



Accommodating change - the historical centre of inner-city Johannesburg

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Abstract

In this thesis, the significance and best use of a site within the historical centre of inner-city Johannesburg is explored. The site covers a city block and lies across the road from the Square on which the City Hall (housing the offices of the Gauteng Provincial Legislature) is situated. The 'Barbican' - an important heritage building - occupies part of the site, the remainder being vacant.

Both the site and the Square opposite it are situated within a twenty-four city block precinct which has undergone considerable change since it first came into being one hundred and twenty-two years ago. These changes (particularly those within the Square) have become relevant in the history and character of the precinct, and have been examined in order to place the site into its context and to gain an insight into how and why it may be developed.

Changes that have had a substantial effect on the precinct allow its history to be roughly divided into four 'Eras'. The first of these being 'Market Square' (1886 – 1935) which relates to the first developments within the precinct - the changes that made 'a camp' into a city. The second era is that of 'Library Gardens' (1935 – 1991) which details the changes that occurred after a library was built on the Western side of the Square and the effect of this on it. The third era is the 'Civic Spine' (1991 – 1994) which illustrates an attempt by the city to reactivate the precinct and the structures that were built to facilitate this. The fourth era is the 'Provincial Government Precinct' (1994 – to date), which deals with the conversion of the City Hall into the offices of the Gauteng Provincial Legislature and the changes that are currently occurring in the precinct.

The four eras were used to provide an historical context for three layers of urban interconnection that may be found within the precinct and include: history, urban space and public place. History explores the 'past' of the site; Urban Space concerns the types of space that were created, being based on the urban theory of the time; and Public Place involves occupation of the spaces by the public which resulting in these spaces becoming places and therefore destinations.

The results of this investigation were used in the creation of one structure and the conversion of another that will best utilise the site and benefit the precinct in which it is located.

The programme that is now outlined comprises a convention centre, gallery and a hotel. The convention centre may be used for both local and provincial government functions, as well as those required by the private sector, given that few (and inadequate) facilities exist at this time within the inner-city. The gallery will depict the numerous changes that are described; the hotel to accommodate conference delegates and others.

After the programme has been provided, the results of an exploration of convention centres and their chief components is related. In addition, the historical building – 'The Barbican' is situated (in one corner of the site) and raises the relevance of historical conservation. Elements in the construction of a new convention centre on the site and ways in which the Barbican may be used to connect the old with the new are taken into consideration.

I, **Candice Keeling** (student no. **0300107D**) am a student registered for the course Master of Architecture [Professional] in the year 2008. I hereby declare the following:

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All images are authors own unless otherwise stated.

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1- Site and Precinct

Site

“- *noun*

the ground on which a town or building stood, stands, or is to stand.
the place where some activity or event takes place or took place.

- *verb*

locate, provide with a site. “

(Oxford 2000: 751)

Precinct

“- *noun*

an enclosed area.
an administrative subdivision of a country city, or ward.
the area surrounding a place. “

(Oxford 2000: 627)



This thesis began as an attempt to understand why a city block in the old inner-city of Johannesburg containing a significant heritage building could remain empty for many years.

The site chosen for this thesis is situated to the North of the City Hall and is predominantly vacant on all but its South-West corner. On this corner stands the Barbican, a building that was inspired by the Art Deco Movement of the 1930s. This is the only structure that remains on the site because all the other buildings were demolished and the site is now used as a parking-lot for the adjacent building.

The site is ideally situated for development given that the surroundings provide excellent existing infrastructure, and it has been identified by the Johannesburg City Council as one of the very few under-developed areas within the inner-city. It is these reasons that led me to investigate the precinct and the changes that have shaped this part of the city.

The precinct under study is the historical centre of inner-city Johannesburg and consists of twenty-four city blocks with various degrees of occupancy and built mass. It is bounded by Kerk Street to the North, Joubert Street to the East, Commissioner Street to the South and Sauer Street to the West. The precinct itself first appeared in 1886 when Johannesburg was laid out and this has changed little during the past hundred years; yet the built masses and structures have changed dramatically during the same time period.

The majority of the buildings currently in the precinct are offices - many of which are now inhabited by the Provincial Government. In addition, there are numerous ground-floor retail premises, residences, a public park and public buildings. All the public buildings were built during the early part of the last century and include: the Johannesburg Central Library, the City Hall (now the seat of the Gauteng Provincial Legislature) and the Old Rissik Street Post Office.



[Above view from Old Mutual] McKechnie (2005)]



Aerial of central Johannesburg (not to scale) - City of Johannesburg 2008

2 - Layers

“- *noun*

a thickness of ‘material’ (often one of several) covering a surface.

a single thickness of a material covering a surface or forming an overlying part or segment.

- *verb*

arrange in layers. “

(Oxford 2000: 454)



The City of Johannesburg has altered its appearance many times as it has evolved from a mining-camp to a modern city. During these transformations many different styles of architecture have come and gone, and only a few remnants of each may be seen as layers of the precinct.

These layers become a way in which the precinct may be analysed – being a lens through which it could be investigated. In a city ‘there are layers upon layers of urban interconnections...the connections are not always obvious’ (Landry 2000:22)¹. Three such layers are analysed within this precinct: “History”, “Urban Space” and “Public Place” - and although they relate directly to one another, they have been isolated to examine the various components of the site.

¹ Charles Landry is an international authority on the future of cities and the creative use of culture in urban revitalization. He has worked in over 30 countries, advising city and cultural leaders and multilateral institutions such as The World Bank.

2.1 History

History is a series of discoveries about the world and the appropriation of a place which results in it obtaining a meaning. It is a dialogue written by someone who may or may not have experienced the event in question; it is an interpretation that is described by Jenkins (1991: 19)² as 'basically a contested discourse'. He goes on to say that it is the 'how and why and what these things meant and mean', and that it is more often explored with the facts never really being considered. The opinions and views of people often oust the facts and become the 'history' that is recorded. As we are not always aware under what circumstances and forces history is recorded, we are unaware of what has influenced the author. Certain points may be included or excluded with emphasis placed on specific aspects for reasons unknown to the viewer. Yet history is the only way in which we are able to view the past - the way in which the past is expressed to the viewer being but a version of the whole truth. By experiencing it oneself or experiencing numerous version, one is able to include one's own memories and interpretations, making it one's own 'truth'. It is for this reason that memory plays an important role in giving meaning to a place.

By international standards Johannesburg is a relatively young city having been founded only one hundred and twenty-two years ago. The precinct under study is the oldest part of the city and the changes in its buildings and spaces constitute its history and which differentiate it from other parts of the city. The importance and future role that the precinct can play within the city can be understood through an exploration of this history. The layer that is history relates to the evolution of the precinct from its origin to the present day and the changes during that time and are explored through the various built forms and their location on the site. 'As a result, re-activated or reprogrammed public spaces could become the platform for Johannesburg's inhabitants to engage with the city and let the city engage its inhabitants through historical exchanges.'(Wilks 2005: 14) ³

² Keith Jenkins is a senior lecturer in history at the West Sussex Institution of Higher Education and history methods tutor for the PGCE.

³ Brett Wilks completed his M. Arch (Prof.) in 2005 at the University of the Witwatersrand.

2.2 Urban Space

Historically, the various urban theories that were in vogue at the time were used to aid in the design of aspects of the precinct. The most recent design has arisen from the introduction of new ideas combined with aspects of numerous previous theories.

Thus it is in the understanding of 'why' rather than 'what' what was done that explains the development of the precinct.

Urban theory has evolved with the needs and wants of Man, the whims of society as well as various other forces. Although varied in origin these theories have defined how we interact with the public realm and may also be referred to as 'urban space'.

There are two forms of urban space: one that is unplanned and the other that is as a result of planning. Both of these may result in 'a place that accommodates people for a specific purpose and becomes, over time, a site that people rely on in order to meet, relax, protest or market' (Carr 1992: 50)⁴. The precinct under study is one that was planned - there are various theories that structured this intent and a few will now be explored briefly.

Urban Space until the eighteenth century consisted of open squares and streets. The squares prior to this took various forms such as the Medieval square (an unplanned evolving public space) and the Renaissance square (a formally planned space). The squares that were designed in the Americas were modelled on settlements in Spain which were centred on a main plaza that was used as a market area and for celebrations.

Streets evolved in parallel with squares, and in a typical medieval city were very narrow and well-used. The consequence of this was an ongoing conflict between vendors who wanted to use more of the street to sell their wares, and the government that legislated against this. With time streets became wider as a result of factors such as those described by Carr (1992: 58) as 'the acceptance by architects of a new spatial perspective, to a practical need to move commercial vehicles more easily through increasingly dense cities, to a political desire to ease military movement through cities.'

⁴ Stephen Carr is an architect, urban designer, and public space designer. Mark Francis is a Professor of Landscape Architecture at the University of California. Leanne G Rivlin is Professor of Environmental Psychology at the City University of New York Graduate School. Andrew M Stone is Director of the New York City Program of the Trust for Public Land, a national land conservation organisation.

Boulevards followed and emerged as places for people of all classes to gather, culminating in Haussmann's nineteenth century redesign of Paris including the introduction of tree-lined pavements.

Parker (2004: 4)⁵ notes that urban theory developed concurrently with the changes in cities and dealt with four aspects of urban experience. These included: culture (systems of belief and the physical built environment), consumption (the nature of exchange), conflict (struggles over resources, politics, and social classes) and community (aspects of social life of cities and how humans live together).

Only the cultural aspects and hence the physical built environment will be explored in this document. The term 'physical built environment' concerns the space that is created between buildings, streets, parks and public areas. It involves aspects including the scale of the precinct, its built mass and overall identity during four eras that are described.

The urban space layer is used to describe spaces that were established within the precinct. The kinds of space created either encouraged or discouraged people to use them, and are made up of a 'complex relationship between the elements of built and unbuilt space.' (Lang 2005: 6)⁶

⁵ Simon Parker is a lecturer in politics at the University of York in the United Kingdom.

⁶ Jon Lang is a professor of Architecture at the Faculty of the Built environment, University of New South Wales, Sydney Australia.

2.3 Public Place

The precinct has evolved around public functions, the degree and kind of which have changed over the eras. It is by understanding why certain places were important to the public and how they functioned during certain times, that a deeper insight into the phenomenon of the precinct may be gained.

Today, the view of public places is based on eighteenth century ideas that 'saw society as a realm of contract and exchange amongst strangers' (Madanipour 2003: 233)⁷. Before this, the tradition was to interact with people to whom they were related or knew through kinship or clans. These ideas have evolved, and today cities are seen as places where human exchange and interaction occur indiscriminately and on a larger scale. It is only through people that the city may be appropriated and used. It is how people move within the city fabric, interpret public places and make them their own, that allows the city to respond accordingly.

Today the term 'public place' is understood to mean areas within the public realm to which everybody has access, even though this access may at times be controlled. Public place is often an indicator of 'people's social status' and is a symbol of 'who we are and/or who we aspire to be' (Lang 2005:15). Given that Norberg-Schultz (1980:6)⁸, states that 'place is an integral part of existence', the situations, interactions and occurrences that occur therein impart meaning to the public/people that use these places. This results in the 'spirit' or 'genius loci' of the place being established, the latter term used by Norberg-Schultz (1980:6) for the manifestation of location, spatial configuration and characterising articulation.

It is the spirit of a place that a person remembers - people associate a place with its objects and events where they occur. Materials, shapes, colours and textures combine to form the backdrop of a memory. The importance of a place has a direct relationship with its role in society and the actions that take place there. The public place layer also deals with the interaction, interpretation and habitation of the space by the public and the reasons why such spaces are used for their significance, meaning and purpose. In addition, public space concerns the way members of the public take ownership of the urban spaces and how they incorporate them into their daily lives.

⁷ Ali Madanipour has studied (March, PhD), practised, researched, and taught architecture, urban design and planning, winning design and research awards.

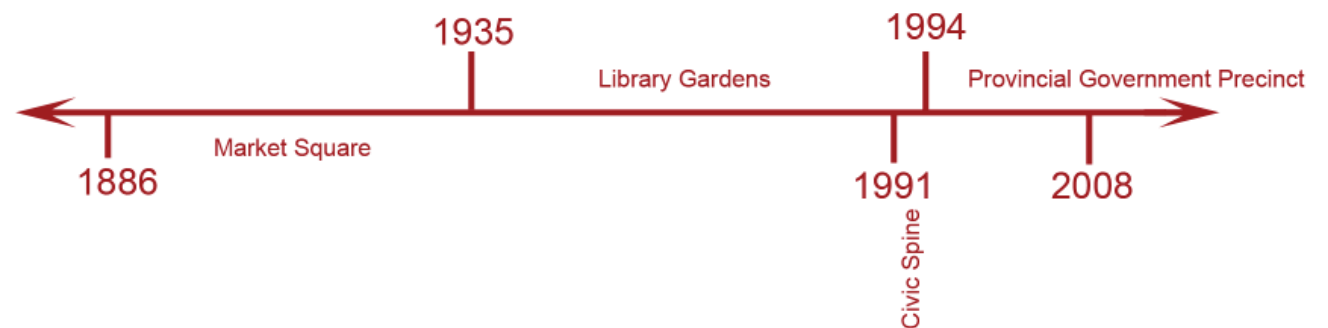
⁸ Christian Norberg-Schulz was a practicing architect who was concerned for theory characterised by subtle shifts in the analytical and psychological concerns. He was one of the first architects to bring the thinking of Martin Heidegger to architecture.

3 - Eras

“- *noun*

a distinctive period of history.
a division of geological time. “

(Oxford 2000: 270)



Time line of the historical centre of inner-city Johannesburg.

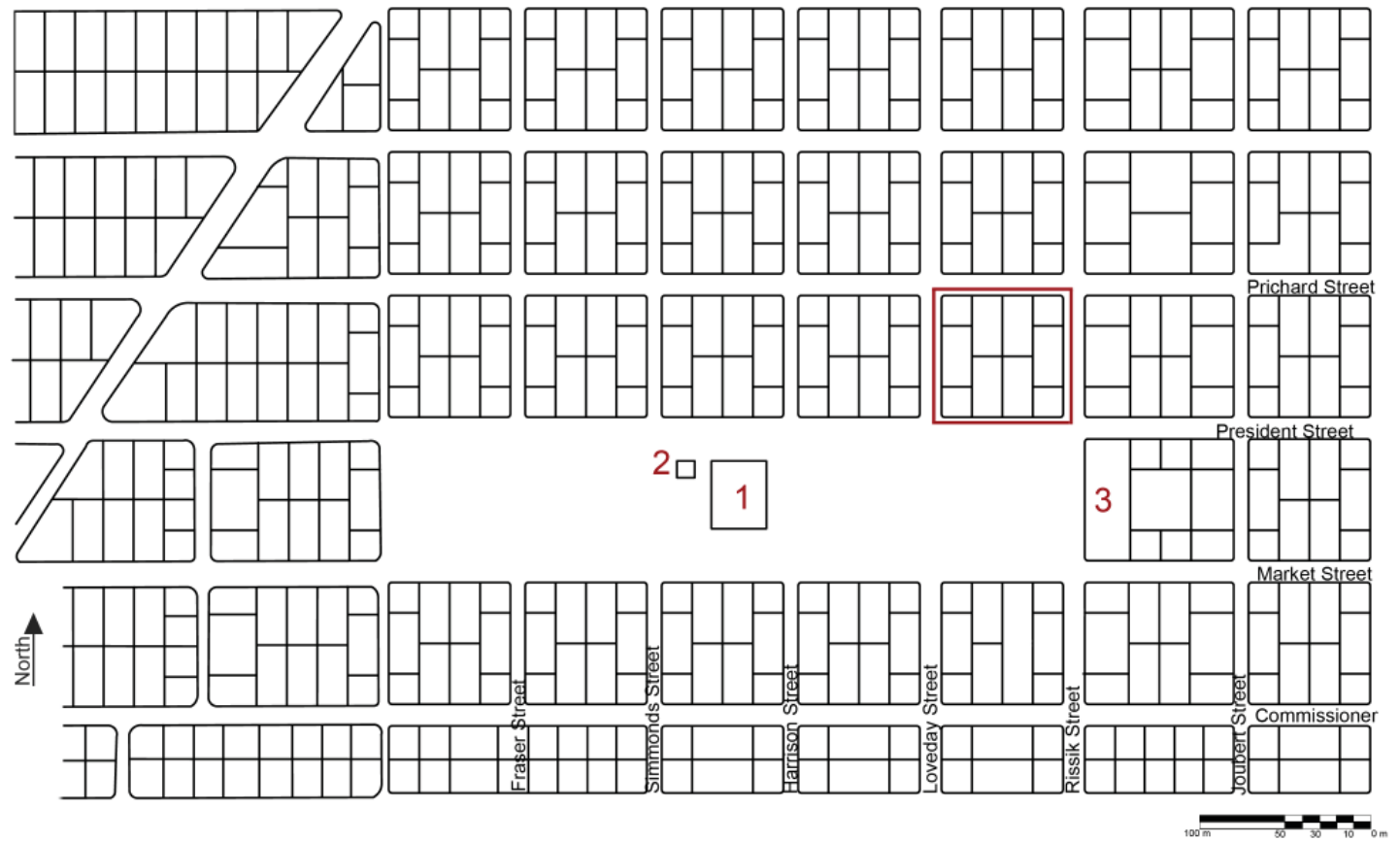
The life of the precinct and various areas has been divided into four eras in order to examine the three layers that have been described. It is only by understanding how the layers functioned during these eras that the precinct as a whole may be understood.

The four eras include: 'Market Square' (1886 – 1935); 'Library Gardens' (1935 – 1990); 'Civic Spine' (1990 – 1994) and Provincial Government Precinct (1994 – to date).



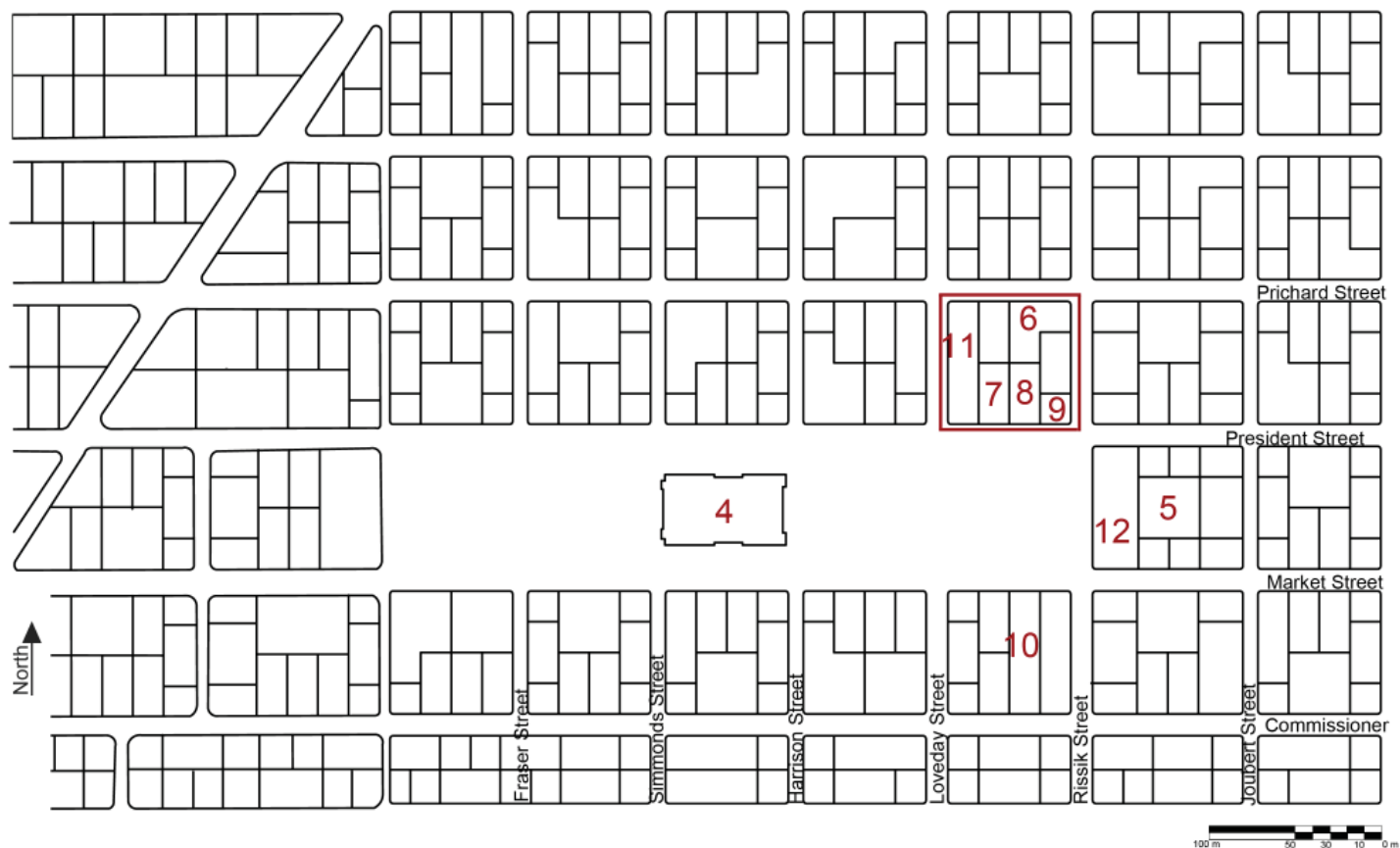
3.1 Market Square (1886 – 1935)

(Museum Africa Archives)



- 1 - Market Master
- 2 - Fire Station
- 3 - Government Buildings

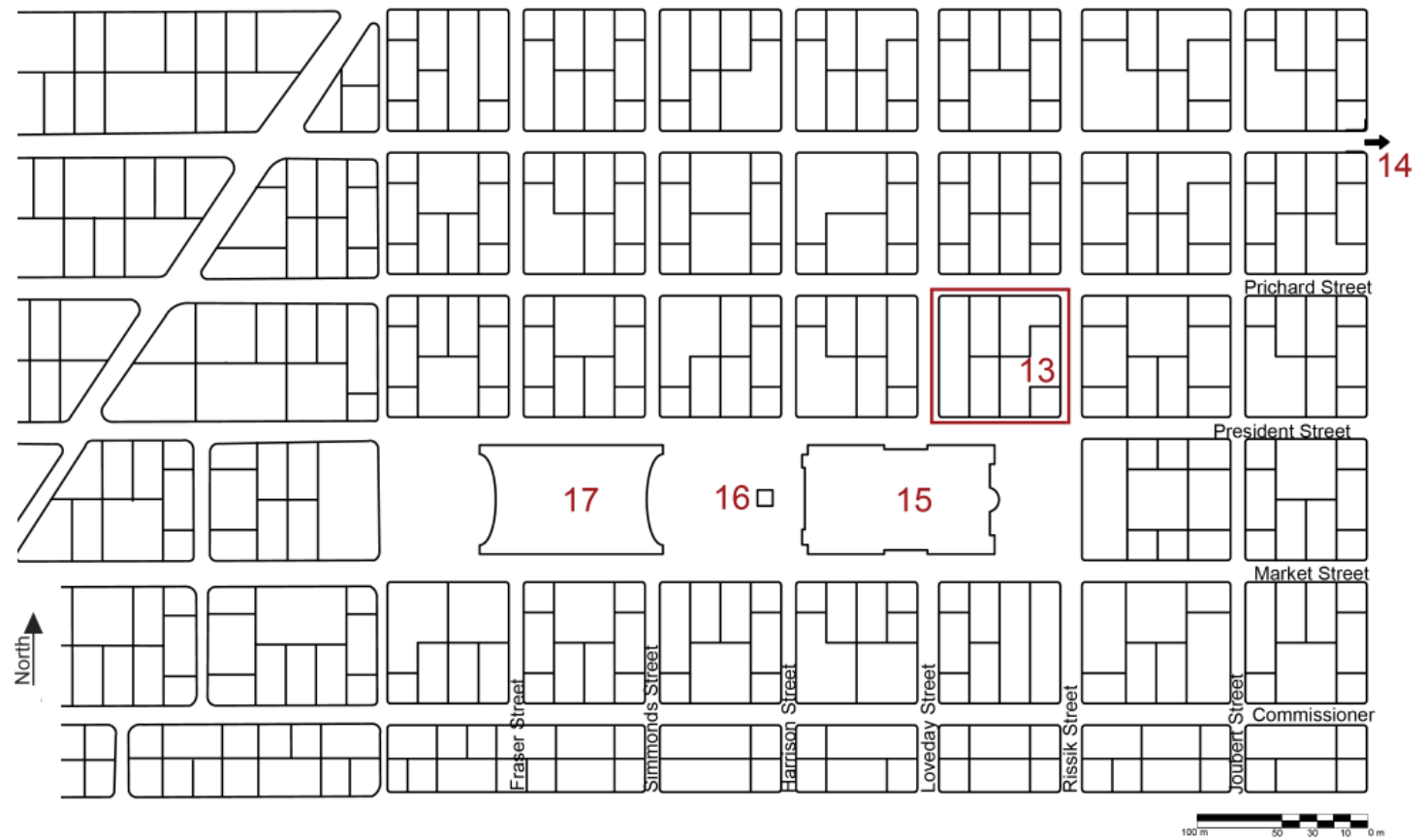
Map of Market Square 1886 - c.1890. Scale 1: 4000



- 4 - Double story brick market shed
- 5 - Standard Theatre
- 6 - The Palace Hotel
- 7 - Henwood Building
- 8 - Harvey, Greenacres & Co. Building
- 9 - The Arcade Building

- 10 - The Arcade
- 11 - Henwood Building extension
- 12 - Rissik Street Post Office

Map of Market Square 1890 - c.1900. Scale 1: 4000



- 13 - Harvey, Greenacres & Co. extension
- 14 - to von Brandis Square
- 15 - City Hall
- 16 - Cenotaph
- 17 - Landscaped lawns

Map of Market Square 1900 - c.1935. Scale 1: 4000

3.1.1 History



Tin shed (van der Waal 1987: 12)

Market Square was laid out in December of 1886 and was positioned according to the custom of all early towns in the Transvaal. It began as a large rectangle that fitted within the grid system of the layout of the newly formed town. When it was established it was the largest market square in South Africa measuring 396 m long by 91 m wide.

The layout of the area consisted of the open Market Square in the centre, with smaller blocks (64 m x 64 m) surrounding it on its North, South and West sides. These blocks were divided into stands which sold rapidly when they were placed on sale. It was the stands that fronted the Square that reached the highest prices and on which the first formal businesses of Johannesburg were established. The buildings on these stands were constructed out of moveable materials echoing the uncertainty of the Government of the permanence of the town. The planners reserved the block to the East of the Square for government buildings.



Government buildings (Museum Africa Archives)

The first building on the Square was a small tin shed that housed the Market-Master [1] (later to become the Market Building [4]) and the Fire Station [2], which was replaced by a larger two story brick shed in 1888. No sooner had the new building been completed when it was expanded on its East, South and West sides, making it the largest covered space within Johannesburg.

In 1888, two years after the initial site was laid out, the Government Buildings [3] were constructed on the Eastern side of the Square (now the Rissik Street Post Office). This coincided with the surrounding retail structures becoming permanent as the town became increasingly more stable. The Standard Theatre [5] was built behind the Government Buildings in 1891 and could be reached through an arcade only, as the remaining street frontage of the block consisted of shops.

In 1889 the Palace Hotel [6] was built on the site, resulting in the city block keeping this name throughout the numerous changes that followed. The 64m x 64m city block was divided into twelve plots that could be developed and were either 16m x 16m or 32m x 16m in size. The Hotel was the tallest building in Johannesburg for a few years and was referred to as the 'Rand Eiffel Tower' due to the numerous spires on its roof (van der Waal 1987: 30)⁹.



