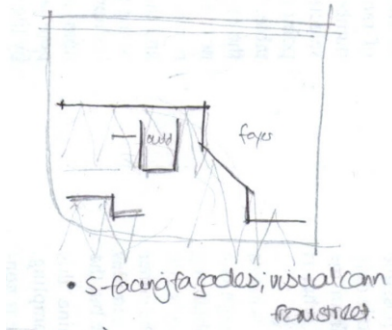
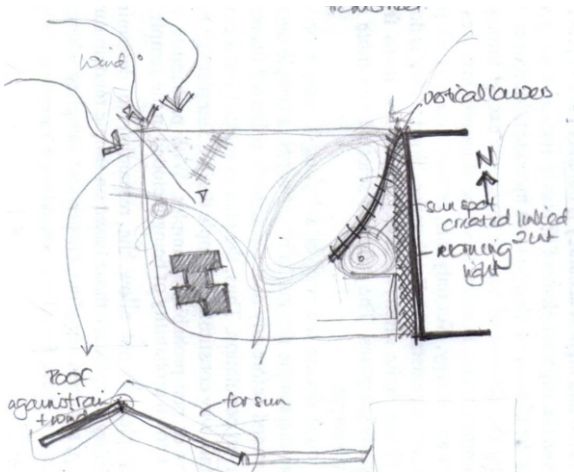
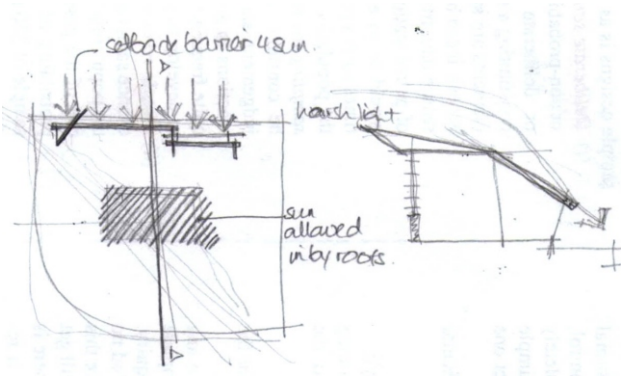
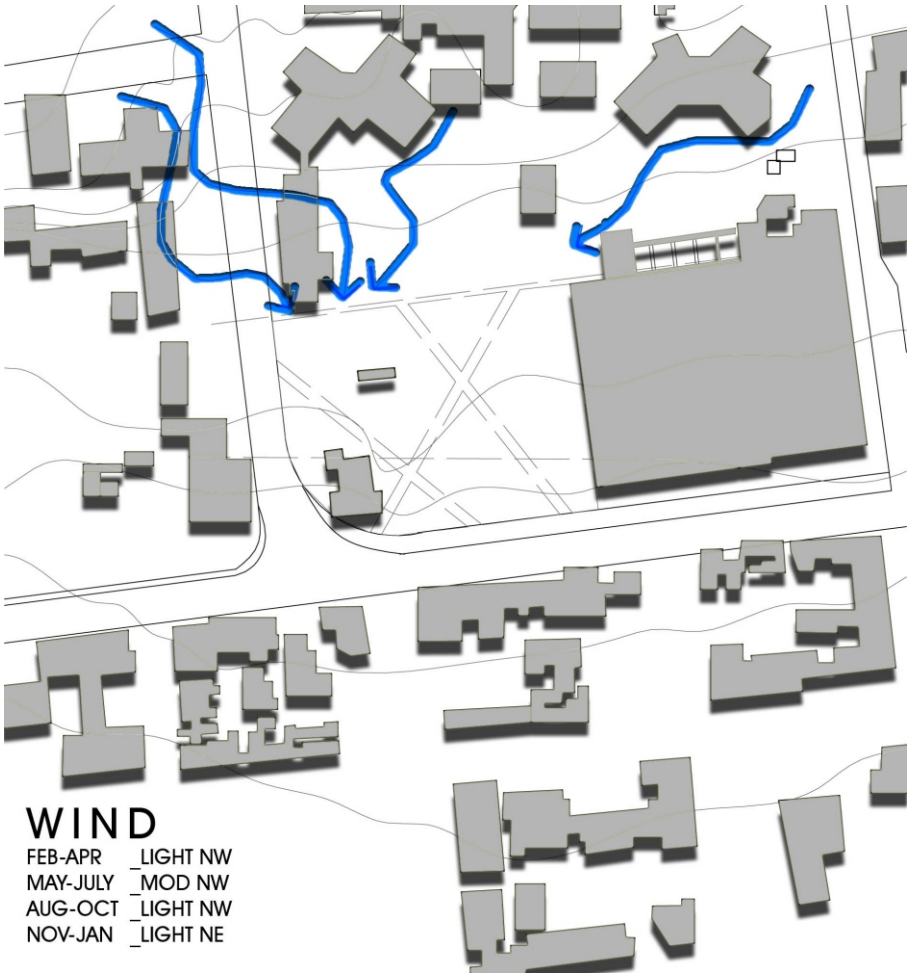
MORNING 76%
AFTERNOON 44%