The Palace Hotel (Museum Africa Archives)

The Henwood Building [7] (affectionately known as 'Henwood's Folly') was erected in 1889. It was a shop positioned on the Palace site and faced the Square, and was constructed to look more like a house than a shop and was one of the first double -story buildings in Johannesburg. On its Eastern side the Harvey, Greenacres & Co. building [8] was constructed about the same time.

On the following stand at 89 President Street (now the site of the Barbican), the 'Arcade Building' [9] was built in the same year. It was a double story brick construction in the neo-Queen Anne style and included a gable and was ornamented with a flattened corner bay window above the corner entrance. The 'Arcade' [10] (another structure entirely) was built from 1889 to 1890 and was situated at 100 Market Street. It lay across the Square from the Arcade Building and was constructed out of fully imported glass and steel that formed an internal street with a gallery and small shops on either side. In order not to be confused with each other, both the Arcade Building and the Arcade had internal streets.

In 1893 the Henwood Building was extended [11] on the entire Western side of the site along Loveday Street. The extension had large display windows with a funnel shaped entrance. No new squares were laid out after 1890 and the existing ones benefited from this. After 1890, Market Square was reserved for general auctions and sales, the cattle-trade having been moved to Marshall Square. The removal of the cattle and demolition of the old market building and fire station resulted in the erection of a new market building.

Only in 1896, with the demolition of the Government Buildings (positioned on the reserved block) and being replaced by the Rissik Street Post Office [12] did the Square obtain a focal point. In 1904, a fourth floor and an elaborate clock tower were added to the post office, increasing its presence over the Square.

⁹ G.M. van der Waal has studied Johannesburg extensively and has written a numerous books on the early history of Johannesburg. 'From mining camp to metropolis' was written as an outcome of research that was done for the City Council of Johannesburg.



The Arcade (Museum Africa Archives)



Market square (Museum Africa Archives)



Post Office (before extension)
(van der Waal 1987: 12)



Market Square around 1910 before the City Hall was constructed. The Post Office (to the right of the photo) was extended in 1904 and Harvey, Greenacres & Co. extension (large building with writing on the side facing the Square - in the centre of the photo) was completed in 1902.

(Museum Africa Archives)

Legislation was passed which resulted in the consolidation of the stands on the city blocks. On the site in 1902 Harvey, Greenacres & Co. extended their building beyond the North side of the Arcade Building to reach the Palace Hotel [13]. The two structures were then joined forming a z-shape surrounding the Arcade Building on its North and West sides. Designed as a five story department store, over time the new extension became Ackermans Department Store.

The fire station proved to be inadequate and was demolished. It was rebuilt on von Brandis Square [14], making way for the Square to be divided for the first time in 1910 to accommodate a City Hall [15] – a portion on the Eastern side of the Square in front of the Post Office was chosen for this purpose. The City Hall was completed in 1915 and was at the time the most expensive building to be erected in Johannesburg. Upon completion the status of Johannesburg as a city was established; and the City Hall being in the style of the British Empire resulted in Johannesburg being viewed as a fully-functioning, self-sufficient British colony (van der Waal 1987: 107).

In 1926 the Cenotaph [16] was built on the block West of the City Hall. The following year the Market Building was converted into the tram terminus as new premises for the market were constructed in Newtown. New facilities were added to the tram terminus including a small building that consisted of the underground public toilets and the two waiting rooms that were later added to the West of the Cenotaph. These were the last major changes to the precinct before it was divided once more, this time to accommodate the Library.



City Hall (Museum Africa Archives)



The tram waiting room (Museum Africa Archives)

3.1.2 Urban Space

When towns and cities were laid out a central area was almost always set aside for a 'publicly developed and managed open space as part of the zoned open space system' (Carr 1992: 79). These spaces drew from historical references and became significant in the newly established town.

Market Square was positioned in the centre of (old) Johannesburg and the precinct began as a gathering and market space for the miners of the newly established town. The chosen site for the Square was along the existing road that connected Pretoria with Kimberley. This brought in passing trade in addition to providing a place to stop for the night and camp.

When laid out, the Square was six blocks long by one block wide which created a large open space within the heart of the town. The blocks were small in size in order to provide as many stands as possible for the high demand. There was much interest in the corner stands because they provided businesses with the most visibility and denoted importance. Therefore, although the corner stands were the smallest, they reached the highest prices when they were auctioned in the December of 1886.

The first buildings on the stands surrounding the Square were single storey and free-standing - these low-rise buildings would not remain for very long as the town became more permanent and building material became readily available. Buildings that stretched from one edge of the stand to the other replaced these and resulted in a common wall between neighbours. The stands were soon consolidated and larger buildings were constructed as technology advanced - this was seen in the Henwood Building.

The Square was enclosed by the buildings on the surrounding stands which increased in height with the invention of the elevator and new building materials such as steel. With its new fourth floor and bell-tower, the Post Office followed this trend and in doing so increased its presence over Market Square. In 1932, the Barbican was erected and became the highest structure in Johannesburg. A year later it was overtaken by the Ansteys Building which was a few meters higher. The next few years were to be known as the 'First Period of the Skyscraper' in Johannesburg being due to the numerous buildings of increasing height.

The Square confined to the six city blocks became smaller as a result of the various market buildings which were erected on it. The remaining building was demolished to make room for the City Hall which was built on a quarter of the area of the Square. The space of the Square was then reconfigured into a park and tram station.



Market Square c.1907 looking west towards where the library now stands. (Museum Africa Archives)

3.1.3 Public Place



Market Square (Museum Africa Archives)

The Square became the gathering place for farmers, prospectors, dealers and ‘hangers-on’ – all those who exchanged local news as well as that from afar. Initially it was divided informally according to use – an example of which was the Western side of the Square being reserved for horse trading, while the centre was set aside for Boer wagons and fodder. Farmers brought all forms of product and produce to the Square, occupying it with their wagons and oxen and making it the most important point in the town. Business was conducted from the Square prior to the surrounding stands being occupied or buildings erected.

Once the town was laid out, the acquisition of a stand that fronted onto Market Square was seen as ‘a matter of good business and prestige’ (Barnett Collection: 92)¹⁰, and facilitated contact with the visitors to the area.

The first stock exchange was built in October of 1887 (the 120 members had conducted business out of an office on Market Square prior to this date) enhancing its importance and establishing it as an economic node. In addition, Market Square became the local campground for persons wanting to trade and visit the town for leisure purposes.

Complaints by passers-by, who were offended by the flies and the smell of the Square, resulted in the District Surgeon and Medical Officer of Health legislating against camping on the Square in 1888, stating that ‘the camping people and their animals cause a threat to public health’ (Barnett Collection: 94). The visitors were offered von Brandis Square (now housing the Supreme Court and Jeppe Post Office) which enabled nearby Rissik Street to become an important thoroughfare and subsequently a main road, as it was the direct route between the two squares. The ban on camping was to the advantage of the Square as it resulted in the erection of formal market buildings, and cattle sales on the Square were introduced. This resulted in an increase in the number of people who frequented the market on a daily basis.

¹⁰ The Barnett Collection – is a compilation of photographs with captions taken by Joseph and David Barnett from the early 1890’s to 1914. Both were pioneer photo-journalists and correspondents for The Star. The Collection was compiled by The Star to commemorate their 80th year.

The Government Buildings opposite the Eastern edge of the Square were unimpressive and appeared to have a distant relationship with it. Only when they were replaced by the Post Office did the Square obtain its first focal point. This became the place to meet given there were no postal deliveries and people gathered in front of the building to listen to the names of the recipients of letters being called. It is possible that the addition of the fourth floor and bell-tower to the Post Office assisted in enhancing this role - in the words of van der Waal (1987: 55), 'The Government probably underestimated the effect of this building on the people'.

The verandas of the Henwood Building [11] extension alongside Loveday Street also provided a popular place for social intercourse and were the place to be seen; as was the Arcade [10] which was a covered, sheltered and paved shopping area stretching from Market Street to Commissioner Street. These two buildings were constructed on a human scale which enhanced their appeal, and were frequented by ladies who sought refuge from the Highveld rain and dust which were prevalent in the early days on the Square.

In February of 1915 the first open-air protest took place on the steps of the City Hall but which was regarded by the Government as an unsuitable venue. However, this was soon to become a frequent venue for political gatherings, including weekly protests in the months preceding the First World War. It was here, on 'May Day' in 1917 that the newly formed South African Native National Congress (re-named the African National Congress [ANC] in 1924) held one of its first talks. The City Hall itself was used for numerous formal and lunch-time recitals and the Johannesburg Music Society held concerts in the Selborne Hall (a smaller hall situated within the City Hall premises).

Once the City Hall was built it cut off the Post Office from the rest of the Square. The separation was emphasised by the positioning of the tram station and Cenotaph off its Western façade and the public entrance to the building being on the Eastern façade. The Cenotaph was positioned in the centre of Market Square and contained the names of all the South Africans who had died during the First World War.



Post Office after the fourth floor was added
(Museum Africa Archives)



Henwood Building (van der Waal 1987: 75)

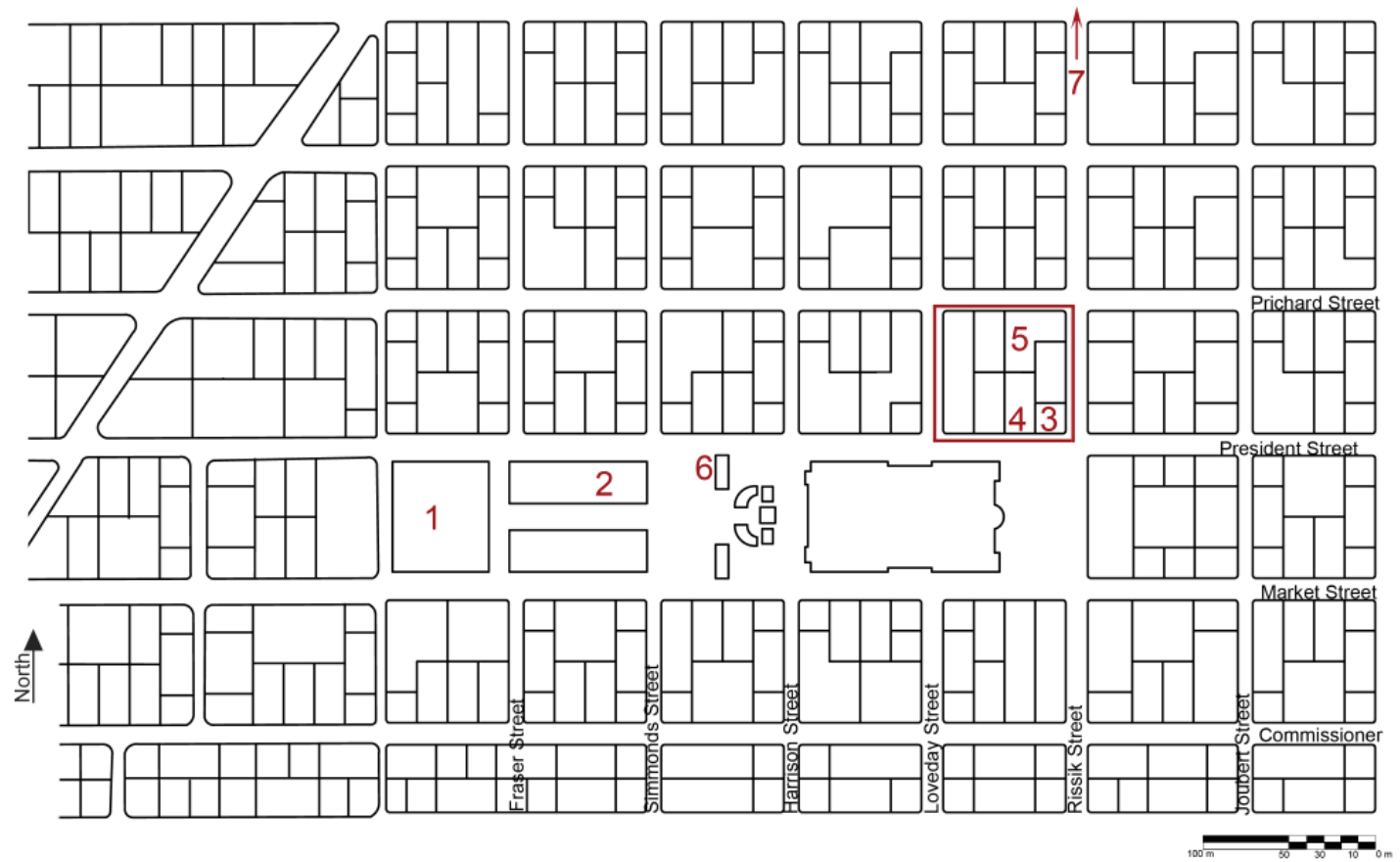


Post card of City Hall (Museum Africa Archives)



3.2 Library Gardens (1936 – 1991)

(Museum Africa Archives)



1 - Library

2 - New Library Garden layout

3 - Barbican Building

4 - President Building

5 - The Palace Offices

6 - Tram station

7 - Civic Centre in Braamfontein

Map of Library Gardens 1936 - 1991. Scale 1: 4000

3.2.1 History



The Johannesburg Central Library
(van der Waal 1987: 12)

In 1919 the City Council decided the Post Office was not well positioned and wanted to demolish it and erect another on the Western side of the Square. This plan was not approved and in 1920 a decision was made to situate the Library on this portion of the Square. Only in 1932 did the city begin construction of the Library [1], a process that lasted until 1935, after which gardens in the remaining portion of the Square were laid-out [2] in a formal style that complemented the Library. The remaining part of the Square was renamed Harry Hofmeyer Square in honour of the 1911-1912 City Mayor but was commonly known as Library Gardens. Upon completion the Library building was of greater height than that of the City Hall, and the City Council felt that this might imply it to be of lesser importance. This resulted in two floors being added to the City Hall in 1938 - the additions were made in order to both retain the dominant presence of the City Hall over the Square, as well as to provide more space for the City Council which had expanded and outgrown its existing premises.

The Barbican [3] (which had replaced the Arcade Building in 1929) was flanked on its Western side by the President Building [4] that was constructed in 1944 (and which replaced the old section of the Harvey Greenacres & Co building). In 1956 the Palace [5] was replaced by a new building of the same name consisting of offices on the upper floors and retail on the ground floor.



The Civic Centre (Museum Africa Archives)

The tram system [6] was decommissioned on the 18th of March 1961 resulting in the demolition of the station; the decommissioning of the trams lines made way for busses and allowed the roads to double in size for private transportation.

In 1972 the new Civic Centre in Braamfontein [7] was completed and became the new home of the Johannesburg City Council - only the Rates Department of the Council remained in the City Hall. The moving of the Council was one of numerous causes that began the decline of interest and investment within the inner-city and resulted in no further structural changes to the site until it underwent a facelift to become known as the Civic Spine.



The Barbican Building 1932 (right) designed by Obel and Obel, with the President Building (left) designed by H. le Roith.
(Museum Africa Archives)

3.2.2 Urban Space

In the 1940s a new zoning scheme was implemented that permitted substantially greater floor-to area-ratios than those previously allowed, resulting in obsolescence of the existing buildings overnight. The opportunity for much larger developments on the existing sites resulted in demolition and an unprecedented rise in land values.

The openness of the Square diminished as the heights of the surrounding buildings increased. This created the beginning of the trend of the construction of taller buildings surrounding the City Hall, Library and Post Office – therefore the buildings that had previously dominated the Square were now enclosed by the surrounding buildings financed by private investment.

The years during the Second World War and the mid 1960s may be referred to as the 'era of recreation facilities' (Carr 1992: 66). Public areas that facilitated recreation were developed and included park benches, playgrounds and pools; landscaping in cities was undertaken in bands of narrow confined beds.

These ideas are visible in the design of the gardens of the Library on the Square. The gardens were designed after the erection of the Library and were laid out in such a way that they facilitated access more easily to the Library than to the City Hall.

An additional floor was added to the City Hall to accommodate an increasing number of users and to add to its dominance over the Square.

In New York in the 1960s 'incentive zoning' was implemented and was known as the 'Corporate Plazas and Atrium Movement'. This came to Johannesburg in the early 1970s when corporate plazas and atria became popular. The theory was that by adding bulk to the upper levels, the ground floor could become open for a plaza which became part of developments for new office or commercial buildings. When implemented, the outcome infrequently resembled the historical meaning of a plaza, which 'integrally connected to their surroundings' (Carr 1992: 75).

Some of the buildings surrounding the Square were demolished and higher ones were erected in their place - this being the 'Second Era of the Skyscraper'. Evidence of this can be seen in the Old Mutual buildings situated directly to the West of the site and when constructed in the 1970s they became the highest buildings in the precinct and have large plazas around their built mass. Although open spaces were created on the ground plane, large shadows are cast during early mornings and late afternoons on the Square and surrounding city blocks.



Panorama to the North-East of the City c.1936 - the library is on the bottom left corner in front of the gardens.
(van der Waal 1987: 170)

With the development of the corporate plazas came the revival of the internal atrium which is a private space developed within a building. Such spaces became popular and many new buildings at this time included them.

The spread of the suburban shopping malls in the United States began in the 1950s, with variations throughout until the end of the 1980s. Suburban shopping malls emerged slowly in Johannesburg but by the 1970s with the construction of new highways and the creation of new suburbs (such as Sandton in 1969) they began to flourish. These changes created a motor-vehicle centred society which rendered visits to the city centre largely unnecessary. Furthermore, the city centre became congested with traffic during peak hours as the small city blocks do not allow rapid traffic flow reducing its popularity. Buildings in the city gradually become vacant while suburban office parks became increasingly popular. This trend escalated and consequently shops in the inner-city lost revenue and many had to close. The move of the City Council to Braamfontein in 1972 was perceived as its lack of faith in the future of the inner-city.

3.2.3 Public Place

The building of the Library changed the character of the Square from one of commerce to one of culture. Its position on the Western side of the Square gave it a visual balance, yet did nothing to help the Square become an urban living space. The space in front of the Library never developed into a real park - it was more a 'formal setting for the dominant Library Building' (van der Waal 1987: 175).

The steps in front of the City Hall became a place in the city for the recruitment of people to join the Communist Party of South Africa (CPSA). This arose due to the weekly 'heated political debates and physical confrontations... on key occasions during the Second World War, where high profile leaders such as Bram Fisher, Hilda Watts, and Michael Harmel regularly addressed sizable crowds from the steps, as well as inside the City Hall.' (McKinley 2004: 40) ¹¹

The City Hall was separated from the park by the tramway stop, the Cenotaph and busy Simmonds Street. It was the venue for various functions such as the celebration of the success of the Red Amy (Soviet Russia was very popular at the time) in February 1945. Mass meetings were held in the Square, examples of which include: a mass meeting of miners which took place on the 4th of August 1946 to demand an increase in wages; and during the Royal Visit in April 1947, 20 000 servicemen and women marched past the City Hall while the King saluted. It was at this time that he unveiled the new depictions on the Cenotaph, with the names of those who died in during the Second World War. Another example is when crowd of around 25 000 people gathered when General Smuts was awarded the freedom of the city in 1950; and again for his funeral in September of the same year.

¹¹ Dr Dale T. McKinley is an independent writer, lecturer, researcher and social movement activist in South Africa.



The Library Gardens (1970)
(Museum Africa Archives)



The Royal family during their visit in 1947
(McKinley 2004: 43)



Police attack on protesters (McKinley 2004: 47)

The steps also saw a series of protests against the policies of the ruling National Party- the first being held on the 24th March 1952 when 10 000 people packed the space to protest against the removal of voting rights of the coloured people of the Cape. Bailey Bekker and Marais Steyn of the United Party demanded the resignation of the Government. Several church organisations used the steps to spread their messages and conduct formal church services. On the 17th May 1954, the orchestra of the South African Broadcasting Corporation gave its first performance in the City Hall to a capacity crowd.

Protests, meetings and propaganda activities outside the City Hall lasted until 1962 when they were banned by the City Council. On 22nd June of the same year, the last demonstration for the next three decades took place - this involved the 'Black Sash' (a women's political movement opposed to Apartheid) and was joined by 6 000 like-minded people.



The SABC Symphony Orchestra
(McKinley 2004: 49)

The construction of the Civic Centre marked the takeover of the National Party in Johannesburg. 'There could have been little doubt that the abandonment of the old City Hall, alongside all its associations with British colonialism and civic society, was due partly to a political desire on the part of the National Party to make its own mark of domination on Johannesburg.' (McKinley 2004: 55). The City Hall was declared a national monument in 1979 and for some years the symphony orchestra of the South African Broadcasting Corporation continued to give formal and informal lunch-time concerts at the venue. The remaining sections of the City Hall (apart from the Rates Hall) were left unused and fell into disrepair.

In 1991 the 'Group Areas Act' was officially abolished resulting in the central business district becoming an area of 'good value for money', however, more affluent suburban individuals perceived the precinct as being unsafe and thought it to be overrun by the indigent and homeless and abandoned the city for suburban office parks, resulting in the further degradation of the city.

The centenary celebrations of 1986 were held at many sites in the city, with the traditional ceremonies being held in front of the City Hall - these were sparsely attended, however, by historical standards. The address by the then president P.W. Botha was held on the Eastern side of the Square, opposite the Cenotaph. This took place under a heavy security presence - representing the sense of oppression at the time. Two years later during the unrest of the late 1980s the main entrance to the City Hall on Rissik Street was bombed, resulting in damage to not only the City Hall but also to the surrounding buildings and shop fronts.

After the relocation of the City Council there remained few reasons to visit the precinct such as to transact business in the Rates Hall and to attend symphony concerts that were still held at regular intervals. Most of the high-end destination shops began to relocate to the suburbs.



The steps of the City hall after the bomb went off.
(McKinley 2004: 49)



3.3 The Civic Spine (1991 – 1994)



1 - Traffic Lanes

2 - Fountain

3 - Kiosk Blocks

4 - Demolished Buildings

5 - Harry Hofmeyer parking garage

Map of the Civic Spines 1991 - 1994. Scale 1: 4000

3.3.1 History



Fountain in front of the City Hall

Many of the buildings in the city centre were either abandoned or demolished during the early 1990s. Subsequently, the Nationalist Government attempted to revive the inner-city by creating the 'Civic Spine'. The management committee of the City Council believed that this concept would attract people back into the city by making it 'people friendly'.

Part of the design for the 'Civic Spine' entailed adding three new traffic lanes [1] on Rissik Street in front of the City Hall, the introduction of which resulted in diminishing the size of the plaza and the steps (on which protests had taken place). A crescent shaped fountain [2] was placed in the middle of the road between City Hall and the Post Office.



The Library Gardens

Two double story blocks [3] on both the North and South sides of the Square were built and designed to establish kiosks for the selling of food but were never occupied. The design was augmented by toilet facilities, storage-rooms and large access ramps to the underground parking. Furthermore, in order to accommodate the kiosks, the Gardens were altered to include numerous terraced grassy and paved areas.

In 1990 'Old Mutual Properties' purchased the Palace site and in 1994 demolished all the buildings [4] with the exception of the Barbican (which was at that time the oldest building on the site). The site was then tarred to create additional parking for the buildings adjacent to it.



The vacant Palace site with the Barbican building

3.3.2 Urban space

By the mid 1960s a new type of shopping mall conceived as a market within the city - emerged in the United States. Smaller-scale buildings were introduced into the cities as a possible counteraction to the large suburban shopping mall movement.

The kiosks positioned on either side of the Square are a smaller version of these market places and were designed to sell food and flowers in order to activate the Square and reintroduce activity within the precinct. Seating at various levels was constructed around these kiosks to encourage people to use the facilities and utilise the park area. The park was altered to provide the Library with its own entrance, rather than retaining the previous formal outlay designed for it. The kiosks enclosed the open area separating the open park from its surroundings.

The introduction of the fountain on Rissik Street and the new traffic lanes sped up the flow of traffic but resulted in reducing the formal entrance to the City Hall, and separated it from the Post Office across the street.

The development of the precinct by the introduction of the new fountain and kiosks was an attempt by the City Council to demonstrate its commitment to reinvestment in the area. However, this did not occur until the purchase of the City Hall by the Gauteng Provincial Government.

3.3.3 Public Place

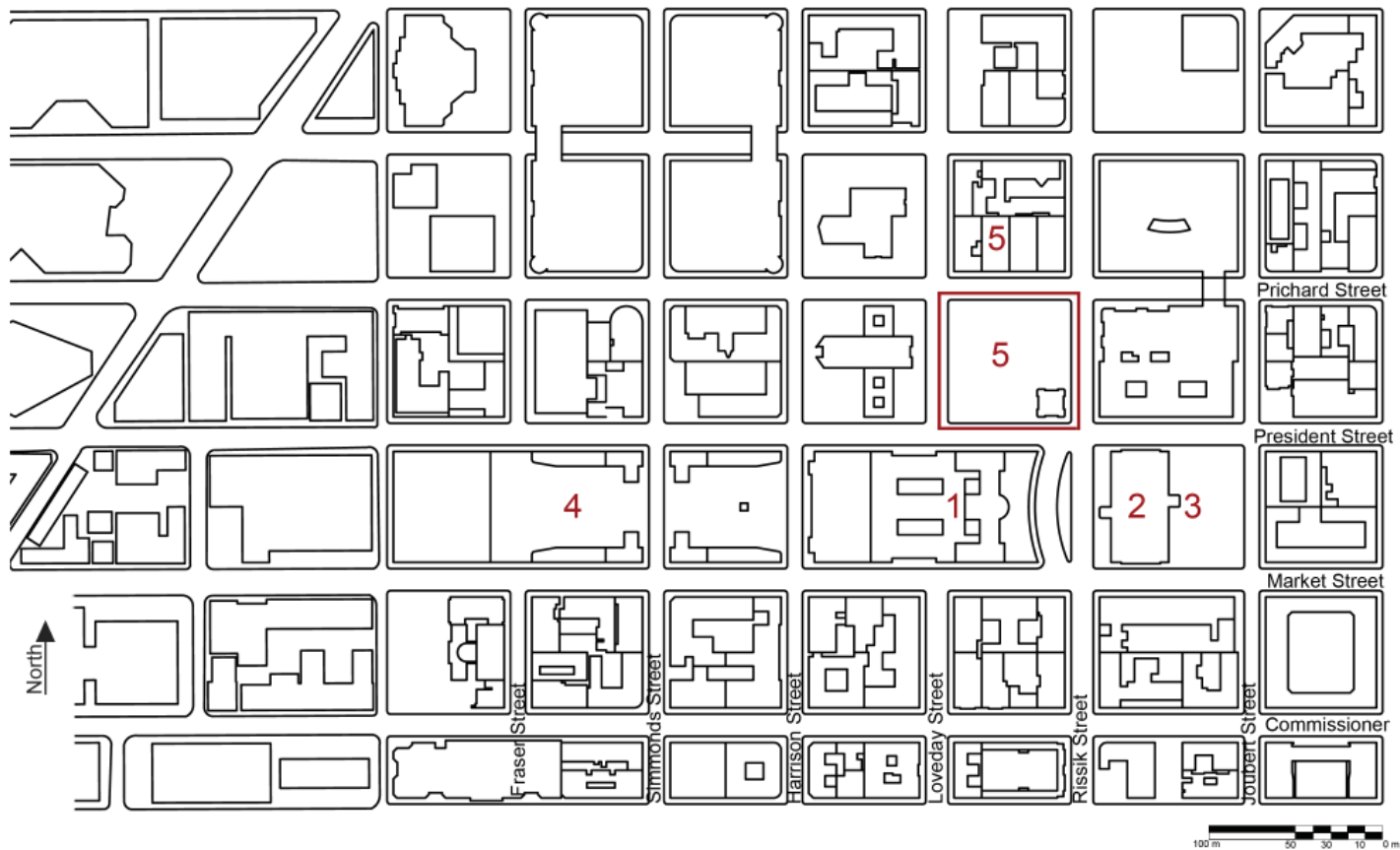
Throughout the period of political turmoil the City Hall continued to run musical concerts regularly and more 'culturally colourful events' (McKinley 2004: 62) were staged in the various halls. The latter included numerous political gatherings which took place in both City and Selbourne Halls, at which ANC leaders including Nelson Mandela and Joe Slovo delivered addresses. On the 28th June 1991, members of the 'Black Sash' were permitted to hold a silent protest in front of the City Hall, the last such meeting had taken place twenty-nine years previously.

The Post Office was closed in 1995, the consequence of which was that fewer people visited the site and the new facilities that constituted the 'Civic Spine', were never fully utilised. The kiosks both enclosed the Square (separating it from the surrounding streets) and extended onto the pavements (making pedestrian movement difficult). Furthermore the kiosks occupied valuable areas and because they were non-functional resulted in dead edges that compromised the surroundings.

On the 17th March 1992 white South Africans voted in a referendum over Apartheid, the City Hall being the busiest centre in the country with 1 600 people voting during the first two hours. The success of the referendum and various other political events over the next year resulted in the first ever democratic elections in South Africa, which prompted the ANC leader Trevor Fowler to state: 'Johannesburg has always been the heart of the struggle.' (McKinley 2004: 62)



3.4 Provincial Government Precinct (1994 – to date)



- 1 - Gauteng Provincial Legislature (GPL)
- 2 - Proposed Offices for the GPL
- 3 - Proposed Offices for the GPL
(Oppenheimer Park)

- 4 - Proposed new public development by the GPL
- 5 - Proposed new development by Old Mutual

Map of the Provincial Government Precinct 1994 - to date. Scale 1: 4000

3.4.1 History

There have been few changes to the precinct since the ANC rose to power. These have included the occupancy of the City Hall by the Gauteng Provincial Legislature, the renaming of Library Gardens to 'Beyer Naude Square', and the renaming of the (protest) square in front of the City Hall to 'Government Square'.

The Gauteng Provincial Legislature [1] purchased and refurbished the City Hall, although the Legislature had made use of it since the late 1990s; it was officially opened on the 18th of February 2008. The size of the City Hall is insufficient for the accommodation requirements of its tenants and a plan to refurbish the vacant Post Office [2] and erect a new building on two-thirds of Oppenheimer Park [3] (behind the Post Office) is being considered. Various vacant buildings within the site and surroundings were purchased by the Provincial Government and many of these have been occupied by provincial departments.

When the Gauteng Provincial Legislature purchased the City Hall from the Johannesburg City Council it acquired the rights to maintain and make changes to the Square [4]. The planning for alterations is underway and numerous proposals have been put forward, including the much publicised and controversial proposal by Fanuel Motsepe. His proposal was to demolish many of the vacant buildings in order to enlarge the Square, however, due to overwhelming public pressure, the follow up design by Melinda Silverman and Nina Cohen was proposed. This included a plan to retain the historical integrity of the Square by demolishing only the kiosk buildings and one other.

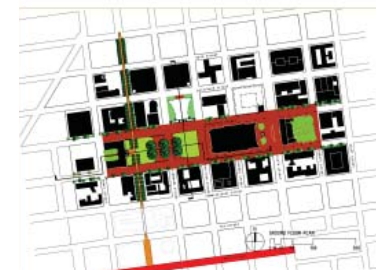
Since the Legislature has reinvested in the precinct, investors have made changes to it including the conversion of the old Arcade at 100 Market Street into a hotel. No significant changes have been made to the Palace site since it was tarred [5] apart from bricking up of the ground and first floors of the Barbican to prevent the homeless from occupying the building illegally. In the second half of 2007 Old Mutual began developing designs for the Palace site and which are scheduled to begin towards the end of 2008. These include the redevelopment of the Barbican into a private club and the remaining open stand into a ten story office block with four levels of underground parking.



The poster announcing the GPL opening



Motsepe's design for the GPL precinct (Motsepe 2008)



Silverman/Cohen's design for the GPL Precinct (Silverman 2008)

3.4.2 Urban Space

No physical changes have been made to the precinct since the plans for the 'Civic Spine' were implemented in the early 1990s, however, following the purchase of the land by the Provincial Government, proposals for the upgrading of the Square have been put forward.

The first proposal was that of Fanuel Motsepe and was based on those (inter alia) in Pushkin Square in Moscow, La Defence in Paris and Les Ramblas in Barcelona. His design proposed the demolition of vacant government-owned buildings to create a larger open space divided into numerous areas accommodating various functions with underground roads and various amenities. A cinema and new retail outlets were also placed on the Square.

The second proposal was that of Melinda Silverman and Nina Cohen which retained all but one of the government owned buildings. The building marked for demolition is situated on a city block to the North of the Square, where a secondary square is to be established. This square is to be separated from the main Square by a structure containing toilet facilities and a public viewing screen. New underground parking is to be built under this square and connects it with the existing parking, the ramps to which would be moved to the new square.

The Johannesburg City Council has put together a Spatial Development and Economic Framework (SDF) that states its vision for the precinct. The SDF was compiled in 2004 and has identified the inner-city as an area in need of Government support.

One of the ways in which the Johannesburg City Council is lending support is by providing an incentive in the form of the Urban Development Zone. This body allows all new building and improvements made to the existing inner-city to enjoy tax relief for both private and business investors.

Some of the main aims of the SDF include:-

- Reducing crime and grime
- Marketing districts by their specific characteristics
- Creating and maintaining open space

(Johannesburg Spatial Development Framework, 2004. 60)¹²

¹² The Johannesburg Spatial Development Framework report is a component of the integrated development plan which spells out the City of Johannesburg's developmental priorities.

In July of 2007 the City of Johannesburg published the 'Inner-City Regeneration Charter' which states the Government's vision for Johannesburg's inner-city. This charter updates the vision of the SDF.

Some of the main aims of the charter include:-

- Parks, playgrounds and other public places (all areas to be 'designed, developed and upgraded' – page 18)
- Walkable streets / public environment upgrading (new paving, street trees, clean public amenities, street furniture, lighting, bins and manhole covers to be upgraded – key streets to be included are 'Rissik Street as a processional boulevard', Kerk Street and 'Prichard Street as a connector spanning Diagonal street' to End Street – page 20)
- Iconic Public Places (implementation of iconic spaces to create an 'interesting, attractive and liveable inner-city')
- Public events and public art (provide areas where 'dynamic forms of public art' can be enjoyed to redevelop streets and public spaces – page 23)
- Profiling the inner-city as a cultural capital (such as the 'award to Johannesburg of the World Summit on Arts and Culture for 2009' – page 25)
- Heritage (the protection of heritage buildings against development)
- Supportive built environment ('The city to work with other stakeholders to stimulate re-investment in conference facilities, hotels and associated infrastructure' – page 37)
- Bus Rapid Transit (a special component to serve the inner-city to be established)
- Parking (a general upgrading and management of public parking to be implemented)

(Inner-City Regeneration Charter 2007)¹³

The Gauteng Provincial Legislature is currently in negotiations with the Johannesburg City Council to purchase the Old Rissik Street Post Office. It hopes to restore the façade, convert the interior into offices and to purchase the adjacent Oppenheimer Park. Here it plans to build offices and a public forum area for the Council Chamber which is to be connected to the back of the Old Post Office. The new building would occupy two-thirds of the park and with the remainder being landscaped.

¹³ The Inner City Regeneration Charter is the result of 6 months of intensive dialogue with a wide range of Inner City stakeholders. It is the City of Johannesburg's current vision for the Inner City.



The opening of the Gauteng Provincial Legislature

Old Mutual owns the Palace site in addition to the blocks to the North, North-West and West of it, and the organisation plans to retain the West and North-West blocks while developing the North block (which is currently home to various buildings all but one of which are to be demolished). The exception is the Geen and Richards building which will be encompassed in a new multi-storey office block with several floors of parking. The Palace site is also to be developed into a similar office block including parking, whereas the Barbican is to be restored and converted into a private club (similar to that of the Rand Club).



South West corner perspective view of proposed development on the Palace site for Old Mutual.
(Fee 2008)

3.4.3 Public Place

The Duncan Hall (a small hall within the City Hall) was used as an office by the ANC during the run-up to the 27th April 1994 elections. Here, it was able to provide a 24-hour service point and voter education centre to issue temporary voter cards. Soon after the ANC was elected as the ruling party, it announced plans to alter the City Hall to house the Gauteng Provincial Legislature. It was on the 13th January 1995 the City Hall was used as a venue for Joe Slovo's memorial, and in 1999, after being re-elected the ANC held victory celebrations at the City Hall. The Government felt that the City Hall and specifically the steps to it played an important role in the Anti-Apartheid Movement and it was therefore considered an appropriate location for the Gauteng Provincial Legislature.

The precinct has again become a place of public gathering (as was seen at the opening of the Gauteng Provincial Legislature). It has also regained its function as a site for protest (as was observed when public marches took place to protest against both xenophobia and the increase in food and fuel prices - both occurred in 2008).

The homeless have used the kiosk blocks that were constructed on either side of the Square for accommodation and the discontinuation of orchestral performances at the City Hall resulted in there being very few public activities occurring in the area, until the Legislature opened in the late 1990s. Following its occupancy by the Gauteng Provincial Legislature, high levels of security are to be found, including a large visible police presence. There are various provincial departments scattered across the precinct in various buildings.

The inner-city of Johannesburg has been the setting for conferences including the Urban Futures Conference of 2000 that focused on various aspects of life in the city and identified key issues faced by governments in the new century. The Inner-City Summit of 2006 comprised a series of workshops that defined the major problems facing inner-city of Johannesburg, the outcome being the establishment of the 'Inner-City Regeneration Charter' in July 2007.

Hitherto, the four distinct eras explored were established as points in the history of the Square when major structural changes occurred within the precinct and therefore the changes that shaped the historical centre of inner-city Johannesburg. The three layers in which each era was explored are interlinked and relate to how the precinct was planned, built and utilised.



(McKechnie 2005)

3.5 Conclusion

3.5.1 History

The built history of the precinct has changed dramatically from that of an impermanent Victorian town in the 1880s to a modern city in the 1970s with many stages in-between. The appeal of the site lies in the retention of constructions of various eras that still encompass the precinct. In addition the site is relevant to the student of architecture because by using historical aspects of the site and referencing important aspects within it, components of the surroundings can be incorporated into a new building and weaving it into its surroundings. These ideas are in keeping with Fraser's (2008)¹⁴ comment that 'the historic environment contributes to an understanding of the impact of the past, and the need to plan critically and creatively for the future and to capitalize on the legacy of our history'.

3.5.2 Urban Space

The development of urban theories has changed the city of Johannesburg as may be noted in the various additions and subtractions made to the precinct in both its built and landscaped components.

Since the Gauteng Provincial Legislature is in possession of the City Hall and the Square, numerous ideas have been suggested regarding the development of the latter. In time, a proposal will be submitted for the transformation of the Square. Regardless of which proposal is accepted and implemented, the development of the site should enhance and possibly form part of the future design. It should also work in concert with the existing structure of the site and identity of the precinct.

3.5.3 Public Place

The precinct was at the outset the most important part of the new town of Johannesburg, however, its significance has diminished over the past thirty years. It was viewed as unwelcome during the decentralisation of the inner-city in the 1980s. This view has changed with the housing of the Gauteng Provincial Legislature in the City Hall and the occupation of numerous vacant buildings by government departments, and the precinct has once again become an important destination within the city.

The area in front of the City Hall and the Rissik Street Post Office was designed as the formal entrance into the City Hall and became a historical place for protests and demonstrations yet has become an unimportant area within the precinct. There has been an increase in public functions within the city and an emphasis is currently being placed on reactivating spaces and reintroducing residential accommodation.

¹⁴ Neil Fraser is an urban consultant dedicated to the revitalisation and regeneration of cities and of the inner-city of Johannesburg in particular

4 - Programme

“- *noun*

a plan of action or events.

a descriptive notice or list of a series of planned events.

- *verb*

to plan or write a program.. “

(Oxford 2000: 637)



In this thesis, the vacant site within Gauteng Legislative Precinct was examined and a use provided for it. During the process, four eras - determined by major changes during the existence of the area - were been established, and three layers during each these eras were chosen in order to perform the task. The programme selected comprises a convention centre, a gallery and a hotel, each of which will benefit the precinct.

A convention centre was chosen because the various provincial government buildings in the city are now in a central location and in close proximity to each other, however, there is no common space for occupants to gather or interact.

Currently there are sixteen convention centres within the Greater Johannesburg region, the Sandton Convention Centre and Gallagher Estates being the two largest and generally regarded as the most prestigious. In a survey conducted by Urban Studies (an urban research company) in 2005 it was found that a convention centre within the inner-city would be greatly welcomed as there is likely to be less traffic congestion than in the busy areas in which the chief two convention centres are located, and furthermore, it is an interesting area around which historical tours could be conducted (See Appendix A).

The findings showed a need for facilities for meetings and events that far exceeds that which is available at the City Hall, the Civic Theatre and the Pyramid (a venue and conference centre situated in Eloff Street). The new convention centre will be used by the Gauteng Provincial Legislature, the provincial departments and the Johannesburg City Council. A partnership between the Gauteng Provincial Legislature and the City of Johannesburg may be formed to develop the project, eventually operating it as a commercial venture. It may be the space where common ground is established and where various departments may interact with each other. The facilities may also be utilised by the surrounding businesses for private functions and for national and international events.

In addition, the new convention centre may form a link between the Gauteng Provincial Government Legislature and the City of Johannesburg Council as it will be situated at the corner of Rissik and President Streets. The Metro Centre (Johannesburg City Council) – previously known as the Civic Centre lies directly to the North - up Rissik Street. This may enable a partnership between the two entities to both fund the project and establish a commercial venture to construct and run the facilities. This is in keeping with the statement made by Madanipour (2003: 224) that “major public sector investments in enhancing the quality of the public realm will serve as a precursor to building confidence in the private sector and the development of the City’s tourism economy and to the attraction of private sectors investments in property development activity”.



Sculptures in Cape Town Convention Centre
(Architect & Builder 2003: 77)

For a convention centre to be profitable to both investors and end-users, it will need to be situated in an area with access to parking - such parking need not be adjacent to the site but within walking distance from it, or reached by a short taxi or bus ride. Numerous parking lots already exist within the inner-city, many of which are within a ten minute walking distance. The Bus Rapid Transport (BRT) plans to provide a bus - being part of the Gautrain Initiative, and has a stop that is a block away from the site. There are also numerous other public transport routes that lie in close proximity and include both formal bus and informal taxi routes. In addition there will soon be direct access from O.R. Tambo International Airport, Sandton and Rosebank via the Gautrain which terminates at Park Station.

The gallery aspect of the programme will take the form of installations within the centre, forming part of the interior design and inform the public and users of the site of the history of the precinct. This will also be in keeping with the government's vision for the inner city by providing 'dynamic forms of public art' (Inner-City Regeneration Charter 2007: 23) that forms part of public space.

The new convention centre will be aimed predominantly at the provincial departments, the City Council and the surrounding businesses and offices. The hotel component will take the form of a boutique hotel that will be incorporated within the Barbican.

There are a few hotels in the vicinity including the Arcade (directly across Government Square and currently being converted into a hotel), the Parktoninan in Braamfontein, the Kwa Dukuza Egoli Hotel (ex Johannesburg Sun) and the Ashanti to the South of the precinct. The Carlton Hotel - although currently not in use - could be restored if demand were high enough.

The Barbican was chosen to be the hotel component of the programme as it will be unobtrusive when placed into it and highlight the uniqueness of the old building. The choice of a hotel will also be able to serve the new convention centre in addition to dignitaries visiting the Gauteng Provincial Legislature.



The Primi Royal Boutique Hotel in Cape Town
(Greatescapes 2008)

There is currently no great need for a hotel within the inner-city but with a proposed new convention centre such a need would arise. The size of the Barbican allows it to accommodate only a small number of rooms and if a greater need were to arise, there are some larger hotels within a short distance from the site including the Parktonian in Braamfontein, the Ashanti in Johannesburg West, the Kwa Dukuza Egoli Hotel (previously known as the Johannesburg Sun) and the Arcade (which is under construction). If these prove to be inadequate to meet the need, the Carlton Hotel (currently closed) could be re-furbished and opened.

The Barbican will be converted into a boutique hotel, the reason being that the building is small and has a distinctive character making it unsuitable for a hotel chain and a hotel of this nature will enhance the importance of its heritage. A 'boutique hotel' may be described as one that consists of hotel environments that are intimate, usually luxurious and or quirky. A new trend is towards boutique business hotels that offer luxury accommodation to the businessman, they may include Internet access, and a work area in the rooms and suites.

The clients may range from legislative dignitaries, visiting speakers, or convention delegates. The new convention centre will be targeted at the employees of local and provincial government employed in Johannesburg, thus the hotel will not be aimed at serving large numbers of people but the few that will be required to travel to the precinct.

Whether or not the proposals for the development of the Square are implemented or in what way, the planning adds to the programme of this thesis.

For the programme to be successful in urban contemporary Johannesburg, different functions will need to be combined without losing meaning or the authentic spirit of the place. The focus is on the current needs of the precinct, without erasing its past or avoiding its future and in the process should be mindful of the needs of future users.

A project aimed at the public sector on a site situated within the (old) heart of inner-city Johannesburg should provide confidence to future investors in the inner-city, and act as an inducement for future investment in the precinct. The position of the site imbues in the visitor a sense of place and history, and may encourage old patrons to return and introduce new patrons to the area. The building should become an essential part of not only the precinct but the city and connect with the existing urban fabric.

5 - Mapping

“- *noun*

the act or operation of making a map or maps.

a representation of the earth's surface or part of it.

- *verb*

make a map of. “

(Oxford 2000: 490)



(wordpress: 2008)

Various maps were constructed to investigate the precinct on two scales. The first being the various systems that function on the scale of the city and the second being on the scale of the precinct.

Precincts:

The twenty-four block precinct is located in the centre of the old city of Johannesburg and is now surrounded and encompassed by numerous other precincts.

Government departments within walking distance:

There are various provincial government departments that are scattered throughout the precinct and its surroundings - these were documented and their proximity to the site was noted.

Parking garages within walking distance:

There are numerous parking structures within the city and their distances from the site were documented

Hotels within the city:

There are various hotels scattered throughout the city of Johannesburg, a few situated in the inner-city and very few within walking distance of the site.

Built figure ground and Open Space figure ground:

The black area in the built map shows the built mass in the precinct whereas the black area in the open space map show the open spaces within the precinct.

Building uses within the precinct:

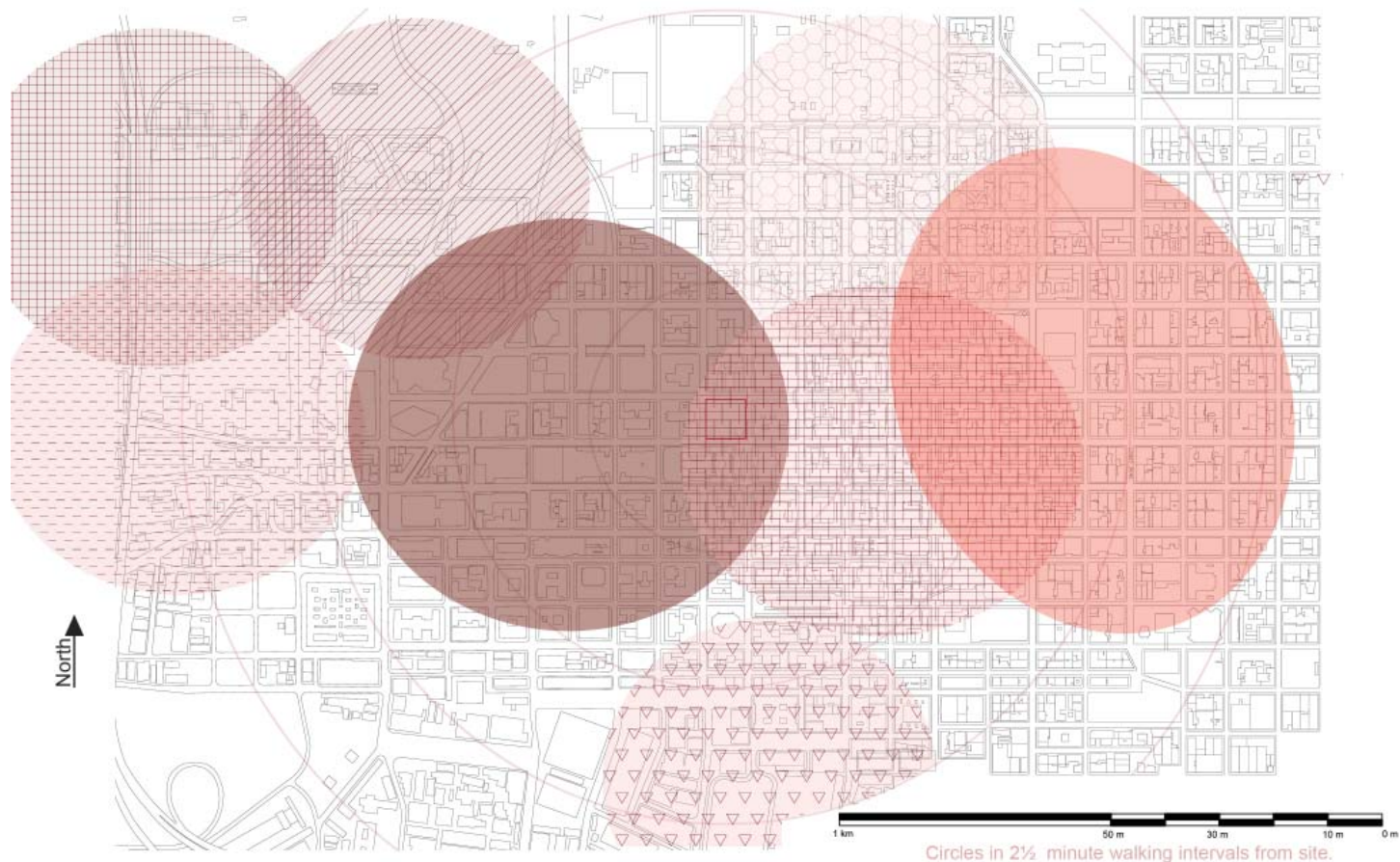
The precinct may be put to numerous uses and these have been documented and mapped to determine what other facilities were in existence and what else may be required.

Building heights within the precinct:

The two 'Eras of the Skyscraper' have left buildings of various heights within the precinct and this map was undertaken to investigate the heights of the surrounding buildings.

Movement within the precinct:

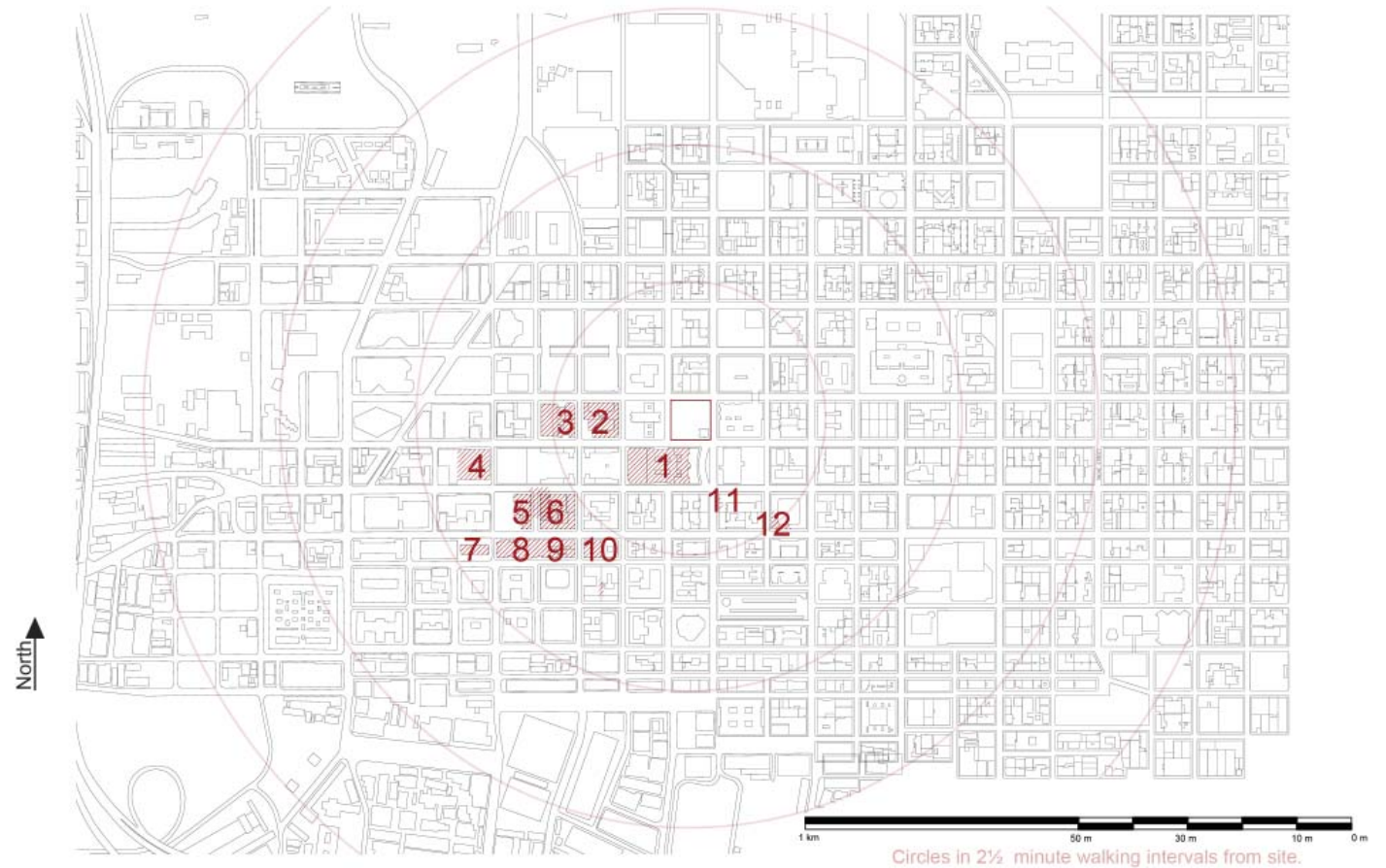
This map was undertaken to investigate the vehicular movement because many of the streets are one-ways, to



Circles in 2½ minute walking intervals from site.