SOLAR GAIN

DAILY SOLAR POTENTIAL
180-220 W/m²/day

RAINFALL

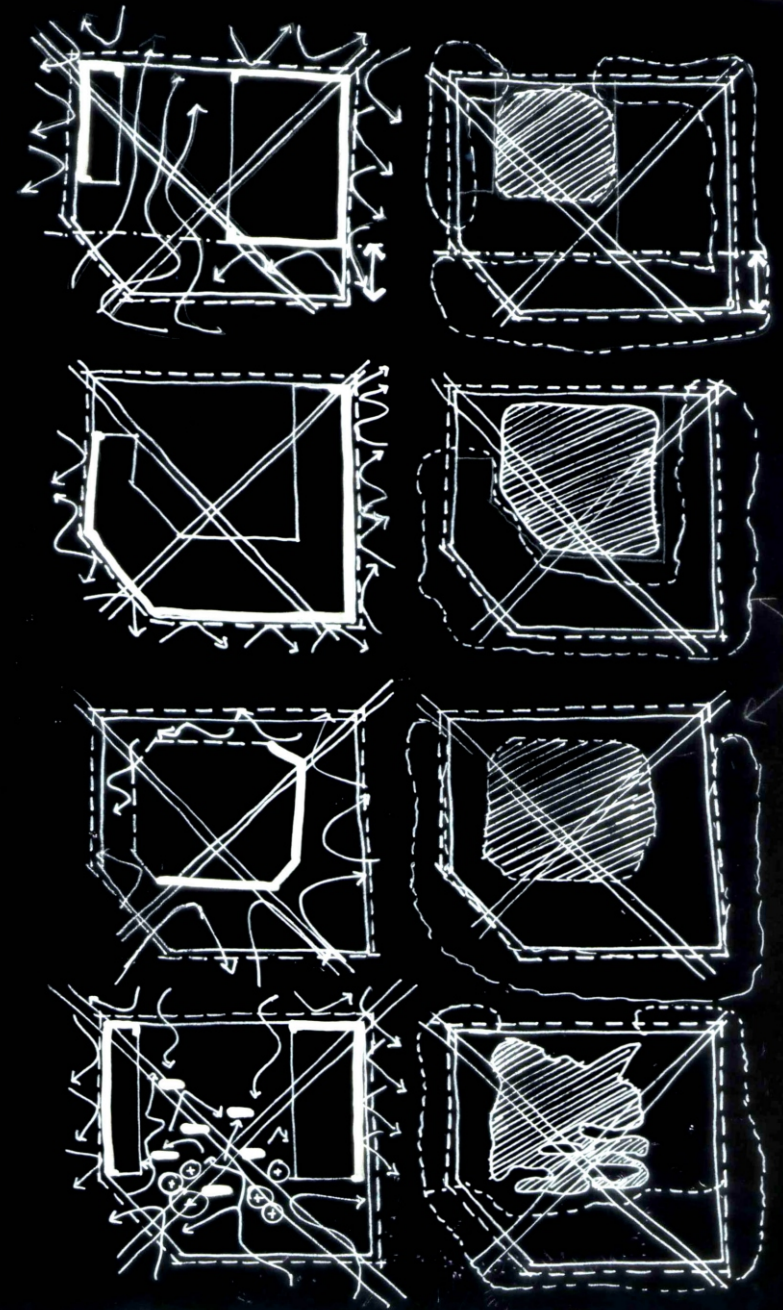
WET SEASON_SUMMER 92mm
DRY SEASON_WINTER 12mm



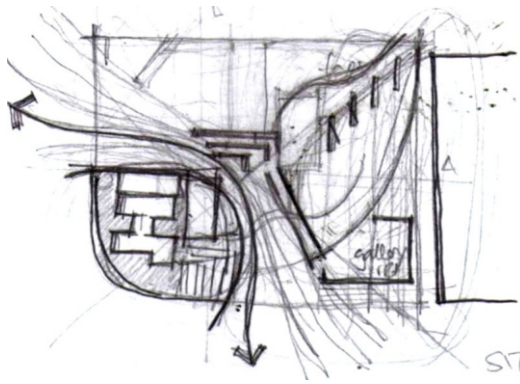
SITE : SOUND CONSIDERATIONS



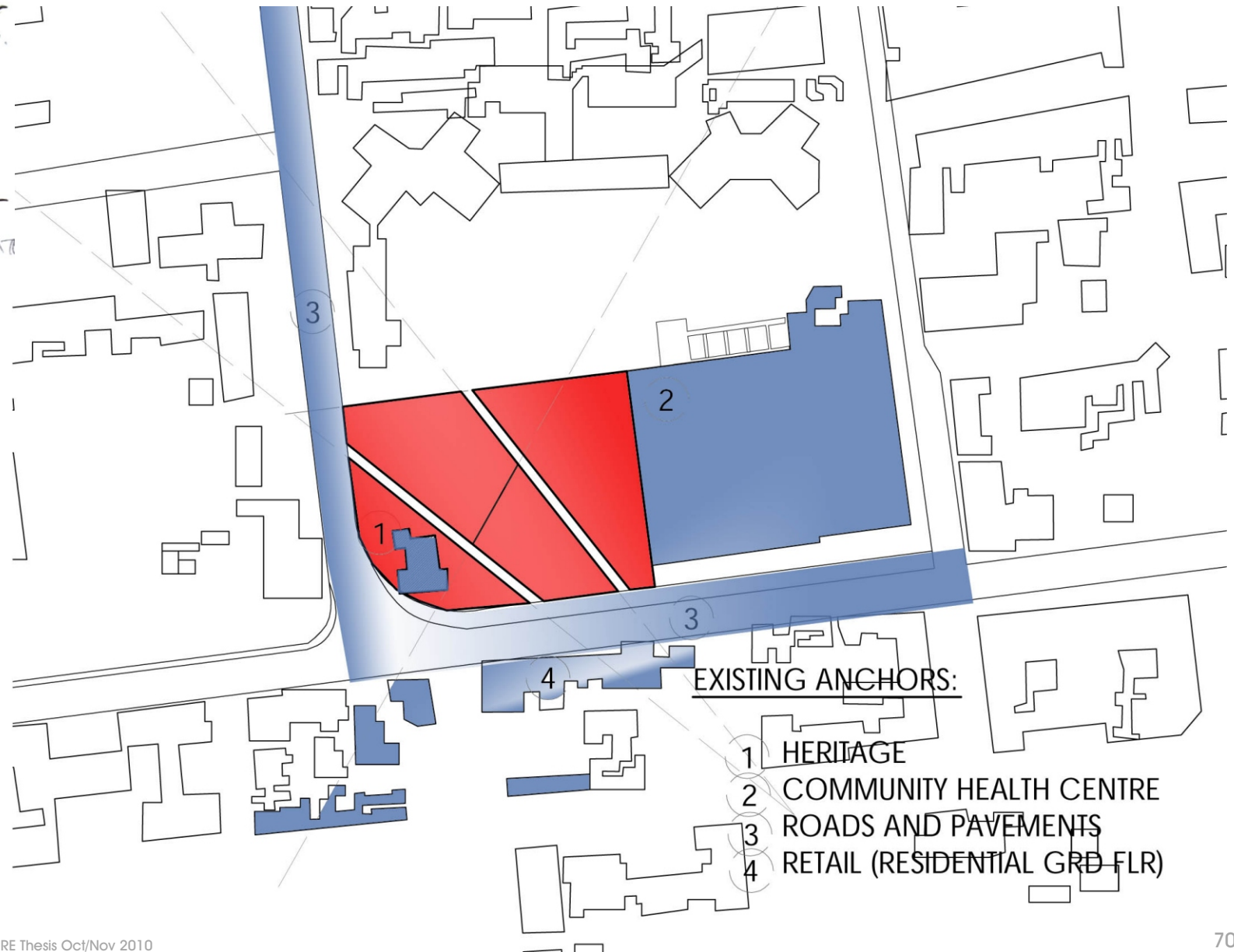
MOVEMENT + SOUND



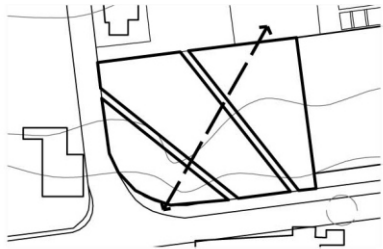
SITE ANCHORS



RESPONSE TO SITE ANCHORS



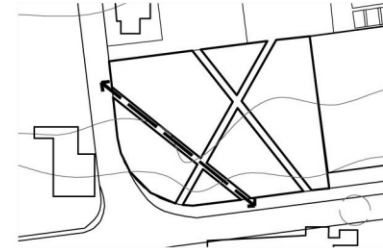
SITE RESPONSE DIAGRAMS