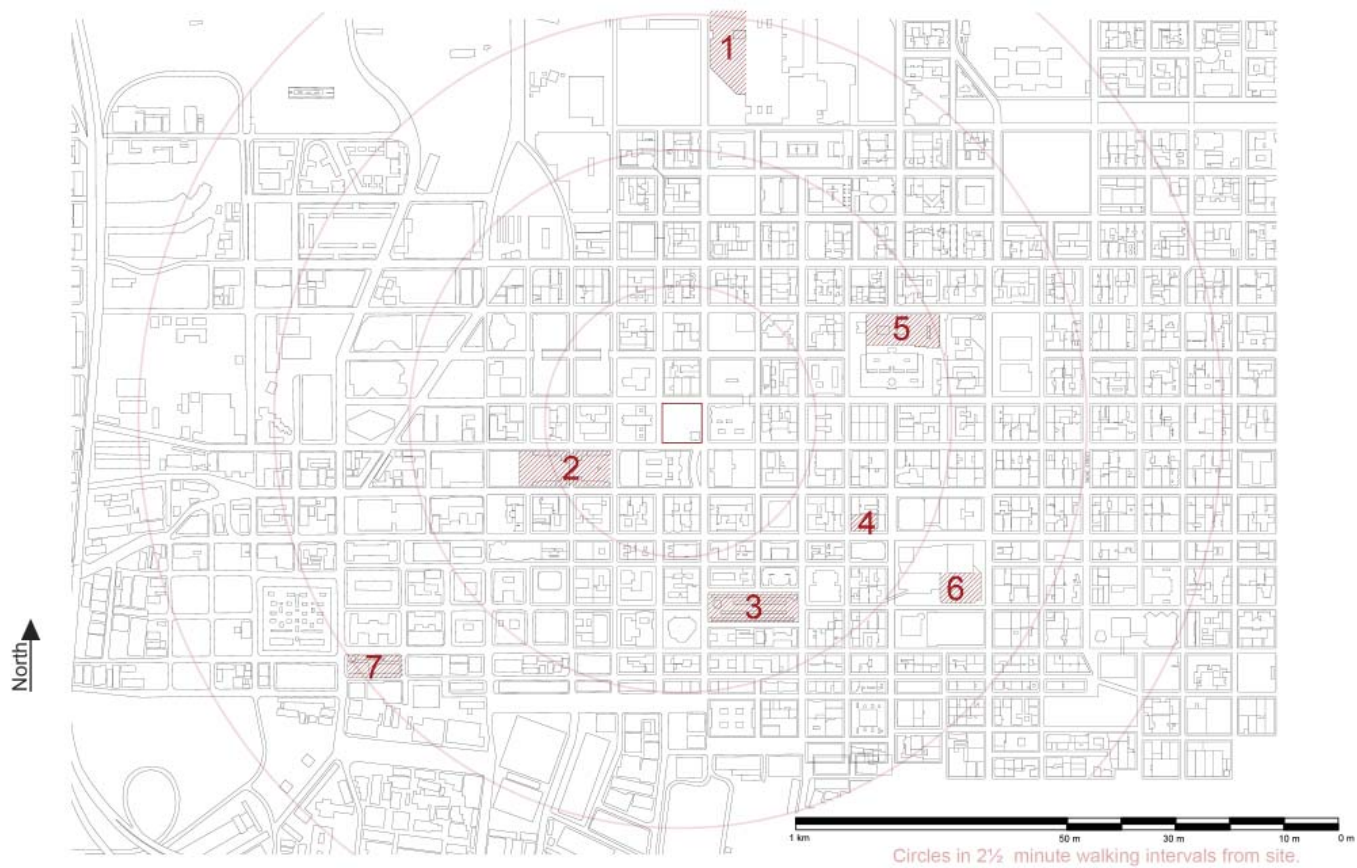
- | | | | |
|--|------------|---|-------------|
|  | Metro Mall |  | Park |
|  | Newtown |  | Legislative |
|  | Chinatown |  | Carlton |
|  | Faraday |  | Fashion |

Johannesburg's inner-city precincts . Scale 1: 12 500



- | | |
|------------------------------------|---|
| 1 - Gauteng Provincial Legislature | 7 - Development Planning & Local Government |
| 2 - vacant | 8 - vacant |
| 3 - Public Transport | 9 - Shared Services |
| 4 - Housing & Health | 10 - Office of the Premier |
| 5 - vacant | 11 - Sports, Art, Culture and Recreation |
| 6 - Social Development | 12 - Education |

Government buildings within walking distance from the site. Scale 1: 12 500



- | | |
|--|---------------------------------------|
| 1 - Park Station | 5 - Law Courts |
| 2 - Harry Hofmeyer parking garage | 6 - Carlton Centre |
| 3 - Gandhi Square | 7 - 42 Marshall Street parking garage |
| 4 - Commissioner Street parking garage | |

Parking garages within walking distance from the site. Scale 1: 12 500

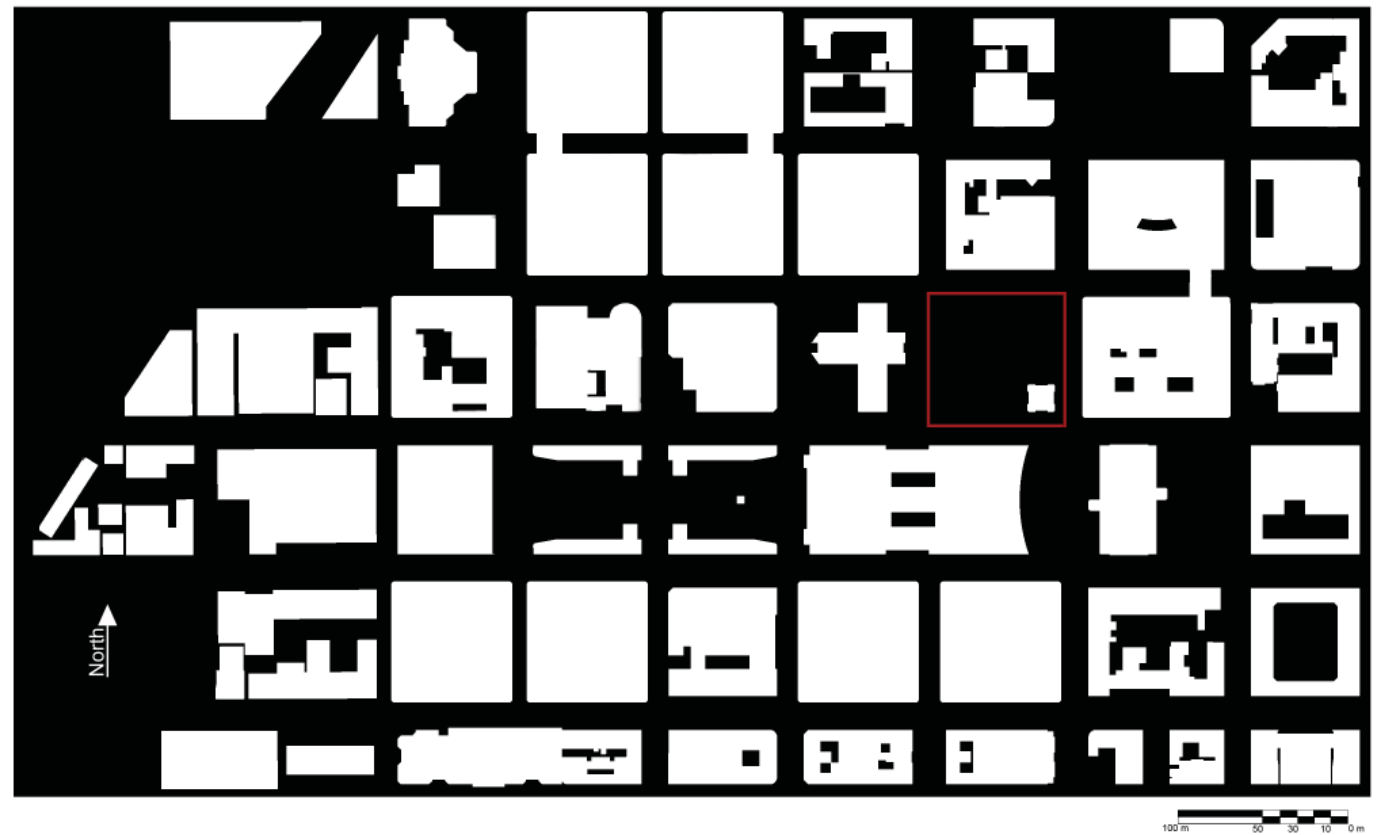


- | | |
|--|---|
| 1 - Ashanti (Urban Hip Hotel) | 5 - Carlton Hotel |
| 2 - Maphungubwe Hotel Apartments | 6 - Kwa Dukuza Egoli Hotel (ex JHB Sun) |
| 3 - The Arcade (currently under development) | |
| 4 - To the Parktonian | |

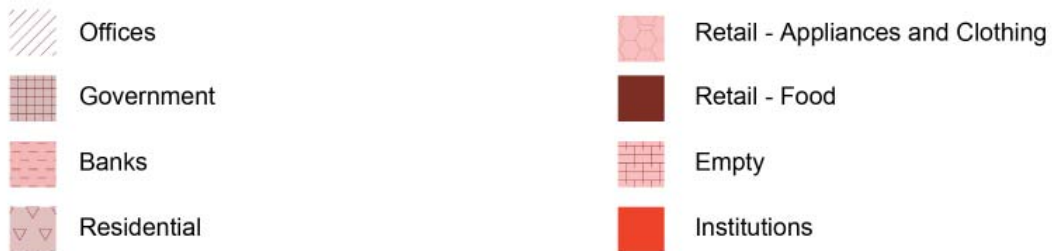
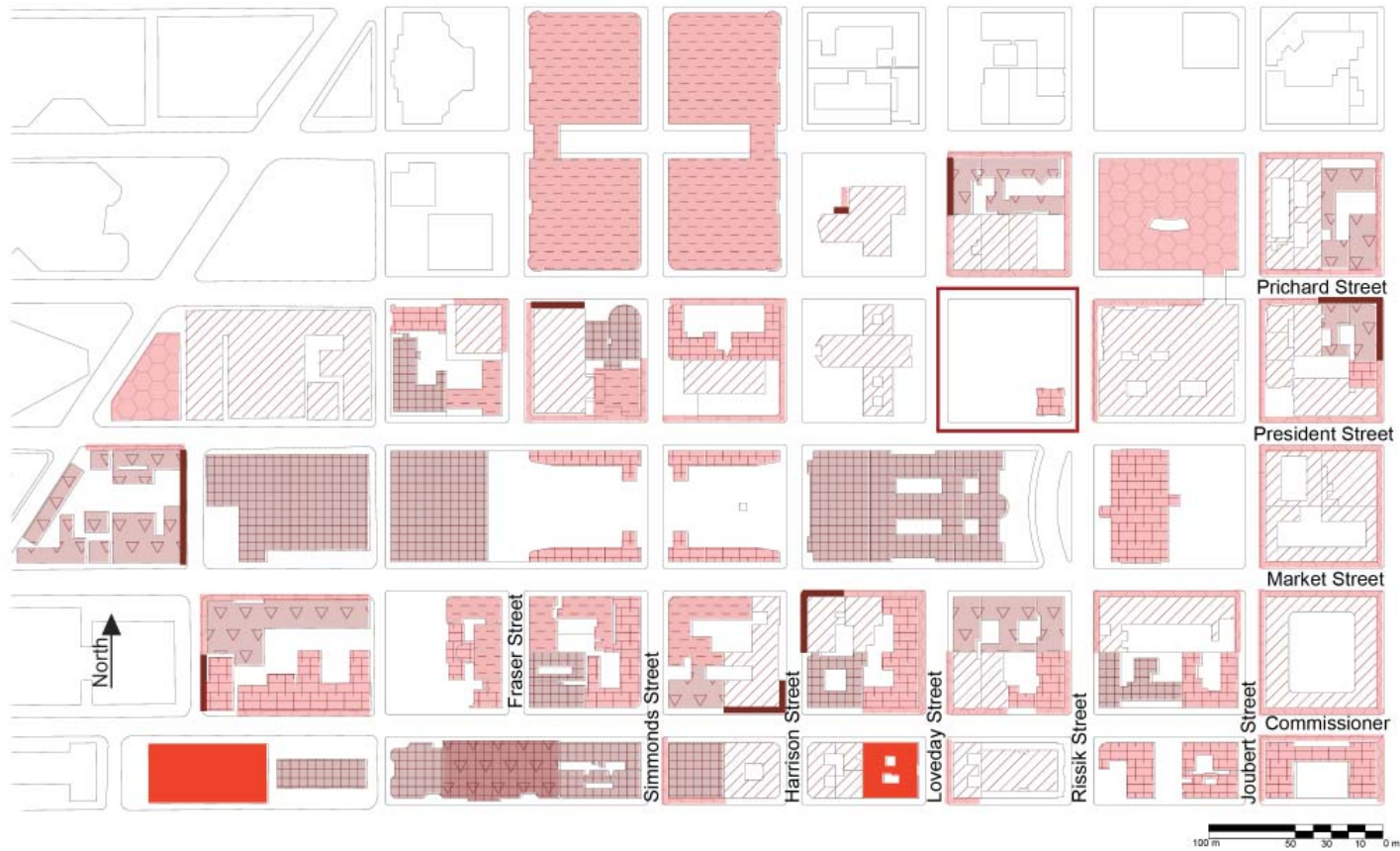
Hotels within Johannesburg's inner-city. Scale 1: 12 500



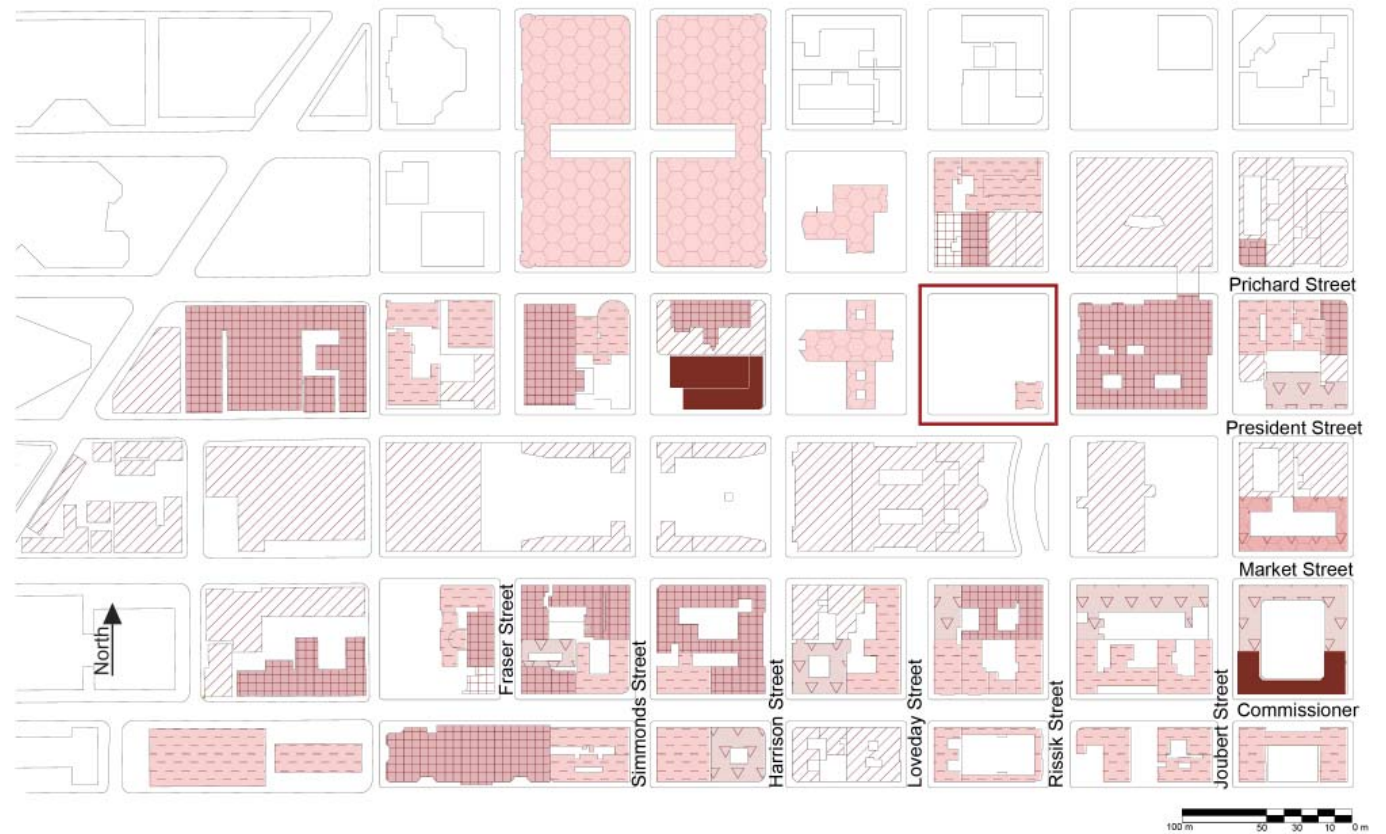
Built figure ground of the precinct. Scale 1: 4000



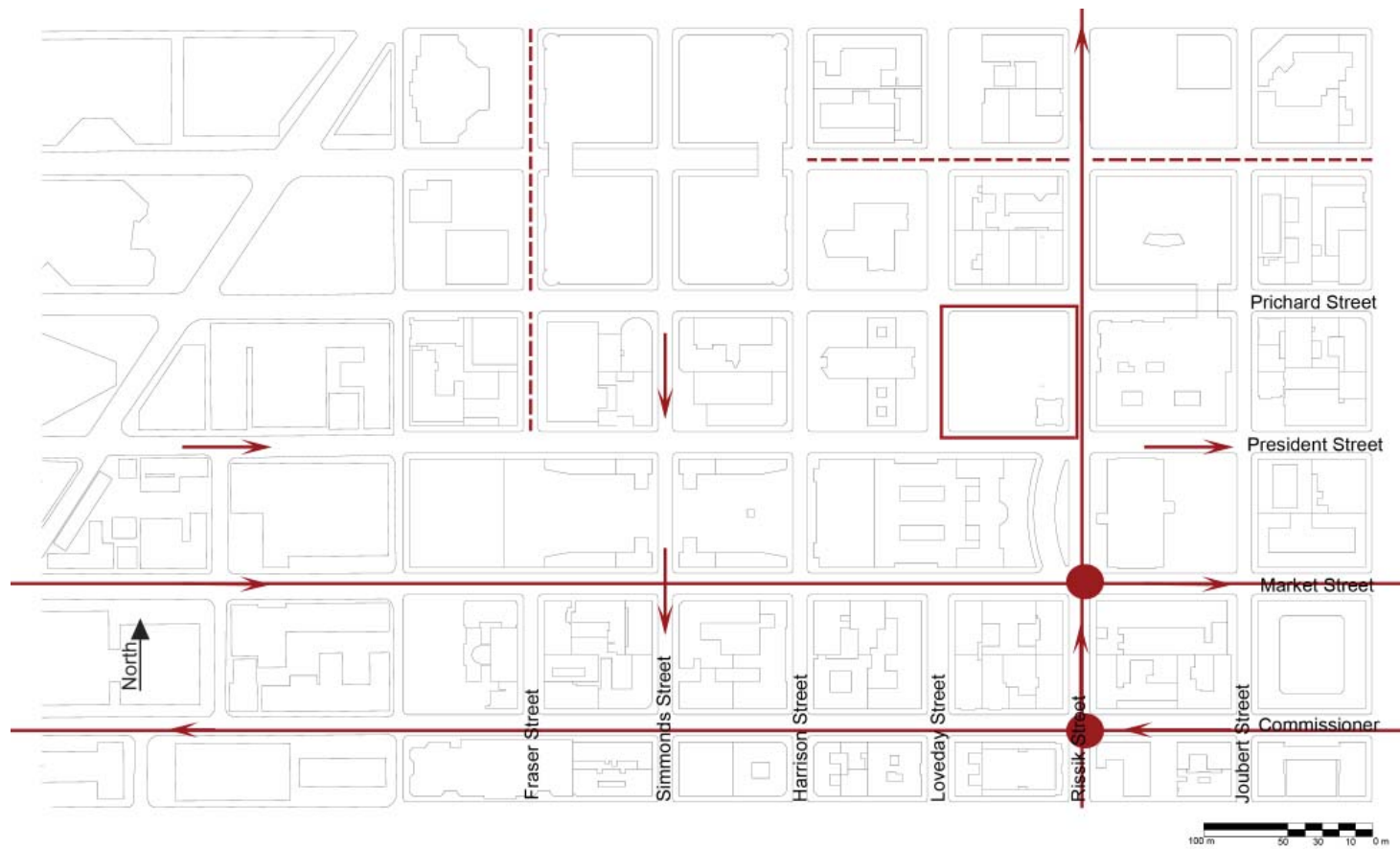
Open space figure ground of the precinct. Scale 1: 4000



Building uses within the precinct. Scale 1: 4000

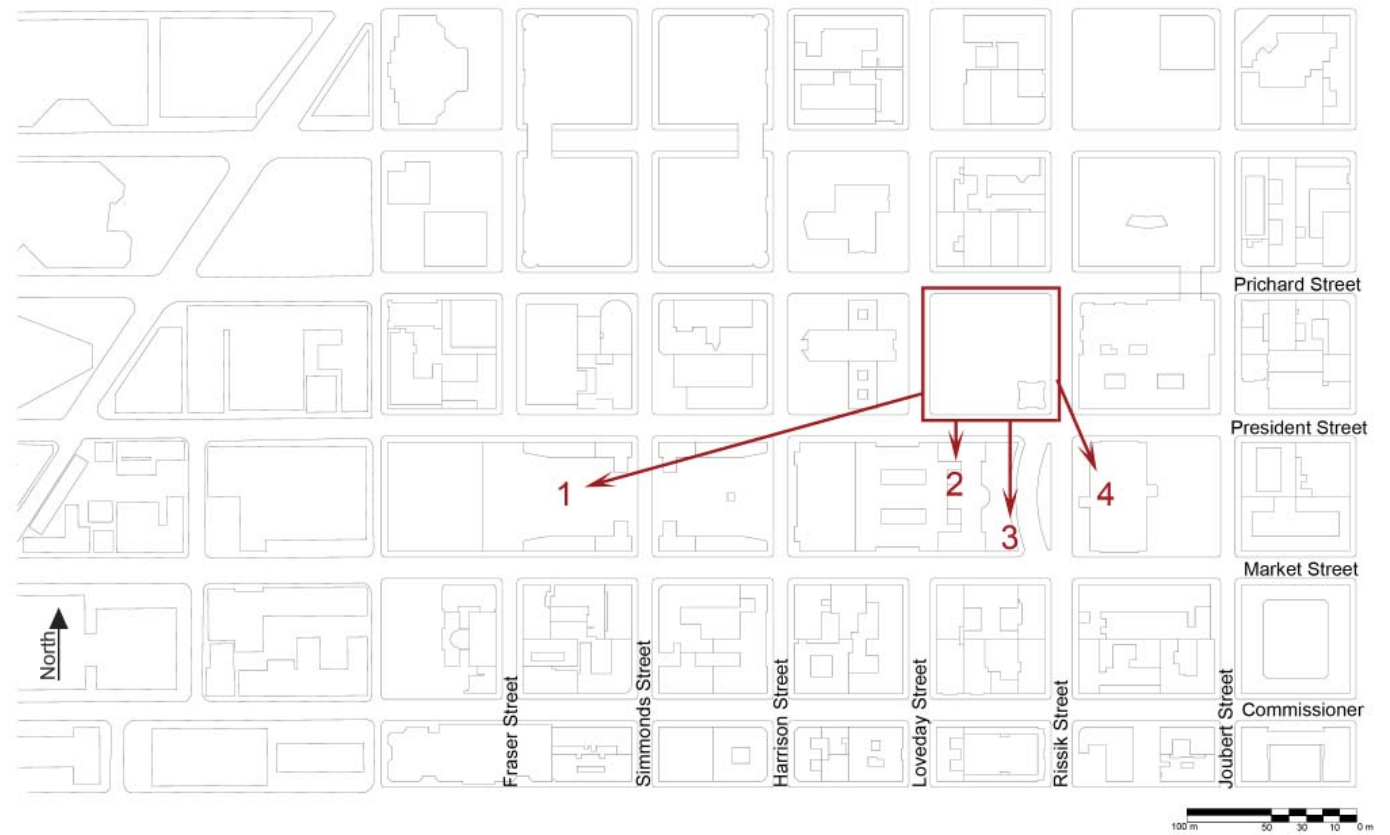


Building heights within the precinct. Scale 1: 4000



- One-way streets
- Pedestrianised streets
- Public transport routes
- BRT stops

Movement within the precinct. Scale 1: 4000



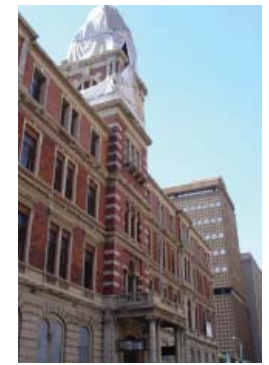
1 - Bayers Nade Square



2 - City Hall



3 - Entrance to City Hall & Piazza



4 - the Old Rissik Street Post Office

Vistas from the site. Scale 1: 4000

The maps have been used to establish parameter/design constraints, including:

- The precinct is defined by the number of government-owned buildings in the area. There are as yet no facilities that cater for them as a collective.
- There are numerous parking garages that lie within walking distance that would reduce the need for on-site parking. In addition, the city plans to improve public transport which will further reduce the demand for this.
- There are numerous hotels within the city, but the Arcade is the only one in close proximity and caters for a small number of clients. Since the demolition of the buildings surrounding the Barbican, the site no longer has its boundaries and has become absorbed into the open areas within the precinct.
- There are numerous facilities within the precinct but none that caters for the large amount of people involved.
- There are various building heights within the precinct - those to the North, East and South of the site are substantially lower than the building to the West of the building (Old Mutual).
- The many views from the site should remain visible even when a building is placed on the site.

6 - Precedents

“- *noun*

a previous case that is taken as an example to be followed.“

(Oxford 2000: 627)



CapeTown Convention Centre
(Architect & Builder 2003)



Castelvecchio Museum
(Los 1993: 74)



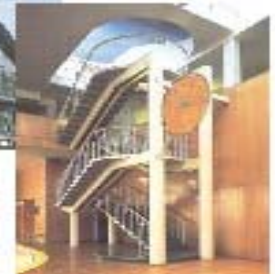
Liverpool Station
(Derbyshire 1991:107)



Tours Congress Centre
(Domus 1994)



Sandton Convention Centre



Gothenburg Law Courts
(Blundell Jones 2006:182)



6.1 Convention Centres



Singapore Convention Centre
(suntecsingapore 2008)



Yokohama Convention Centre
(pacifico 2008)



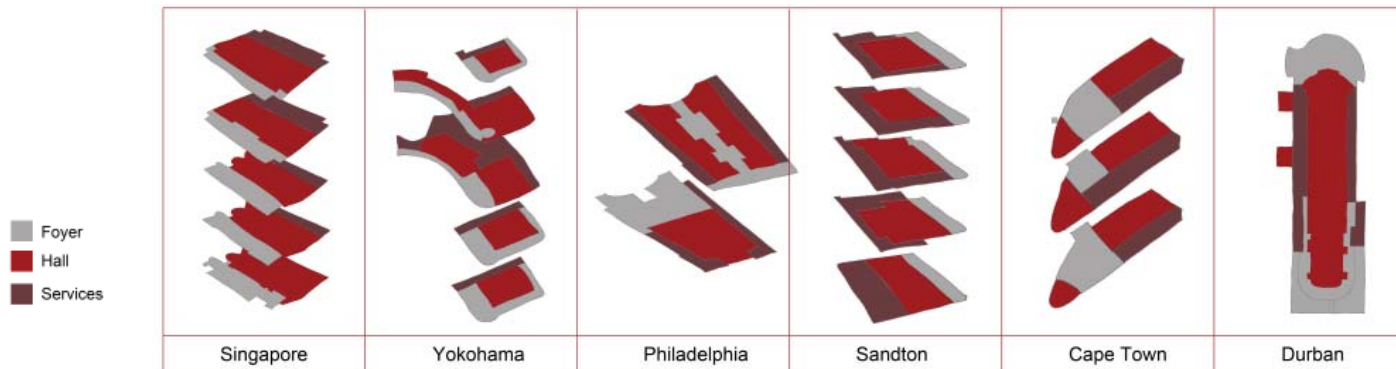
Philadelphia Convention Centre
(paconvention 2008)

The convention centre is a specialised building type that is required to be multi-functional and versatile, enabling it to accommodate to various uses. It is in the ability to transform to the needs and desires of the users and the articulation of the services required that the building transforms.