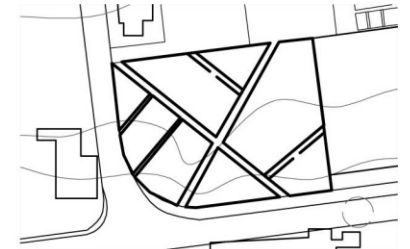
ROUTE + PLATFORMS



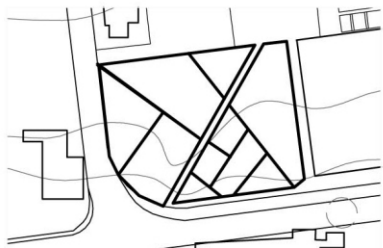
CROSS + CONTOURS



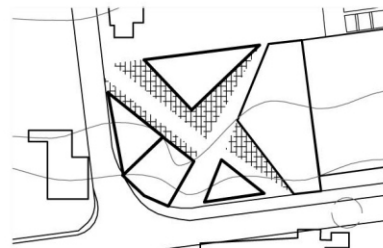
ROUTE OPTION DIAGRAM



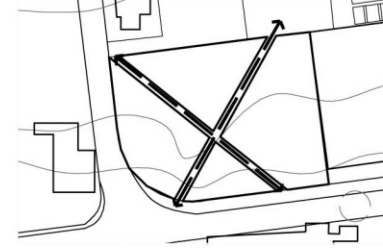
PLATFORMS



PLATFORMS



RETAIL CONNECTOR



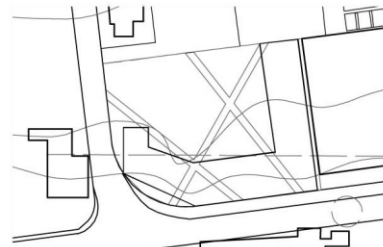
ROUTE OPTION DIAGRAM



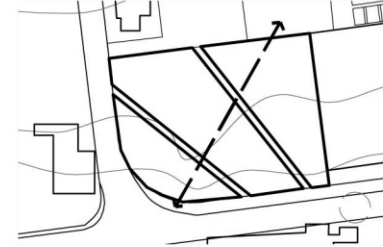
OPEN SPACE + STREET EDGES



PLATFORMS



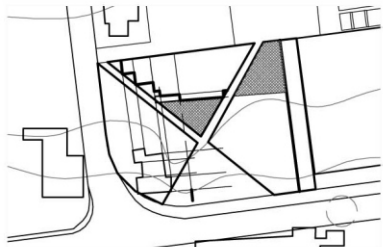
BUILDING BLOCKS MAX SOUND



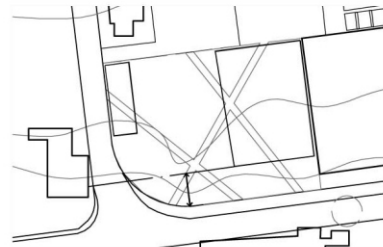
ROUTE OPTION DIAGRAM



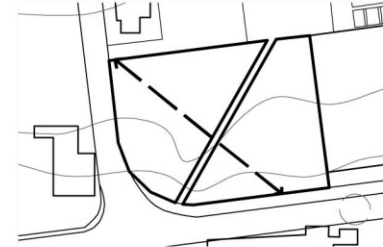