The International Association of Congress Centres (AIPA) has established a list of requirements for a convention centre in order to host international events (see Appendix B). Included are the minimum number of square meters required per user, ceiling heights, ratio of breakout rooms to main auditorium space, and minimum loading capacity.

There are numerous successful and well-constructed convention centres both locally and abroad. Abroad examples include those situated in Singapore, Yokohama and Philadelphia which were examined with regard to layout and components. Each is a large centre with numerous other facilities attached in adjacent buildings.

The following table demonstrates the breakdown of these centres, and includes similar details of three local convention centres one of each in Sandton, Cape Town and Durban. The table shows how three principal components or functions (foyer, hall and services) are laid out in each centre. The three local convention centres vary in size and context - Cape Town and Durban are explored in brief while Sandton (because it is a multi-level building situated in an urban context) is discussed in greater detail.



6.1.1 The International Convention Centre in Durban (1997)

The Convention Centre in Durban was built to draw the community together and market Durban as venue for trade, tourism and conferencing. The City of Durban was the client that initiated the project and saw the centre as a catalyst for economic development in the whole of the city. The chief firm involved was Stauch Voster Architects, which assisted by other companies designed a centre consisting of a large shed that is able to sub-divide according to various requirements. There is a 1800 seat raked auditorium with the balance of the space for exhibition and banqueting halls. The single story building's basic design is a large central volume with smaller elements attached to its sides.

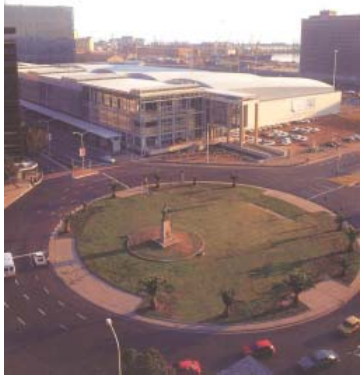


Durban Convention Centre
(lcc 2008)



Durban Convention Centre at night.
(lcc 2008)

6.1.2 The Cape Town International Convention Centre (2003)



Aerial view of Cape Town Convention Centre
(Architect & Builder 2003: 69)



'Sculptured pieces symbolising collective memory
being contained in storage vessels.'
(Architect & Builder 2003: 76)



Large scale sculptural relief in foyer area.
(Architect & Builder 2003: 77)

Opened in July 2003 the Cape Town International Convention Centre was a project developed by the Western Cape Provincial Government, the Cape Town Unicity Metropolitan Council and Business Cape. It resulted in a project owned and funded by the Government but set up and operated as a commercial venture.

The building was designed by a consortium of architects under the name Fore-shore Architects and included the practices of 'Revel Fox and Partner's and 'Stauch Voster Architects'. The amenities include exhibition and conference facilities which are divided along the single story, predominantly double volume building and were built upon a landfill previously used for parking. Being sited on the outer edges of the central business district it is the first convention centre to be built within a city centre in South Africa. The context of the site required careful consideration of the façades and entrances and there are only 350 parking bays on site with other places to park in close proximity.

The interior of the building uses art as points of interest resulting in pieces being displayed in the circulation areas as well as in specially designed cabinets along the main circulation gallery. Some of the art works were specially designed for the spaces while others are on loan from surrounding galleries.

Therefore the way in which the centre was set up as a commercial venture by the local government could inform the way in which the Gauteng Provincial Legislature and local City of Johannesburg establish the proposed thesis project.

The use of art throughout the building is a way in which the history of the precinct could be included into the new convention centre. The artwork can create points of interest as well as activate the building giving it its own unique character.

6.1.3 The Sandton Convention Centre

The Sandton Convention Centre is the only national convention centre that is a multi-level building situated within a central node in South Africa. It was completed in 2000 by architects 'Louis Karol Architects' and 'Michael Scholes Architects'.

The building is situated in the centre of Sandton and is connected to Sandton City via a bridge. This places it in the heart of what is sometimes called the 'new central business district' of Johannesburg. The building occupies an entire block and has integrated itself into the existing city fabric by connecting to the adjacent shopping centre and hotel. It is twelve stories high with only four floor levels, and is managed by a private company and can facilitate 10 000 visitors simultaneously in its 22 000 square metres of meeting, exhibition and special events space.

The building may be approached in two ways, either via the main entrance off Maude Street or through a minor entrance off the bridge that connects it with Sandton City and the Inter Continental Hotel. The two main means of vertical circulation are in the form of escalators that are situated on either side of the main entrance and there is a secondary form of circulation in the form of lifts. The escalators allow the space to become animated while the fire escapes are enclosed immediately on either side of the entrance foyer.

The reception area is situated directly across from the main entrance doors in the foyer off Maude Street. The foyer space can also be used for receptions to functions taking place on the various levels. Numerous waiting or relaxing areas are situated in front of the fire escapes, contain couches and are decorated with display boxes that contain numerous pieces of art. The art extends throughout the foyer space and is often complemented by wall textures and ornamentation. The foyer area also contains two bar areas one on the ground floor and the other on the mezzanine level.

There are venues of various sizes staggered throughout the building. Exhibition Two is situated on the lowest level and can be accessed directly off Alice Lane or through the vertical circulation. It is smaller than Exhibition One which is situated above it off the main entrance level. This is then followed by the convention and ballroom floor and ultimately the top floor - the Pavilion Room. There are boardrooms of various sizes on the ballroom floor and mezzanine level above; some of the boardrooms and the main ballroom and Pavilion Room are sub-divisible



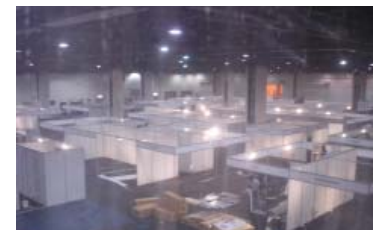
Sandton Convention Centre
-www.saconvention.co.za



The main reception area.



The ground floor bar.



Exhibition being assembled.



Foyer



Linen storage room.



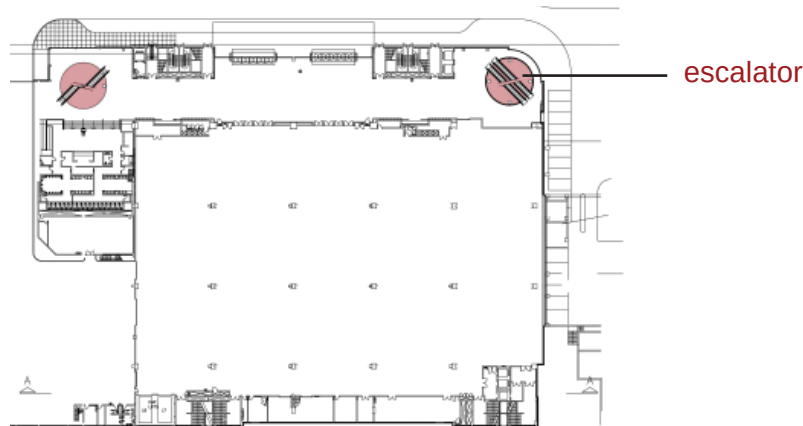
Hallway with stacking tables.

made possible by stackable walls. The boardrooms are positioned off a side corridor and all rooms have access to smoking areas and public toilets.

The services are placed towards the back of the building with separate lifts, fire-escapes and toilets. The kitchen is sited on the second mezzanine level, being referred to as a 'satellite kitchen' because it supplies the building with predominantly frozen pre-prepared foods.

The area that is used for the washing of cutlery, crockery and linen as well as the storage room required, is situated on the third mezzanine level. The remaining storage lies on numerous levels and often along corridors throughout the 'back of house' areas, this is so that it is easily accessible to the various rooms.

Thus the three components of the Sandton Convention Centre (foyer, hall and services) are separate but function together seamlessly. The foyer space is impressive and the hall spaces and boardrooms can be varied in size according to requirements. The service area is scattered over several floors yet function well despite the passageways being littered with stacked tables and chairs.



Ground plan - foyer to top of drawing with circular escalators on either side. (saconvention 2008)

Each of the convention centres thus far described caters for large numbers of people whereas the Congress Centre in Tours in France is a small facility that caters predominantly for the town, and is now described.

6.1.4 Congress Centre at Tours in France (1993)

The Congress Centre at Tours, France was designed by Jean Nouvel, Emmanuel Cattani and Associates. Completed in 1993 the building is positioned off a park in a confined built up area of the city and was marked to become a major urban landmark. Some of the surrounding buildings were also designed or renovated by Nouvel and this adds to the 'sprit' of the city as it co-exists within the existing context without overshadowing the surroundings. It has 'enough substance to bear comparison to them while enhancing their qualities in absolute synergy' (Di Battista 1994: 12). Part of this is achieved by the roof which is a grey colour similar to that of the local slate used on surrounding buildings.

The main front of the building is positioned off a square and has a large overhang that protrudes far over onto the street. This façade not only designates the entrance to the building but also to the park, a public space, covered plaza and 'place for animation' to occur (Di Battista 1994: 12). The façade is created through the use of various sequences that are based on the scale of the street and the surrounding subdivisions.

The plan consists of three halls, an exhibition space, a bar area, restaurant and services. The three halls are suspended within the volume of the building and increase in size as one moves through the oblong plan. The halls are organised along an axis and a plane - the axis structures the three halls in a line, while the roof plane is what holds them in the space. The first two halls are fully suspended from the roof whereas the rear (and largest) hall, although suspended, reaches the floor.



The grey barrel roof of the centre blends in with the slate pitched roofs of the neighbouring houses. (Di Battista 1994: 10)



The main entrance and plaza. (Di Battista 1994: 11)



View of the Centre from the adjacent park. (Di Battista 1994: 8)



Area between the facade and the halls.
(Di Battista 1994: 16)

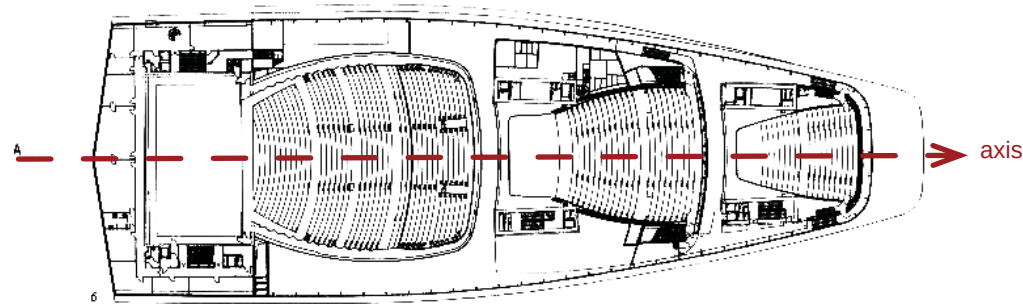


Approaching the Centre from the narrow street, the building to the right was also designed by Nouvel.
(Di Battista 1994: 10)

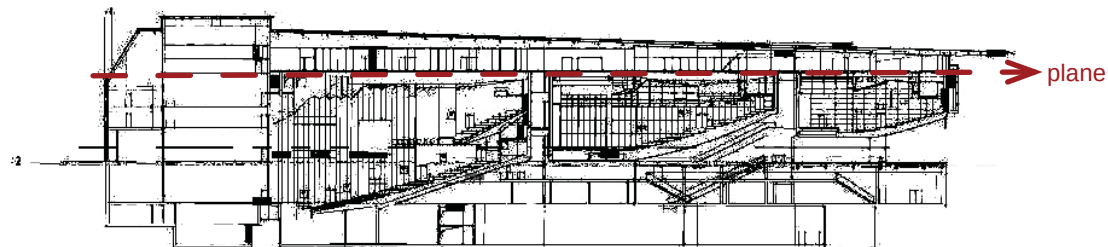
The walls of the halls comprise a secondary layer as there are walkways and stairs between them and the glazed façade of the building. At the ends of the oblong shaped building the escalators are situated in a broken line activating the vertical circulation.

A relationship between the interior and the exterior was also considered because the site is very small and situated beside a public park. The open spaces of the building extend into these public areas thus connecting the congress centre to the town. One of the constraints presented by the site was that it was approached via a narrow street. However, by setting the building back from the street and introducing a large overhanging roof, a square was formed in front of the building and opened the area to the centre and the park and railway station behind it.

In conclusion the building, although a new addition to an existing context, integrates itself into the surroundings without being obtrusive. The double layered skin along with the areas of vertical movement provided spaces that are active and allow the building to become animated. The overhang facilitates not only the entrance into the building but opens up the square to increase the public space.



Top - The plan at level +8.3 showing the three separate halls.
(Di Battista 1994: 11)



Bottom - Longitudinal section through the Centre showing the suspended halls.
(Di Battista 1994: 9)

6.1.5 Conclusion

The layout of a convention centre is in the articulation of the three functions (foyer, hall and services) and the ways in which they are connected and accessed differ from site and with size. The entrance is a place of importance and is often expressed through the use of a large foyer or entrance canopy. The circulation specifically in a multilevel centre plays a vital role in how people get to and from venues. It also becomes a point from which the building becomes animated and is often expressed on the outside or edge of the building.



6.2 Historical Conservation

This thesis investigates a context where past and present co-exist. The historical context is integrated into contemporary use by preserving and creating a sense of memory. The addition of the new convention centre to the Palace site will involve a response to the existing Barbican on the site. For the Barbican to respond to the new addition, historical conservation and the way in which an old building can be connected to a new needs to be considered. This correlates with the comment that 'For the 21st Century only the foolish city will make the choice between historic preservation and economic development. The wise one will utilise its historic built environment effectively to meet the economic, social and cultural needs of its citizens well into the future' (Fraser 2008).

Since the Barbican was designed in 1929 by the brothers 'Obel and Obel' on the South-East edge of the Palace site, it has changed somewhat. The brothers visited the United States and viewed the Chrysler building which is characteristic of the Art Deco Movement. The visit influenced the upper plaster portion of the Barbican which has more of an Art Deco feel than the lower stone portion constructed in the Classical Style. The ground and first floors were remodelled in the 1950s to accommodate a motor showroom but which never occupied the space. The building has had various tenants including retail, restaurants, offices, hair dressers' and a photographer's studio.

The building became vacant in the early 1990s and Old Mutual Properties purchased the entire site. The surrounding buildings were demolished in the early 1990s, but in 1995 a fence was constructed around the site while the openings were bricked up on the ground and first floor windows to prevent the homeless from taking up illegal occupation. Nothing has changed over the last ten years and the Barbican building stands alone on the corner of the Place site. The historical integrity of the precinct has diminished with the removal of many of its historical building - a view that is expressed by Landry (2000: 6) who stated that 'Cultural heritage connects us to our histories, our collective memories; it anchors our sense of being and can provide a source of insight to help us face the future.'

Furthermore, the Internet website of the South African Heritage Resources Agency (SAHRA) maintains that heritage as important because it promotes diversity and authenticity. It acts as a catalyst for tourism, promoting an area and conserving memories of the past. This is stated in a comment by SAHRA (2008)¹⁵: 'Our heritage celebrates our achievements and contributes to redressing past inequities. It educates, it deepens our understanding of society and encourages us to empathise with the experience of others. It facilitates healing and material and symbolic restitution and it promotes new and previously neglected research into our rich ... traditions and customs.'

¹⁵ SAHRA is the South African Heritage Resource Agency. Their mission is to provide for the identification, conservation, protection and promotion of our heritage for the present and future generations.

There are numerous ways in which historic buildings may be restored. Some of which include:

- Restoration – This is a faithful rebuilding of the building according to the original plans.
- Anti-Restoration – This has three different approaches namely:
 - Deconstructivism – where any changes are of a contemporary design.
 - Conservation – where work is done to repair the various changes in the style of when each change was constructed.
 - Eclectic – the parts of the building are evaluated and the ones in best order are restored.

(Jokilehto 2002: 159)¹⁶

There are ways in which the Barbican may be restored, and for the purpose of this thesis, the conservation option of the anti-restoration approach was chosen and will result in the exterior façade being refurbished. The changes that were made to the ground and first floors in the 1950s will be refurbished in the style of the period. The interior of the building will be cleaned up, made structurally sound (following its neglect) and restored wherever possible. The building will be converted into a hotel and restaurant.

When developing a new building in an old urban centre, historical conservation should be considered. By ensuring that it is an important aspect, the uniqueness and genius loci of the environment can be retained, and the precinct may retain its authentic and diverse context.

In the first half of the twentieth century the trend was to ‘contrast new and old rather than make them visually compatible’ (Brolin 1980: 5) ¹⁷. The general belief is that if the new and old buildings relate to each other through similar heights, materials and built masses a friendly relationship will be guaranteed (Brolin 1980: 37).

This is insufficient, however, as there are other factors that play a role in how new and old buildings may be combined, each of which needs to be considered:

- Contextualism – the degree in which it needs to relate to its surroundings.
- Allusionism – the history of architecture and ‘the relationship between form and shape and the meanings that particular shapes have assumed over the course of time’.
- Ornamentalism – the way in which a building is decorated. (Brolin 1980:15)

¹⁶ Jukka Jokilehto is a world-renowned conservation expert. He qualified as an architect in Finland and was the assistant to the Director General of UNESCO's centre for Conservation in Rome (ICCROM).

¹⁷ Brent Brolin studied the history of architecture at Yale College and has his master's degree in Architecture from Yale Architecture School. He has taught courses at Yale Department of City Planning, Pratt Institute Architecture School, the Cooper Hewitt Museum, and the Smithsonian Institution's National Museum of Design.

The new convention centre should be sufficiently different in some way from the Barbican so as not to imitate or compete with it, yet it should relate to the contextual surroundings.

The additions to the site should be unobtrusive in scale, mass and height to avoid the possibility of undermining the importance of the surrounding buildings, namely the City Hall, the Post Office and the Barbican. These various historic buildings have been the focus of ongoing restoration, allowing historical integrity to remain intact.

There will always be debate as to the way in which a new building should fit into its given context, and is further complicated by some buildings having intentionally created contrasts to their surroundings. Taking this into account various precedents dealing with new buildings placed in context with (or inserted into) old buildings were examined.

6.2.1 The Gothenburg Law Courts – Erik Gunner Asplund 1935



View of the two buildings and the square
(Cruickshank 1988: 59)

The Law Court buildings stand at the centre of the Old Gothenburg city (Sweden). They are approached through a square and the relationship between the old building and its extension become a focal point. The former is symmetrical, with recessed bays running the full height of the building, whereas the latter draws from the former and cannot be considered an independent building.

The project commenced in 1913 but due to financial problems was delayed and revived only in 1934. Asplund had won the commission in 1913 but decided in 1934 that he was dissatisfied with the design and decided to rework it. He explored the possibility of creating a modern façade that drew references from the existing one of the courts. He achieved this through the use of exposed frames that pick up the rhythms of the pilasters on the existing building as well as continuing the main horizontal divisions along both buildings. The base of the new building is a continuation of the existing one.



The two facades of the building
(Cruickshank 1988: 78)

The new building is constructed out of a steel frame that is emphasised at the top where the façade steps back and the steel columns taper. The frame of the new building became an important element and was expressed 'externally with a pyramidal swelling' (Cruickshank 1988:74)¹⁸ where the steel frame on a plate attaches to the concrete base.

The buildings tie together in such a subtle way that each is able to benefit from the other - as Cruickshank (1988:96) states 'the old is actually better for the experience and the new could not live without it'. A respect for the traditions of the past is offset by the modernist spaces, materials and the transparency of the new additions

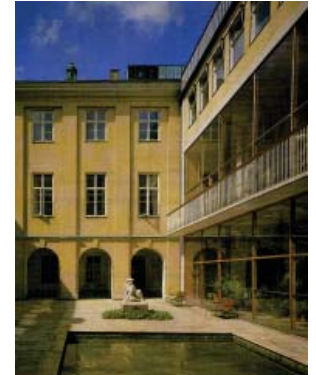
¹⁸ Dan Cruickshank is an architectural historian and television presenter, currently working for the BBC, and lives in Spitalfields, London.

The windows of the new building draw from those of the old, yet they are not centred in their individual frame structures. They are positioned to the left, off-centre of the frames, as if they were eyes looking at the old building, emphasising the importance of the older. The plaza contains a flagpole and the paving is in the design of the plan of the city. There are two entrances to the building - the main leading from the portico on the plaza and the second being situated on the side of the building.

The design of the interior is not as subtle and visually connected as that of the exterior. The junction between the old and new buildings (between the hall and courtyard) is highlighted by the use of a glass wall that permits a gradual increase of transparency from one area to the other. The main floor level flows through both buildings and is at the same level as that of the courtyard allowing both buildings to rest on the same granite base.

Inside the building the vertical circulation is expressed as a special element in that the lift is glazed and is separated from the stairs, and may be viewed (and viewed from) as it is traversed.

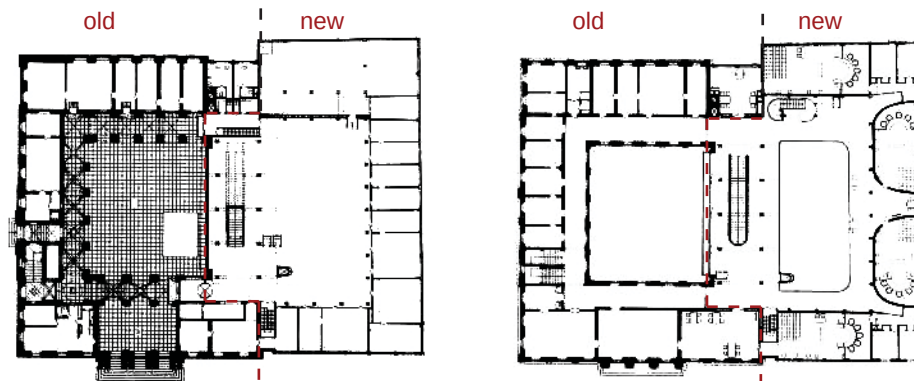
In conclusion, the new building is experienced as more transparent due to the use of its materials, also Asplund was careful about what he chose to express and what to conceal. The two buildings relate to each other through the use of lines on the façade, yet upon entry they are entirely different. The use of similar materials can connect the two, such as the granite base, but the new building seems lighter through the use of new materials and open space.



Courtyard with glass wall.
(Cruickshank 1988: 81)

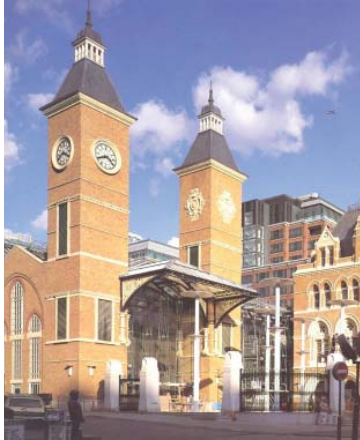


The vertical circulation (glass lift and stairs) is expressed in the open foyer.
(Blundell Jones 2006: 183)

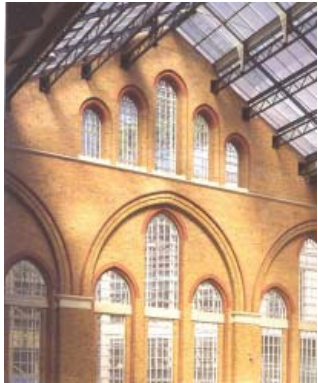


Left - Ground floor plan.
Right - First floor plan (with court rooms).
(Blundell Jones 2006: 180)

6.2.2 Liverpool Street Train Station (1979 – 1991)



The Liverpool Street entrance to the station.
(Derbyshire 1991: 84)



New and existing windows were glazed according to original drawings.
(Derbyshire 1991:123)

The Liverpool Street Station was originally built in the gothic style in 1875, was expanded in 1894 and then modified in 1991. The latest alterations have combined the old station with new facilities and modern materials.

When the station was refurbished it was decided to upgrade the surrounding buildings at the same time. The design for the station was by 'Fitzroy Robinson and Partners', while the adjacent office building was by 'Arup'. Together they decided to connect the two by a square, in order to integrate the station with a commercial project and public space. The result was the regeneration of the surrounding area with a square, offices, spaces for retail and other facilities. Skidmore, Owings and Merrill based in Chicago were commissioned to design the new platforms (from 11 to 18) in addition to the large office development on the Eastern side of the railway tracks.

The project involved updating, modernising and improving the facilities of the station which consisted of two distinct shed areas: the one on the East was demolished and the Western shed was reconfigured with much of the original structure remaining. Although structured around an old station the new work has modernised and increased the area of the station.

The interior of the station was previously uninspiring but has been reinvented with the use of light and views. The surroundings and views played an important role in the refurbishment of the interior cathedral-like space of the station. They provided a means of locating the traveller with the surrounding area with 'dramatic views to the North' (Derbyshire 1991: 13)¹⁹ and views of the restored roof and square beyond the entrance which are framed by the new entrance roof.

¹⁹ Nick Derbyshire joined the architects' office of British Rail Eastern Region in York in 1970. Since then he has won numerous architectural awards and in 1991 was the director of the Architecture and Design Group of British rail.

Various materials and methods were used in the revamping of the station and the entrances. For the new arcade connecting two 'old' sections of the station the surrounding period buildings were used as a reference, resulting in the arches of the arcade used those at the doorway at 50 Liverpool Streets as a template. The balconies and bridges have glass balustrades which create a visual link from the lower levels. The roof had to be replaced in sections and old and new sections are indistinguishable apart from having been painted a different colour. Where new windows are inserted into walls, these are exact replicas of the existing windows resulting in the extended walls becoming uniform.

On both Broad and Liverpool Streets, two towers of brick were built to match the material of the adjacent. The canopy between the two towers on Liverpool Street was 'designed to contrast with and complement the surrounding neo-Victorian aesthetic' (Derbyshire 1991: 87). The canopy covers the glazed entrance wall which is constructed with 'spider' mullions. Where new parts are connected to the old, steel and glass connections were used predominantly. This gives the connections an almost 'clipped on' appearance at various junctions.

The result of the project was the regeneration of the surrounding area. The building has become a fusion of old and new, as well as of both public and private collaborations. Public investment was used for the alterations to the station whereas the development of the surrounding infrastructure was funded by private means.

In conclusion, the old station contrasts with the adjacent modern development and the square becomes a point from which one may move between the new buildings and the station. Parts of the station that could be salvaged were refurbished whereas others were replicated, allowing a greater contrast to be made when new materials were introduced to the space. The new materials were often 'clipped' onto the old and allow a flow from one space to another. The station also demonstrates ways in which materials such as glass and steel may be incorporated into existing 'old' buildings. The views also help visitors to orientate themselves within their surroundings.



The original door to 50 Liverpool Street.
(Derbyshire 1991: 50)



The glass balustrade in foreground with replicated arches in background.
(Derbyshire 1991: 107)



New walkway 'clipped' onto an old wall of the station.
(Derbyshire 1991: 106)

6.2.3 Castelvecchio Museum (1956 – 1964)



Castelvecchio Museum
(Los 1993:72)

The former citadel of Verona has changed many times since the Romans first built its walls, the most recent changes having taken place in 1923 when it was converted into a museum. In 1956 Carlo Scarpa was requested to refurbish the former living quarters of the citadel - which is now the site of the museum. In addition, he chose to determine the numerous layers of the history of the building and to make them visible. The way in which the materials are exposed reflects the way in which the building was shaped over the eras.