CONNECTOR



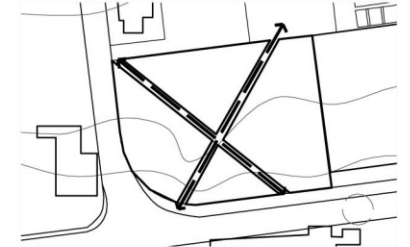
HERITAGE RHYTHMS



RELATIONSHIP WITH PUBLIC ALONG EDGES

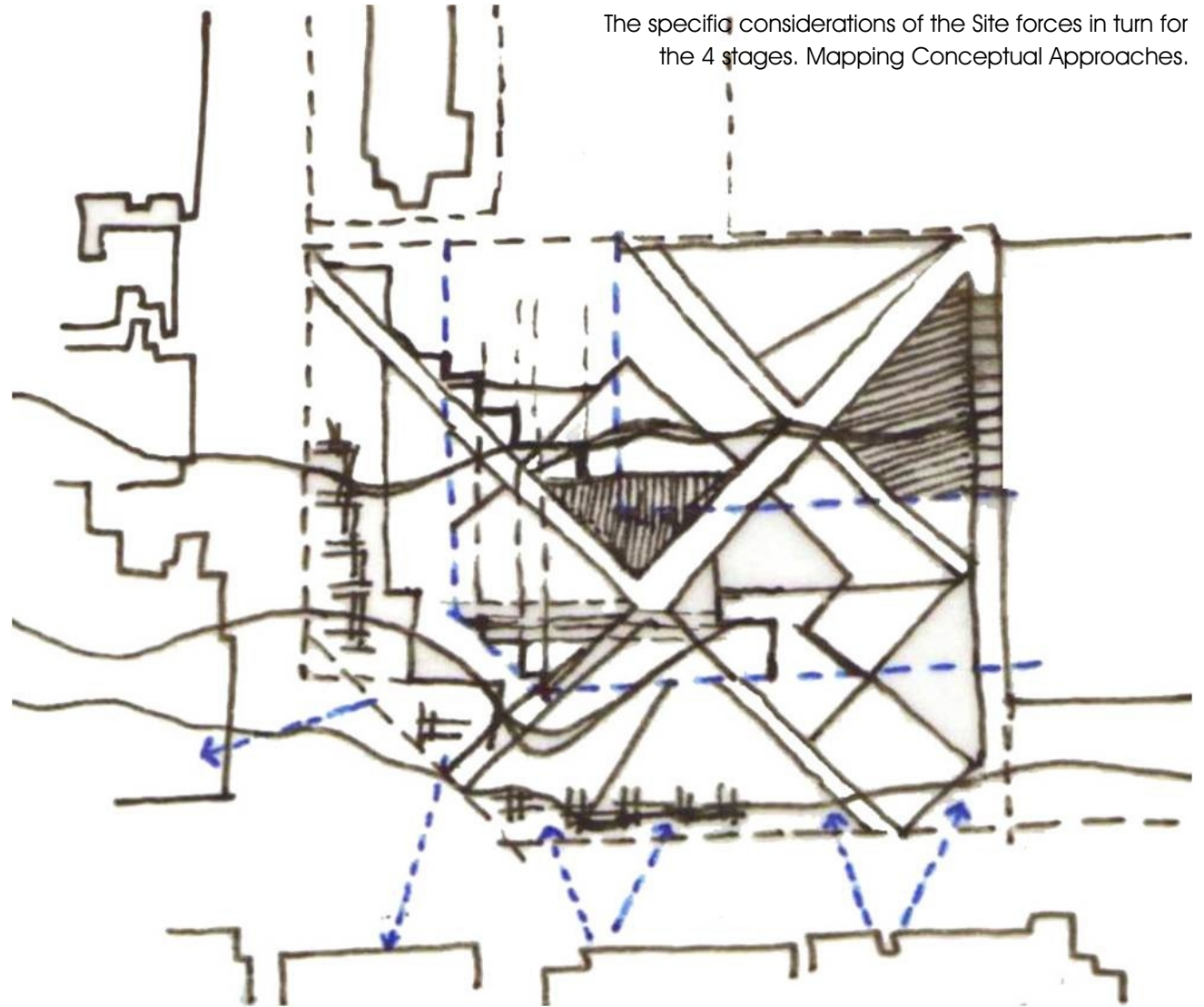
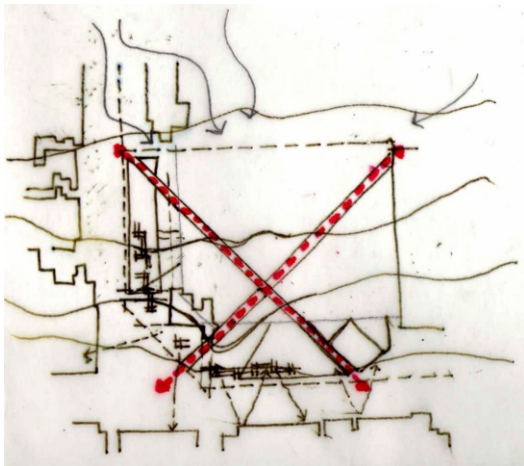
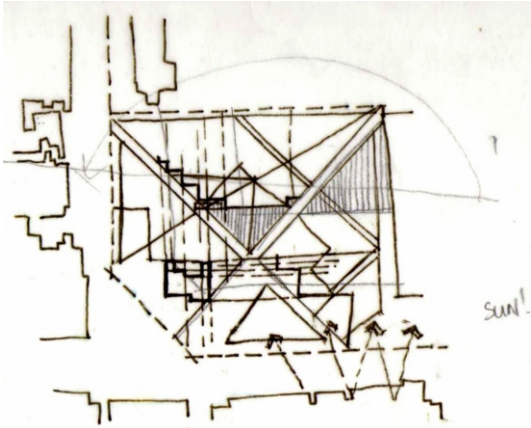
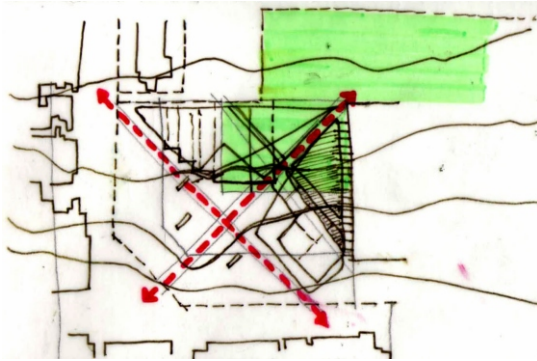