The exposed layers of the roof above the statue
of Congrande Della Scala.
(Los 1993: 82)

One of the most prominent layers (roof) is located where the façade breaks up on the North-side off the courtyard, to the far left of the entrance. The breaks were to emphasize the various historical periods and features of the building, in addition to providing a focal point. A statue of Congrande Della Scala stands at this point and is significant to those who dwell locally. An inner layer (wall) is also apparent when approaching the building both because the apertures of the old and new do not match exactly and the building materials are in contrast - the older being comprised of stone and the new of glass.

The material finishes differ throughout the various museum exhibitions that are placed chronologically throughout the building. Scarpa connected precise materials such as steel and glass against rougher surfaces (such as stucco) to emphasise their material qualities and true nature. In addition he stressed where different materials meet each other, and where one space progresses to another - his 'architecture was based on juxtaposition' (Los 1993: 74)²⁰. There are combinations of various kinds and types of material such as timber, concrete, stone and plaster. Layering is also apparent through his use of materials and their placement.



The double layered facade of the courtyard.
(Los 1993:74)

²⁰ Sergio Los was Carlo Scarpa's assistant between 1964 -1970, and wrote the first monograph on Scarpa in 1967. Since 1968 he has been teaching and researching Architectural Design at the Istituto Universitario di Architettura di Venezia.

The stairs sometimes have irregularly cut and placed elements that are joined together to construct the flight - for example some steps are wide and deep while others are narrow and deep. There are steel sliding doors over the entry points, these being attached to the wall as a separate (third) layer and provide not only security at night but cast shadows of geometric designs into the rooms during the day. His use of layering and materials is also seen in the bridge which connects the courtyard and the reggia. One part of the bridge that is attached to the existing wall is constructed out of a thin concrete walkway with prominent steel stays, the other part is made of thick concrete and attaches to the ground.

In conclusion, the building is composed of layers - those of history and materials; while the new, old and older are exposed in their connections. Two examples that demonstrate an element of surprise in the work of Scarpa include - parts of the inner-wall being projected through the external layer, and his use of the various sizes of stairs linking two floors of the museum.



Irregularly sized stairs linking two floors.
(Murphy 1990: 99)



The bridge attached to an existing wall.
(Murphy 1990: 125)

Top left - North facade of the courtyard.
(Murphy 1990: 26)

Bottom left - East-West section [South towards the courtyard].
(Murphy 1990: 50)



Steel door positioned over an entrance door.
(Los 1993: 80)

6.2.4 Conclusion

The way in which the Barbican connects to the new convention centre is of consequence. The use of modern material connected or adjacent to the old buildings allows the old components to be emphasised and shown to be clearly different from those of the new structures. Lines and components of the old façade can be extended to that of the new, thus connecting the two visually; while the base or floor levels can be brought in line with the new structure allowing the two to flow together.

7 - Design

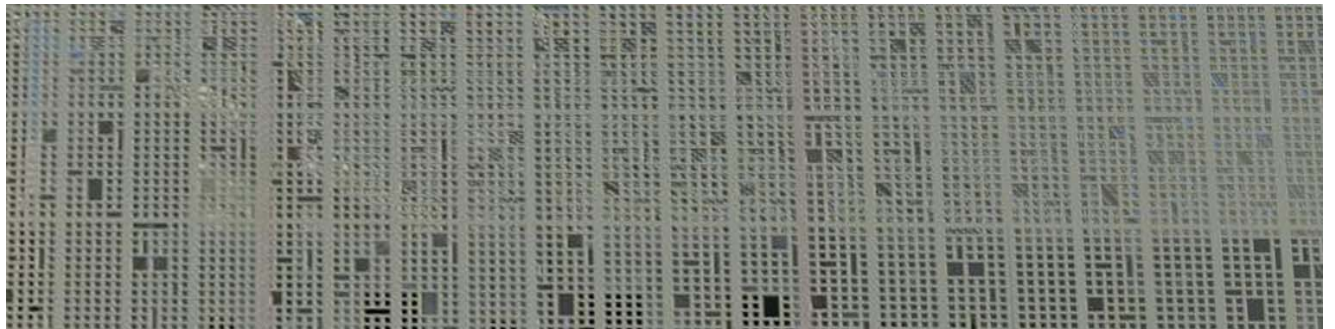
“- *noun*

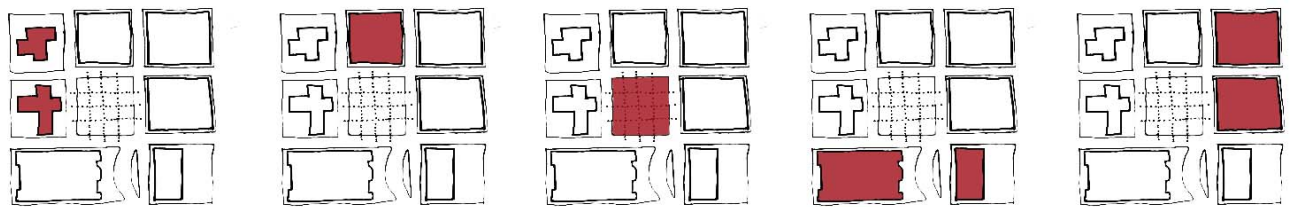
a drawing that shows how something is to be made.
the general form or arrangement of something.

- *verb*

prepare a drawing or design for (a thing).
plan, intended for a specific purpose. “

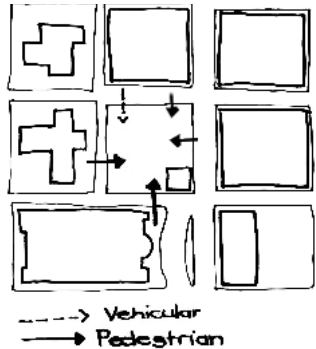
(Oxford 2000: 217)





7.1 Framework

Through the exploration of the precinct (and more specifically the site), certain considerations became apparent and will should be incorporated into the design.



Site Accessibility:

The site will be accessible from all four sides by pedestrians who must be emphasized because the numerous government departments in the area are within close walking distance. Government Square positioned to the South of the site may be connected visually via the main entrance to the new convention centre on the same side. This may form part of the historical access routes of the precinct and encourage the users to experience the surroundings. Government Square is the formal entrance to the City Hall and the place where many anti-Apartheid protests took place. By placing the main entrance on the South side (President Street) it will also be situated directly across from the public entrance into the Gauteng Provincial Legislature which is positioned on the side of the City Hall.

The vehicular entrance will be on the opposite side of the site (North) on Prichard Street emphasising the importance of the main pedestrian entrance and Government Square, and a 'drop off' area may be placed in front of the main entrance.

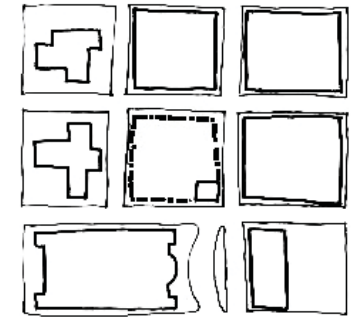
Scale:

The scale and form of the new building is of much relevance when building within a historical area. The previous periods have been on different building scales, which must be taken into consideration when inserting a new building amongst old. For the purpose of this thesis, due acknowledgement of the surrounding buildings has been made. Some of the surrounding buildings such as Old Mutual to the West is inappropriately over-scale and does not relate to the historical context. This heightens the importance of relating the new building to the surroundings and enhancing the presence of the existing historical buildings. The new convention centre will be of a height that relates to that of the surrounding buildings and therefore places emphasis on them.



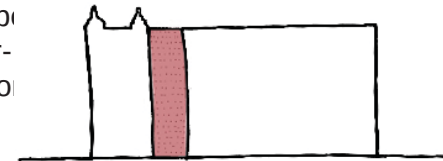
Form:

The form of the city block and its integrity to the street edge will be retained, relating to the historical form of the buildings on the block as well as restoring the urban and pedestrian legibility in the precinct. The proposed schemes for Beyer Naude Square have placed emphasis on retaining the open space within the precinct, and with the focus being on the space immediately surrounding the Square. The site on which this thesis focuses does not need to remain open as the proposals are to create open space immediately around the Beyer Naude Square and not on individual city blocks. The proposed development on the entire site will create a backdrop that will support and possibly even showcase the existing Barbican.



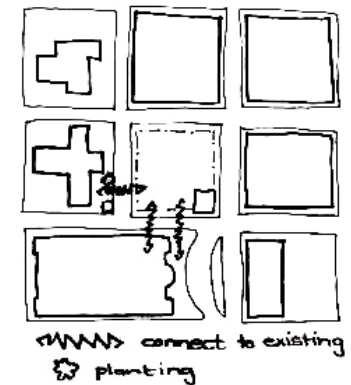
Building legibility:

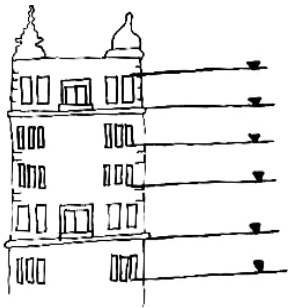
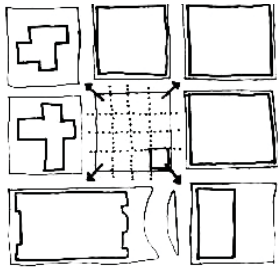
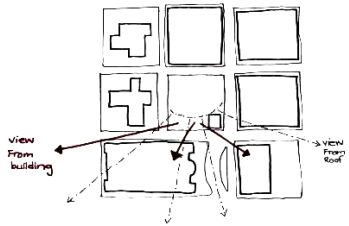
The difference between the new convention centre and the Barbican will be apparent. Where the buildings connect, it is to be light and appear that they may be removed with little effect. The new structure should almost recede from the Barbican which may emphasize that it is a later addition. The Barbican building floor levels will be carried into the new building, connecting the two buildings on all levels allowing the possibility for various connects. The structure and elaborate façade of the Barbican building permits lines from which the façade of the new convention centre can draw, enabling the two buildings to relate to each other visually as well as physically integrating the two together.



Immediate surroundings:

Parts of the immediate surroundings can be modified to enhance the new convention centre. To the North and East (the busier streets) the ground and first floors have the option of opening to members of the public and providing access to them using rotating doors and displays. This edge of the building should respond to the surroundings whether the interior exhibition is empty, closed or open to the public. The use of large openings on the street level will allow the building to be permeable to the street and therefore the city, connecting the precinct to the building, and to Government Square across the road. On the Western side of the site, the open space in front of Old Mutual building can be landscaped to reduce the imposing scale of the building to a human scale, thus creating a more pedestrian friendly environment.





Views:

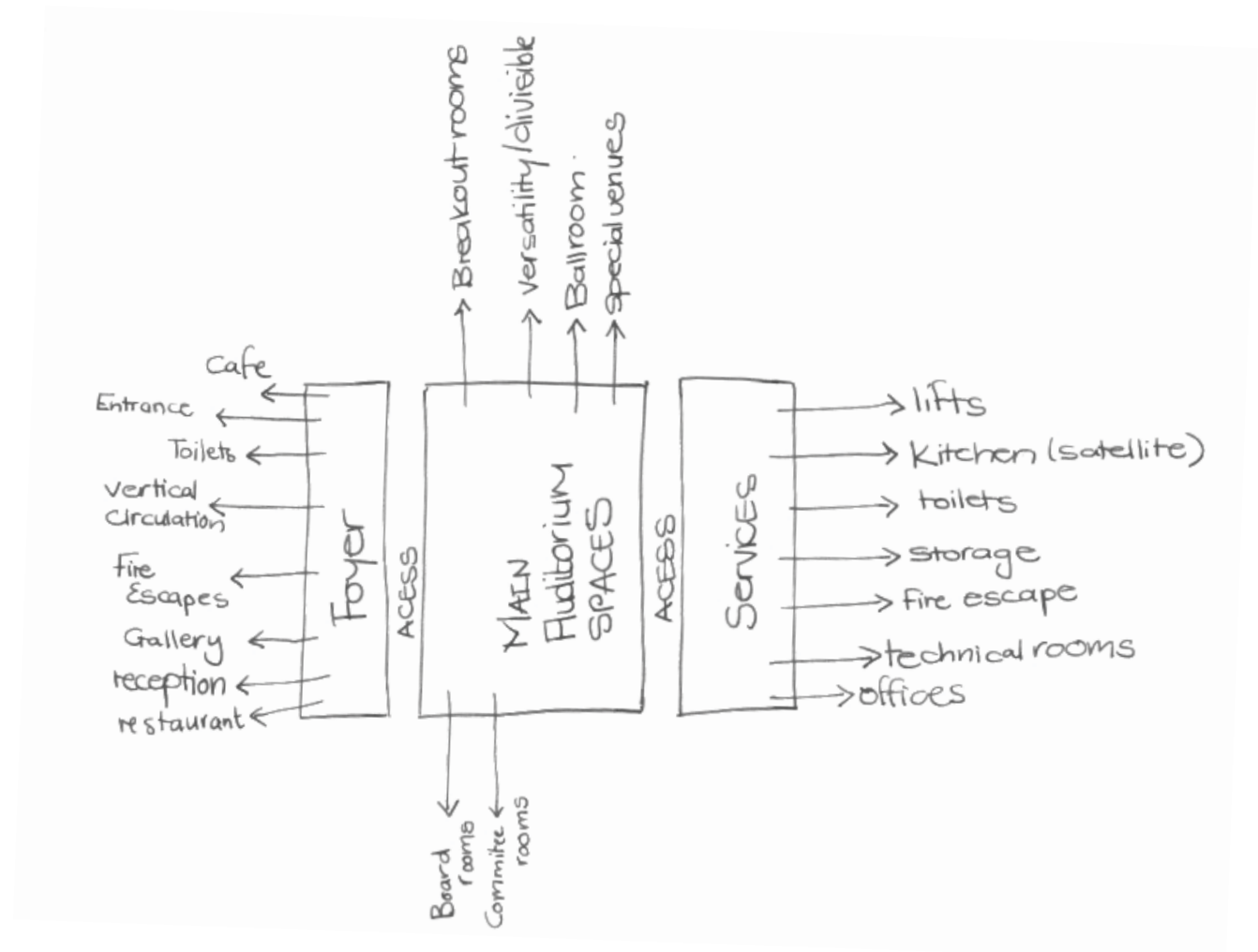
The building is to make best use of its historical surroundings and take advantage of views such as those from the South side of the new convention centre of the City Hall, Post Office and Beyers Naude Square; the roof will be accessible to view the skyline of Johannesburg. The view of the building from the street should also be considered with regard to its impact on the identity of the precinct.

Site characteristics:

The distinctive *genus loci* and character of the precinct with its various heritage and old buildings are to be retained, given that this is what made the site of interest. By using the history of the site to influence the form of the new building various characteristics of the past have been incorporated into the plans. References to the 16m x 16m divisions within the site should be made apparent within the building. This will express the fact that the site is now consolidated but refer back to when it was originally established. The corners of the building should be important public areas for these were historically the most expensive sites as they were the most prominent to passers-by.

Materials:

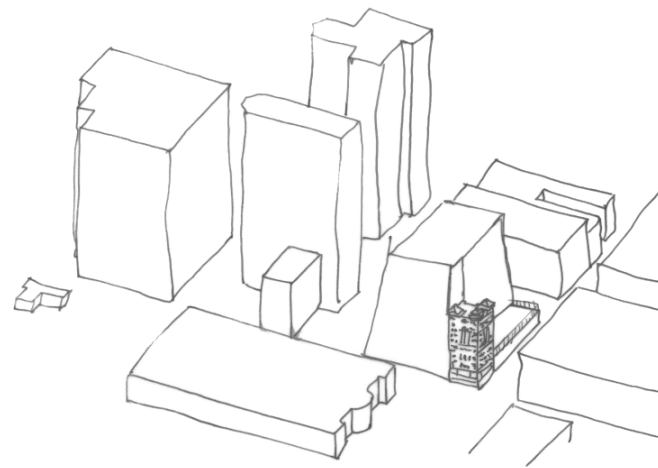
The materials chosen for the new convention centre are of much importance when building within a historical area and being attached to a historical building. The style of the old building is not to be copied as this could undermine its importance; furthermore contemporary materials will be used for the addition, emphasising the uniqueness of the Barbican. This building was constructed of stone and plaster that will be restored where necessary. The materials of the new convention centre should enforce the integrity of the block, yet allow visual permeability and create interest in the design.



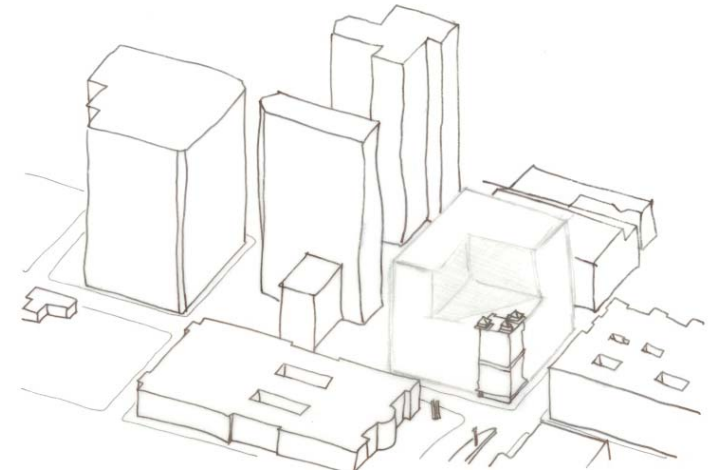
The three principles of convention centres sketched with elaborated components of the programme.



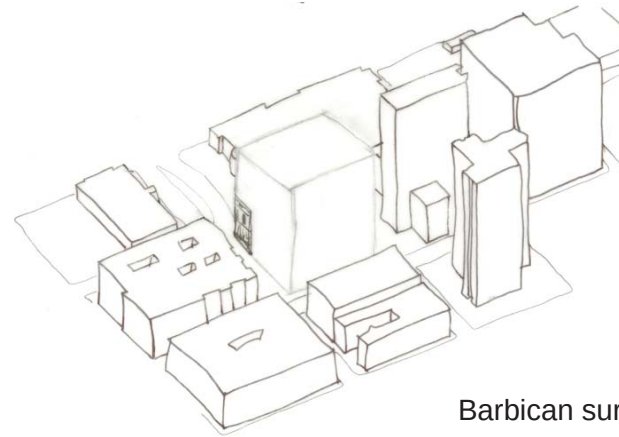
7.2 Design development



Barbican building emphasized



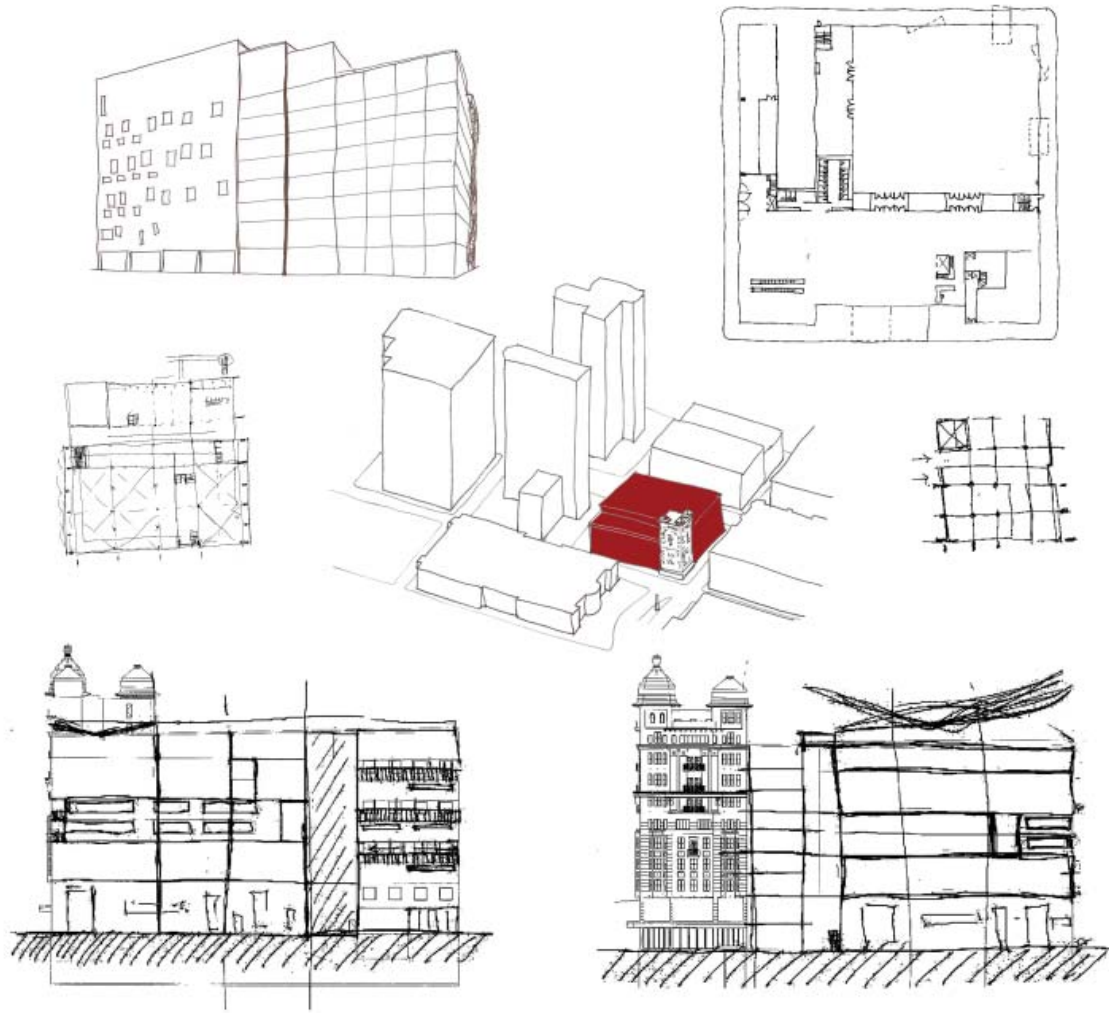
Surrounding building steps back from Barbican

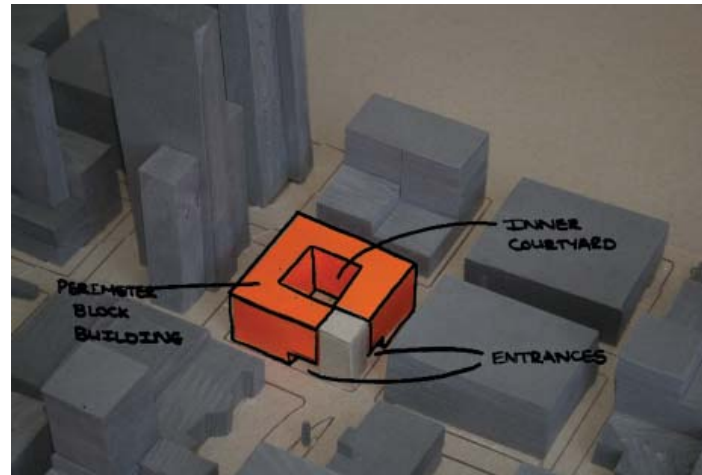


Barbican surrounded by new building

Sketch explorations of possible integrations between the new convention centre and the Barbican

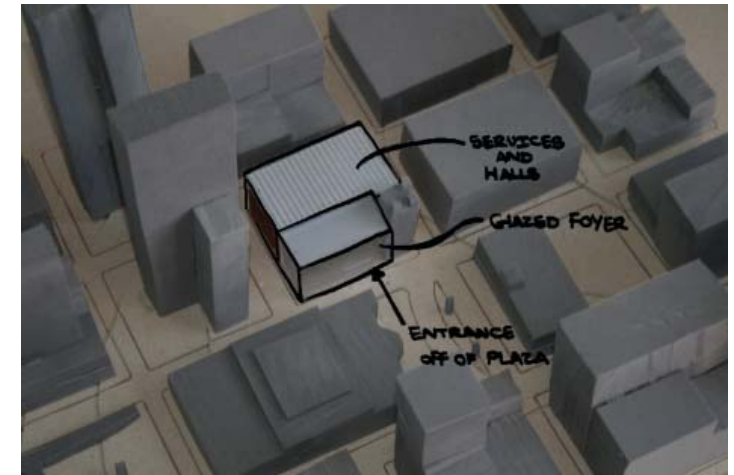
The design of the new convention centre and how it would be attached to the Barbican was predominantly explored through the use of models. While the interior spaces were evolved through drawings.





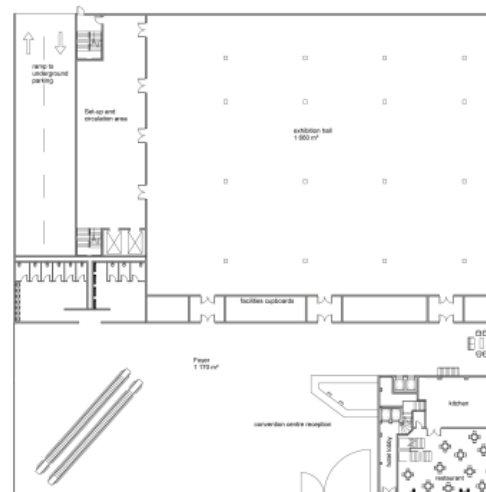
Design one.

Courtyard building surrounded by halls. New building is the same height as the Barbican.

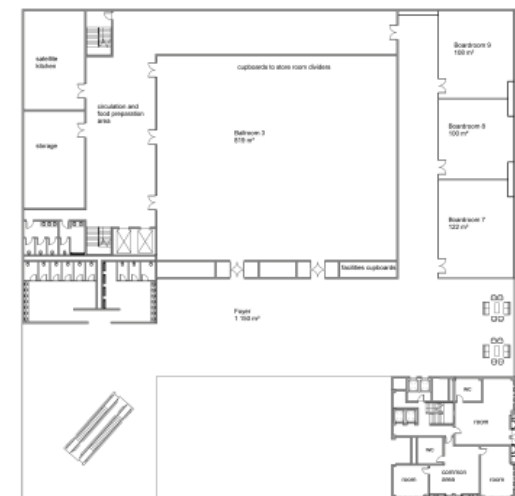


Design two.