ROUTE OPTION DIAGRAM



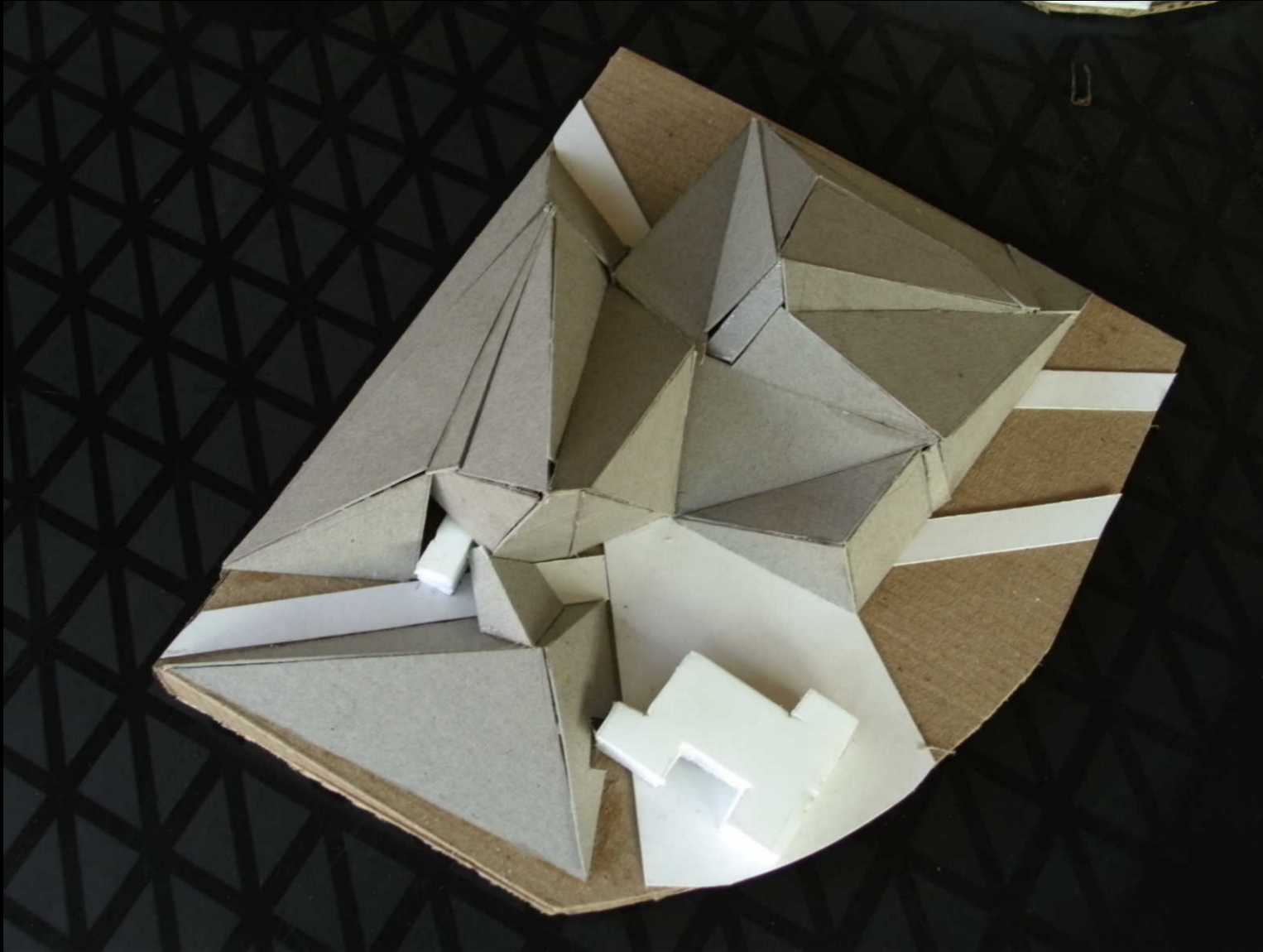
ROUTE

SITE FORCES



The specific considerations of the Site forces in turn for the 4 stages. Mapping Conceptual Approaches.

OVERALL OVERLAY



Model of Site forces and how they morph the mass.