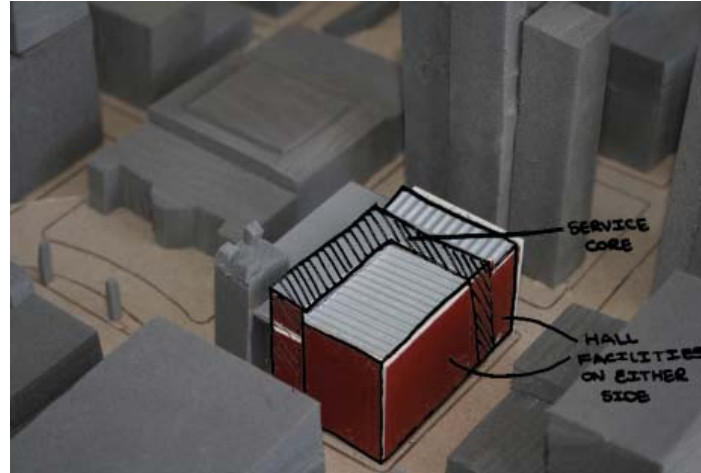
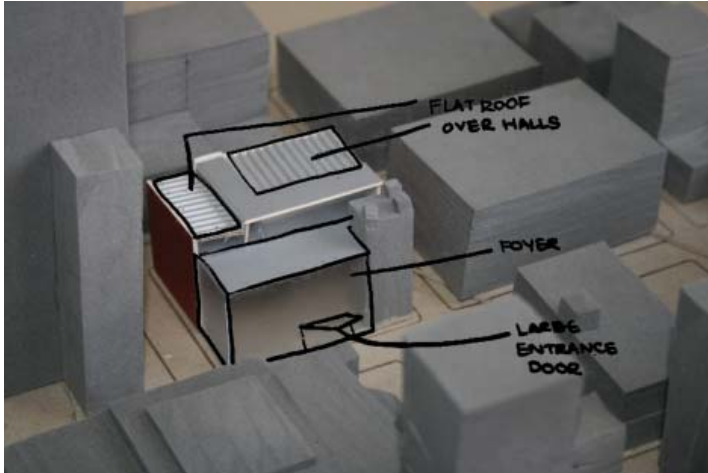
The new building is of a lower height than the Barbican and consists of two simple 'boxes', one for entry and the other for the halls and services. The ramp to the parking and the storage rooms is positioned on the West edge deactivating it, while the exhibition space is accessible from only the entrance / foyer area. The upper floor ballrooms are internalised with only the boardrooms having views of the surroundings



Ground floor plan of design two.

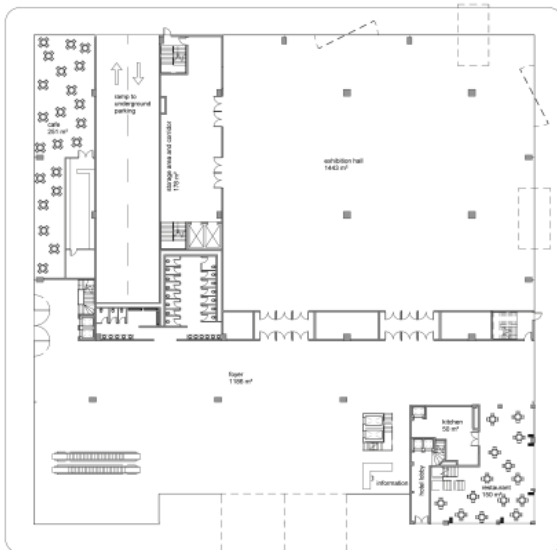


Sixth floor plan of design two.

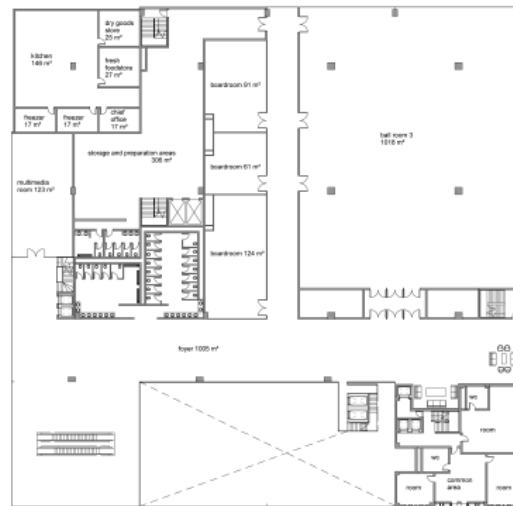


Design three.

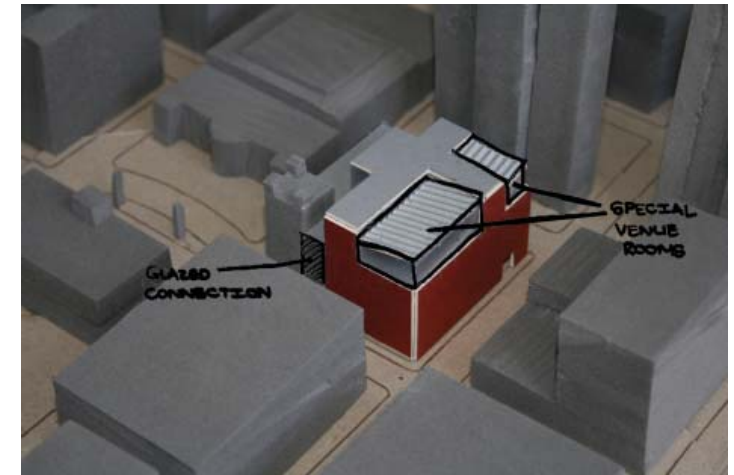
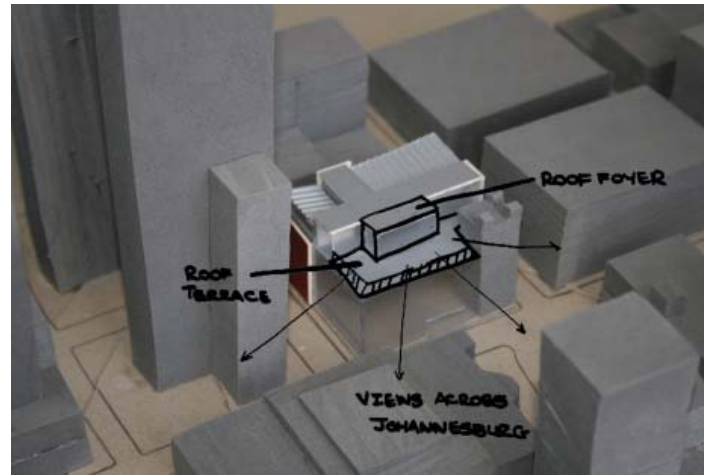
The services are placed in a central core with halls on the East side and offices on the West. A canopy is positioned off President Street directly across from Government Square. The foyer lifts are moved to near the entrance and the escalators were placed parallel to President Street, with rotating doors to the ground floor exhibition placed along both Rissik and Prichard Streets (opening it to the public).



Ground floor plan

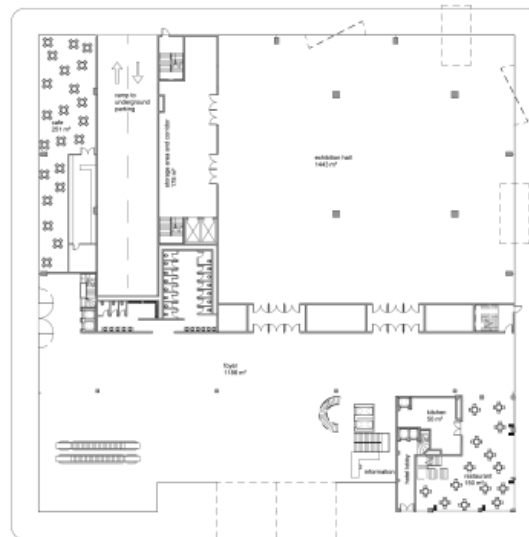


Sixth floor plan

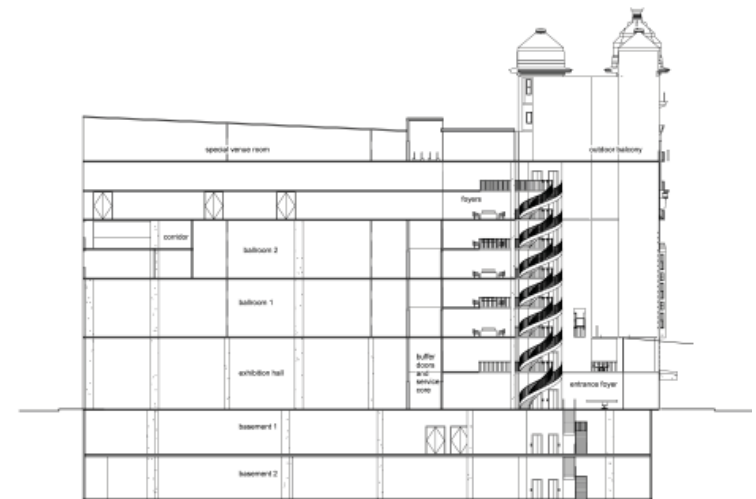


Design four.

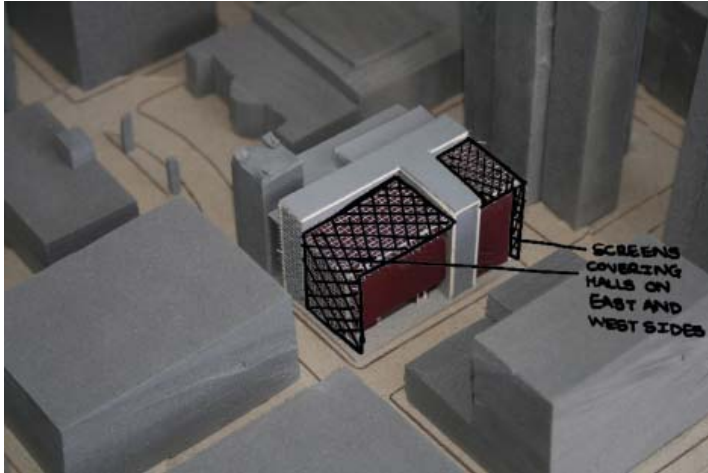
Special venue rooms are positioned on the roof and accessed from a foyer that also serves a roof-terrace, creating opportunities to view the surrounding heritage buildings and Johannesburg beyond. The lifts and stair core in the foyer are reconfigured to become more of a sculptural feature within the space.



Ground floor plan

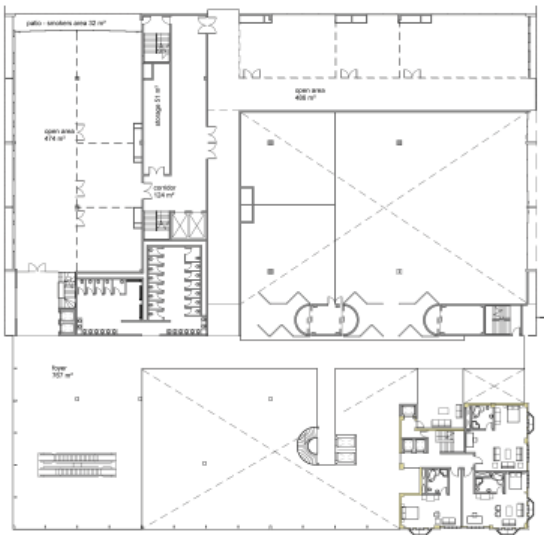


North - South Section



Design five.

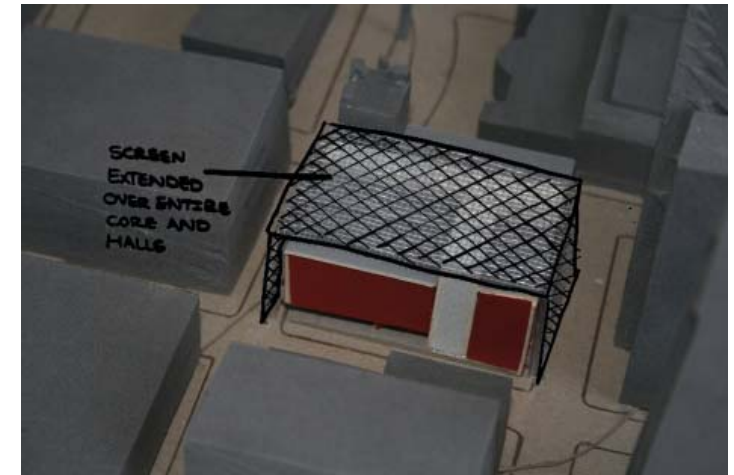
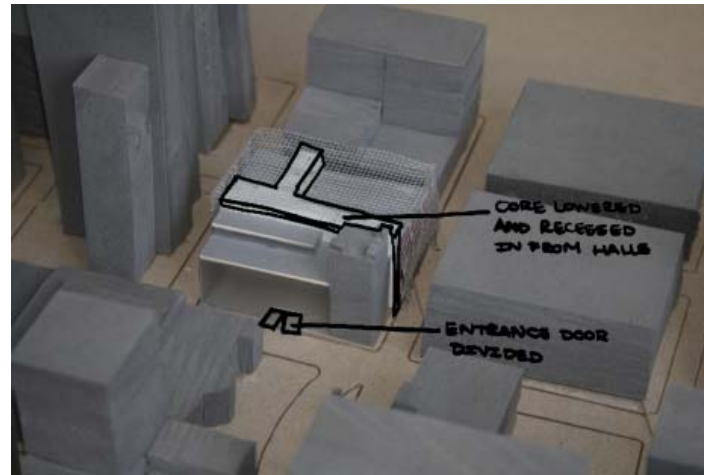
The service core is extended beyond the halls and Barbican. It is broken up into oblong nodes to aid in movement from the foyer to the halls and exhibition room. A screen is placed over the halls on the East side and the (now) breakaway rooms on the West side. This is for sun shading as well as to unify the various rooms within. The breakaway rooms are now able to slide away to form an open area.



Fifth floor plan

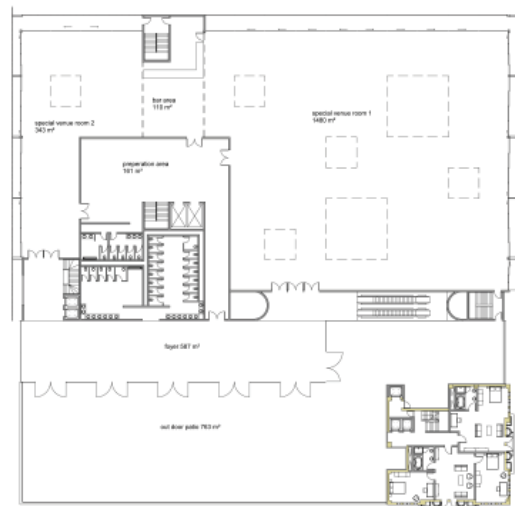


North elevation



Design six.

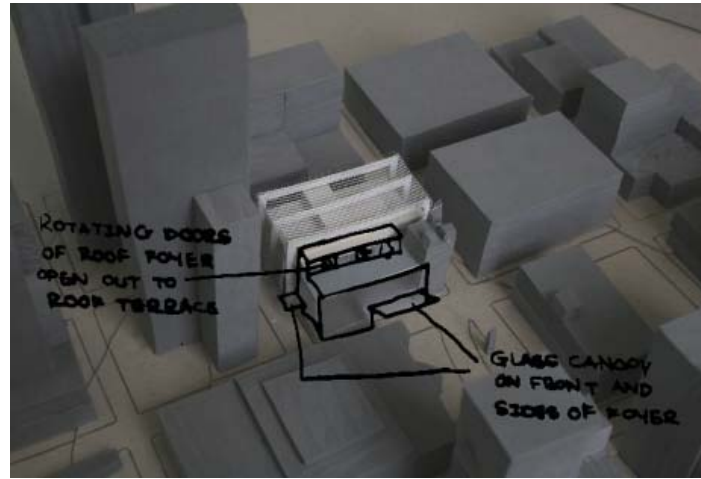
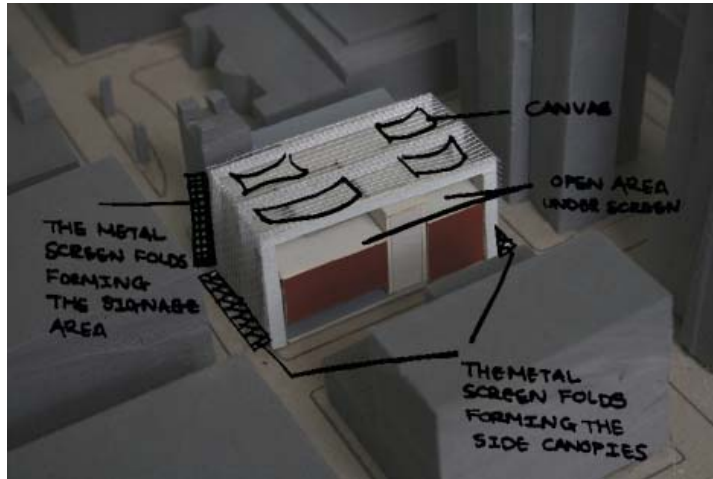
The core is recessed resulting in the foyer and the halls becoming more prominent. The screen is extended over the entire roof and core unifying the back block - resulting in the building looking similar to that of design two. The special venue room is enclosed on the sides with various openings in the roof (occurring sporadically but to the existing grid).



Eighth floor plan



North elevation



The enclosed special venue rooms were removed and the roof space opened to become a terrace. This allows there to be views of the surroundings from all the sides of the site. Attached to the underside of the metal screen is a canvas awning that can open and close depending on the weather.

The metal screen was extended and turned perpendicularly at the ends to form a canopy over the East and West sides of the site. The canopies relates to those on the surrounding buildings. The screen was also turned to become the signage area for the convention centre.

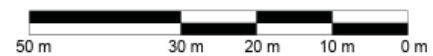
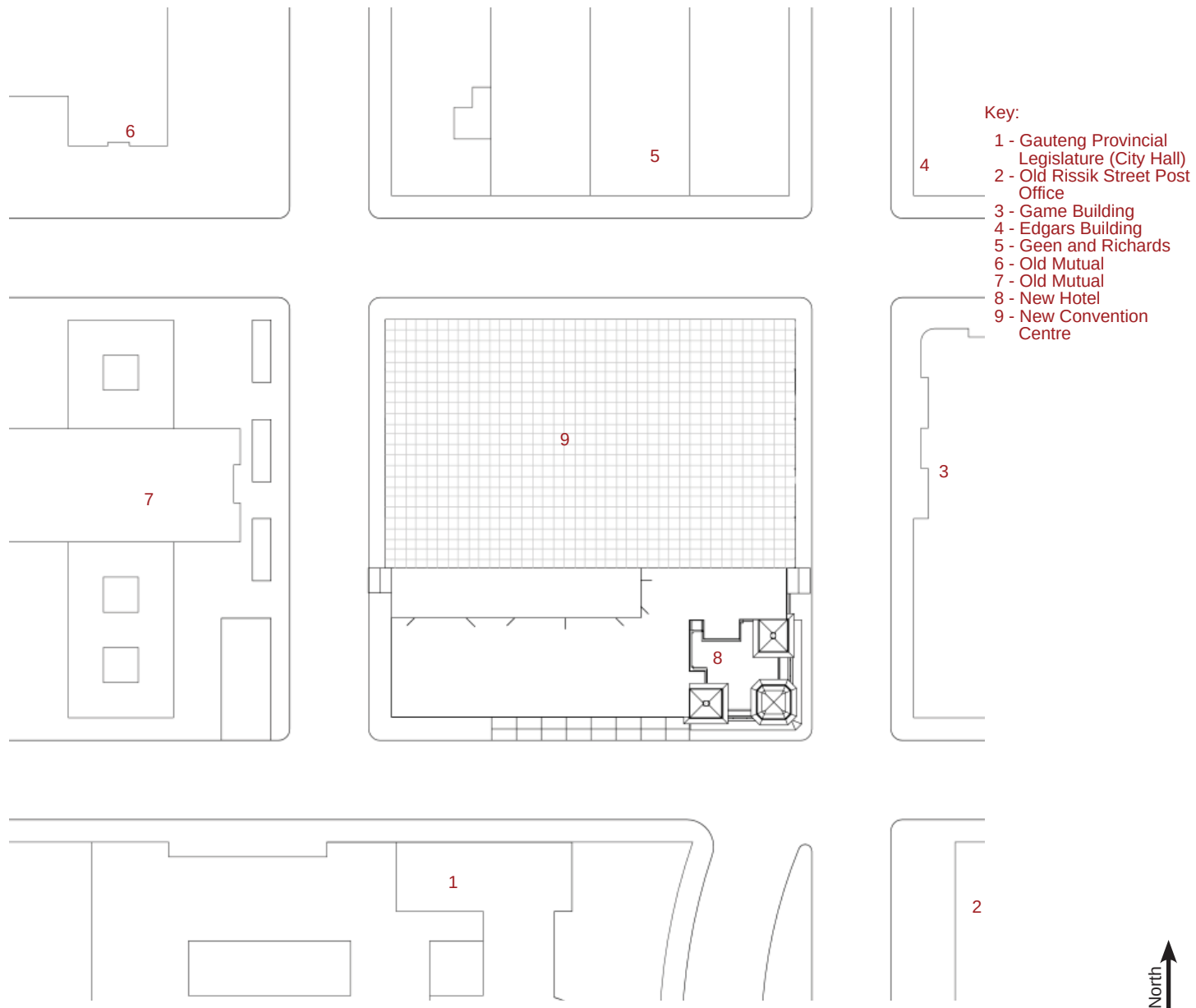
The doors to the roof foyer were replaced with revolving doors, allowing the foyer area and the South roof terrace to become integrated.

The canopy in front of the entrance was replaced with a larger glass one, that becomes an extension of the facade.

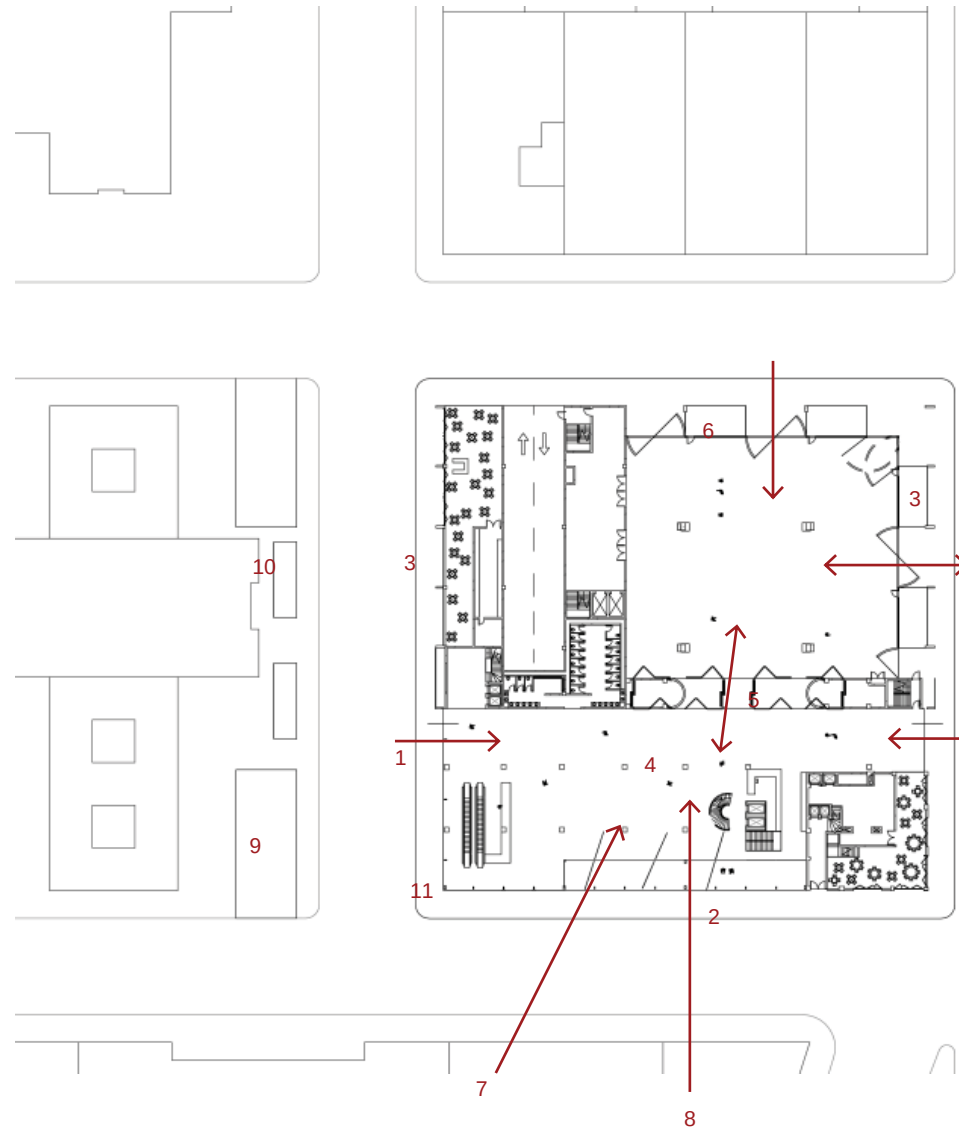
Design Seven



7.3 Final design

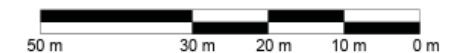


Site Plan 1:1000

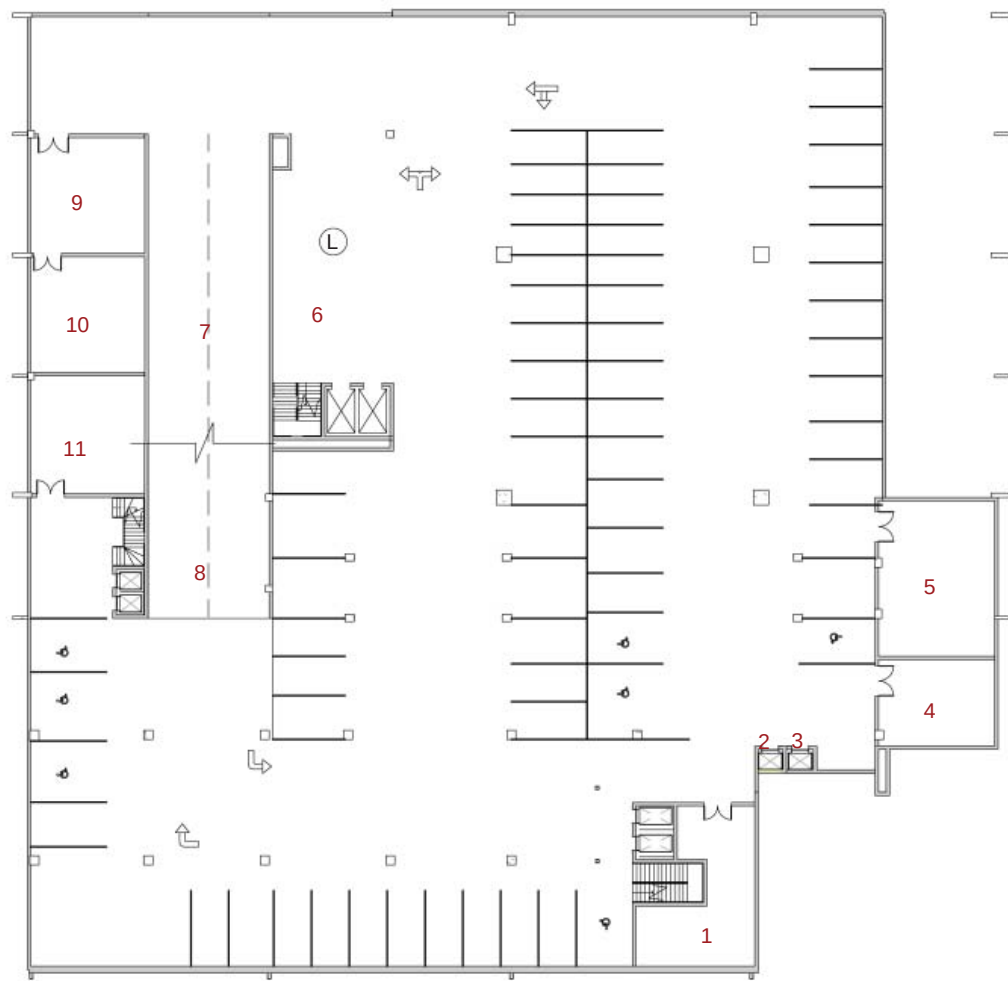


Key:

- 1 - Arrows (the entire ground floor of the convention centre is open and is accessible from every side)
- 2 - The main entrance is covered and has a drop off area
- 3 - The East and West pavements are covered with a canopy - relating to those of the surrounding buildings
- 4 - Foyer area becomes an Urban Space and Public Place
- 5 - The core opens up to allow free movement between the exhibition hall and the foyer
- 6 - The display boxes are positioned on the street edges and will form a point of interest activating the street. The 'art works' will depict the history of the precinct and can be installations from various artists that change
- 7 - Public entrance to the Gauteng Provincial Legislature
- 8 - Government Square
- 9 - Entrance to Old Mutual parking garage
- 10 - Planting
- 11 - The escalator is positioned on the South-West edge of the building allowing views of the City Hall, Post Office and Beyers Naude Park. It also allows the edge to become animated



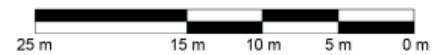
Urban Ground Floor Plan 1:1000



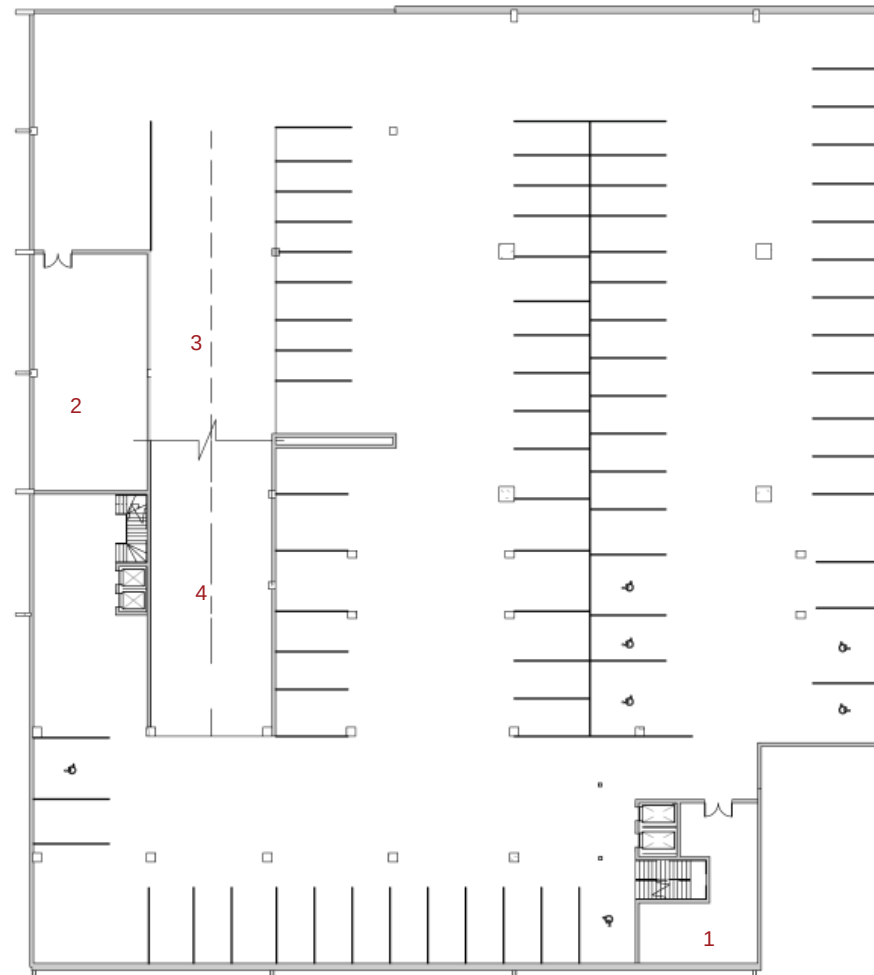
Key:

- 1 - Maintenance room
- 2 - Hotel service lift
- 3 - Restaurant lift
- 4 - Refuse room
- 5 - Air-conditioning room
- 6 - Loading area
- 7 - To levels 2 and 3 parking
- 8 - From street
- 9 - Electrical room
- 10 - Generator room
- 11 - Pump room

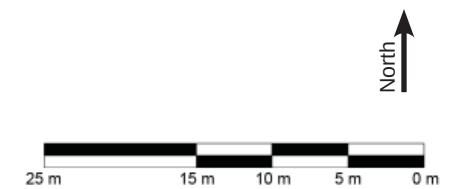
North
↑



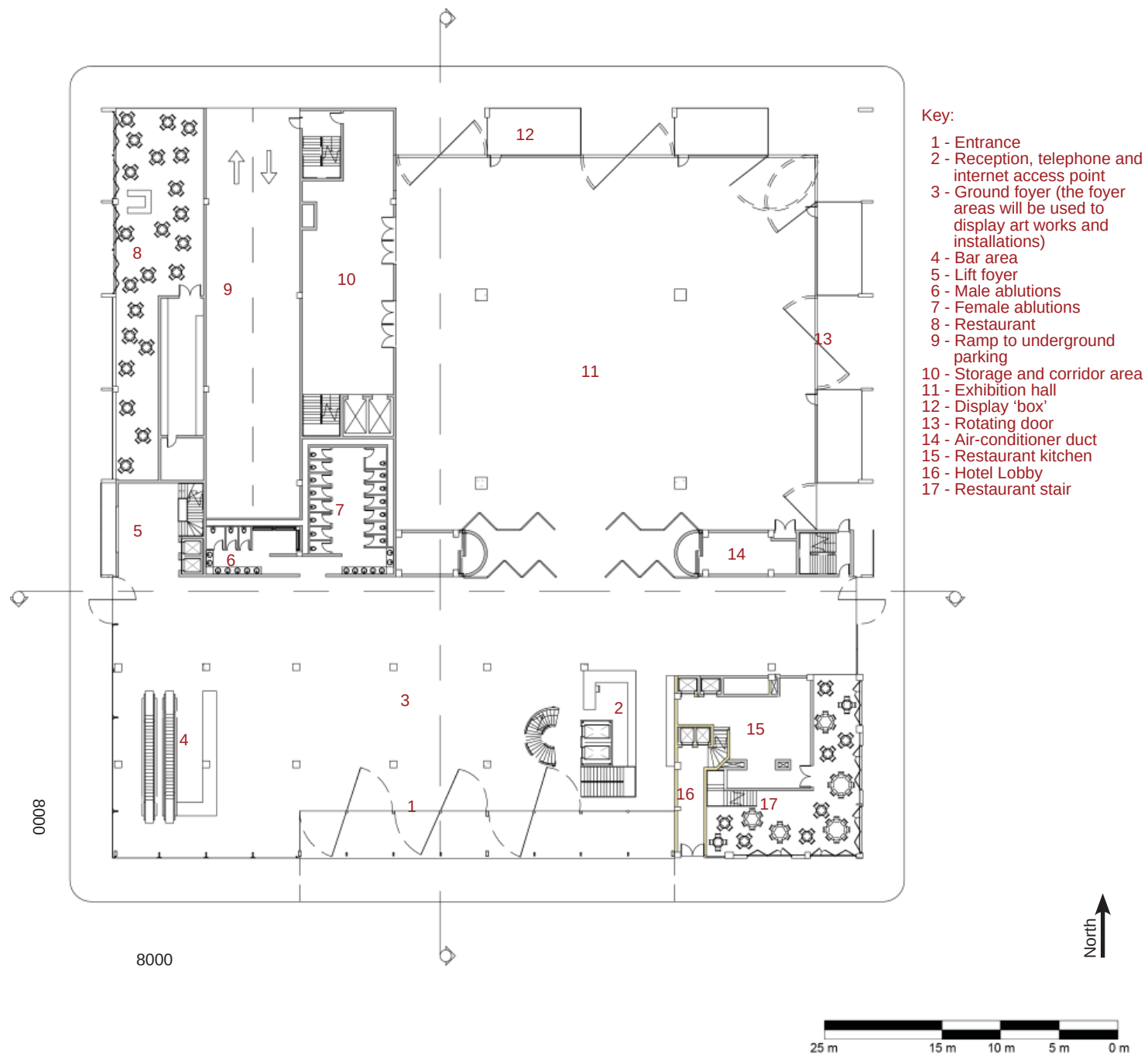
First Basement Floor Plan 1:500



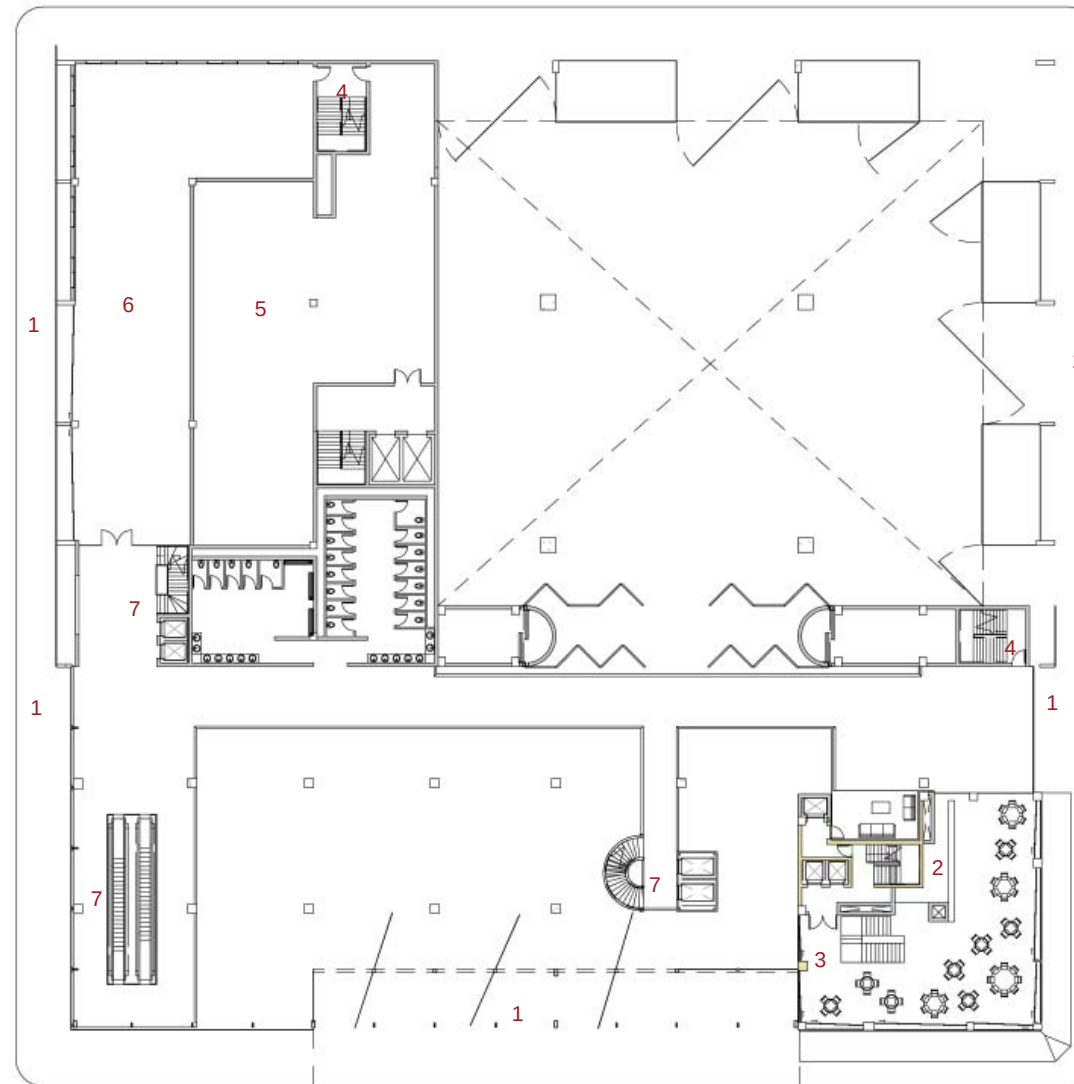
- Key:
- 1 - Store
 - 2 - Water catchment area
 - 3 - To 3rd level parking
 - 4 - From 1st / 2nd level parking



Second and Third Basement Floor Plan 1:500



Ground Floor Plan 1:500



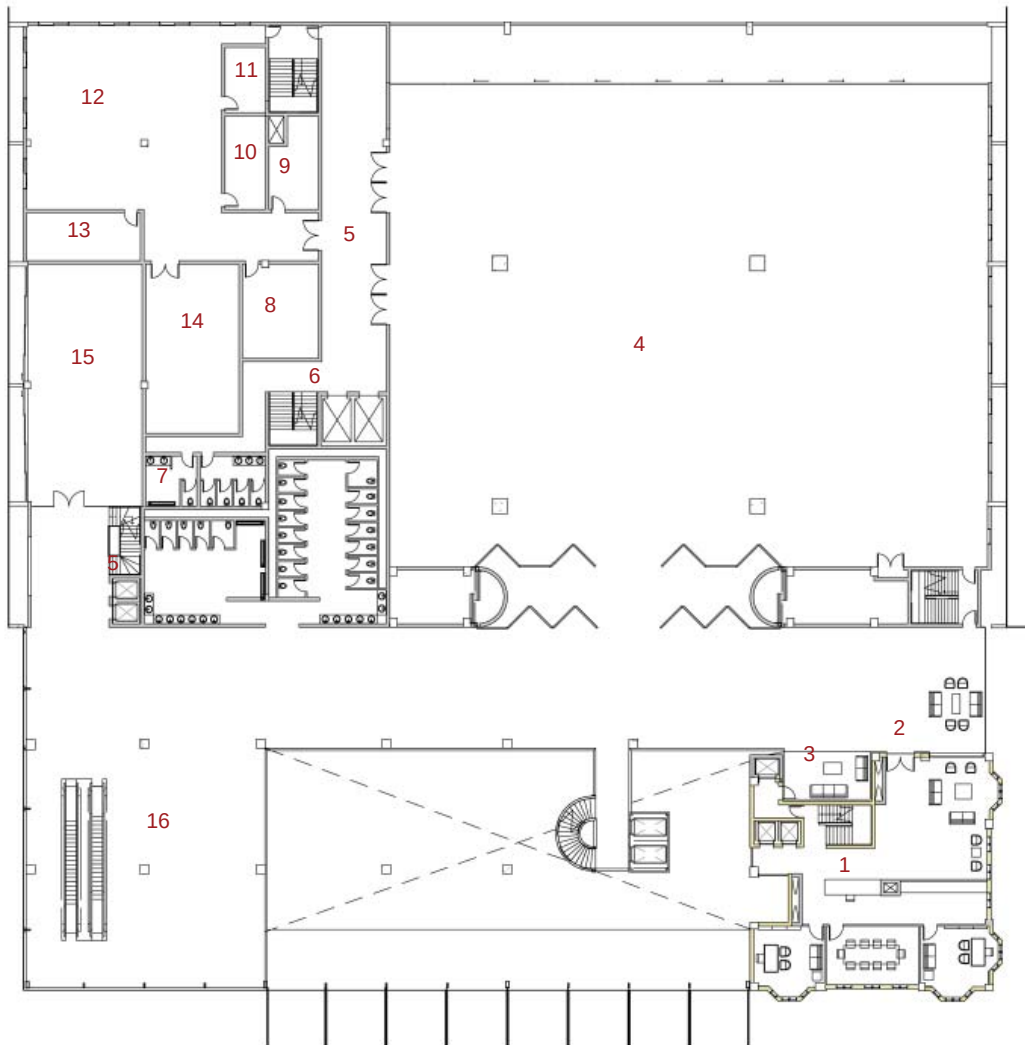
Key:

- 1 - Canopy over pavement
- 2 - Restaurant bar area
- 3 - Hotel access to restaurant
- 4 - Fire stairs
- 5 - Main storage area
- 6 - Convention centre offices
- 7 - Vertical circulation
- 8 - Concrete columns that supports not only building but also the metal screen

North ↑



First Floor Plan 1:500

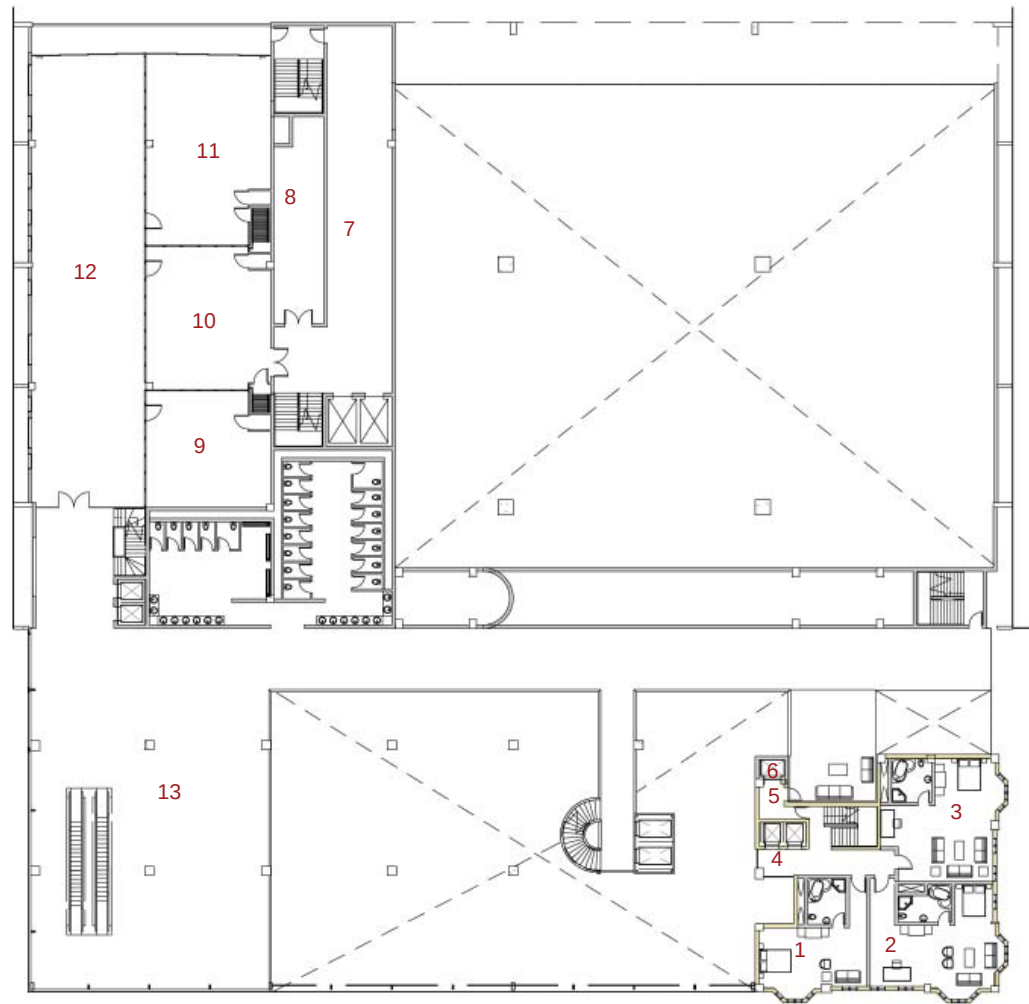


Key:

- 1 - Hotel reception
- 2 - Access from hotel to centre
- 3 - Seating area (light wooden structure 'clipped' onto Barbican) this area will also be a point where art can be displayed
- 4 - Ballroom 1
- 5 - Preparation area
- 6 - Service vertical circulation
- 7 - Staff ablutions
- 8 - Chief's office
- 9 - Freezer
- 10 - Freezer
- 11 - Freezer
- 12 - Main kitchen area (the kitchen provides predominantly frozen pre-prepared food - the food is then finished off in the preparation area adjacent to the 'halls' and board rooms)
- 13 - Freezer
- 14 - Dry goods and rack store
- 15 - Multimedia room (internet access and printing facilities)
- 16 - Second floor foyer



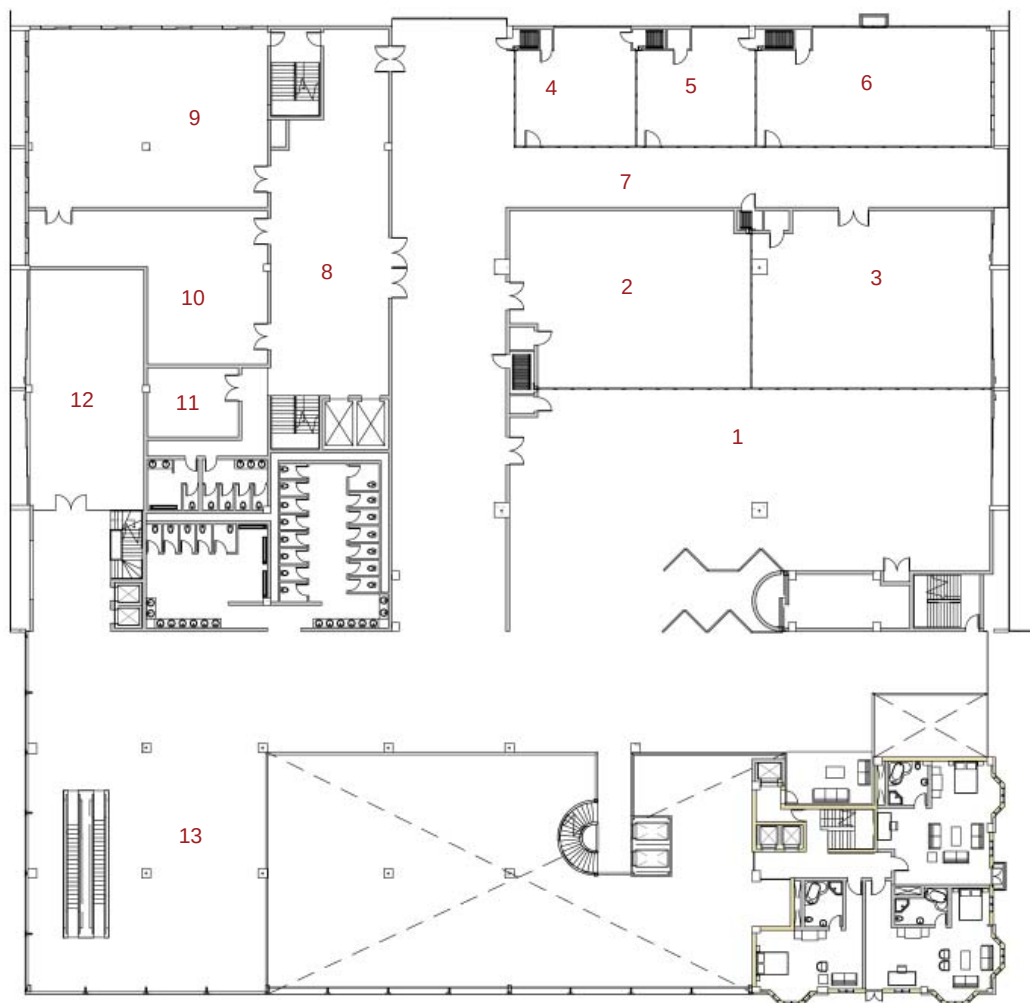
Second Floor Plan 1:500



Key:

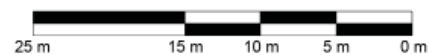
- 1 - Hotel room
- 2 - Hotel room
- 3 - Hotel room
- 4 - Lobby (the brick infill walls were removed and a balustrade was placed opening the lobby out to the convention centre - occurs on all levels as well as in restaurant area)
- 5 - Fire escape - connects to convention centre
- 6 - Service lift
- 7 - Corridor
- 8 - Storage
- 9 - Breakaway room 1
- 10 - Breakaway room 2
- 11 - Breakaway room 3
- 12 - Breakaway rooms foyer
- 13 - Third floor foyer

Third Floor Plan 1:500

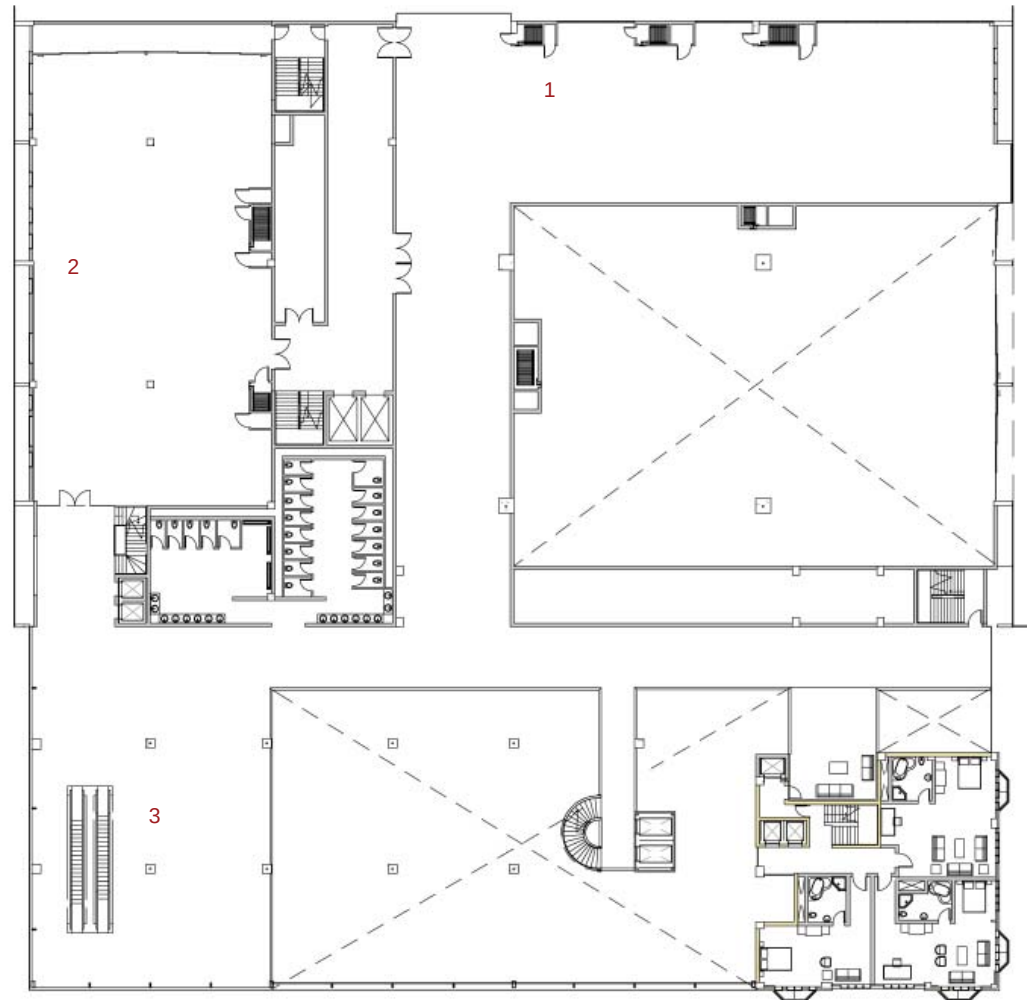


Key:

- 1 - Ballroom 2.1
- 2 - Ballroom 2.2
- 3 - Ballroom 2.3
- 4 - Boardroom 1
- 5 - Boardroom 2
- 6 - Boardroom 3
- 7 - Boardroom foyer
- 8 - Preparation area
- 9 - Washing room (for linen, cutlery, crockery and glass ware)
- 10 - Linen, cutlery, crockery and glass store
- 11 - Staff 'break-room'
- 12 - Multi-media room
- 13 - Fourth floor foyer

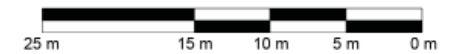


Fourth Floor Plan 1:500



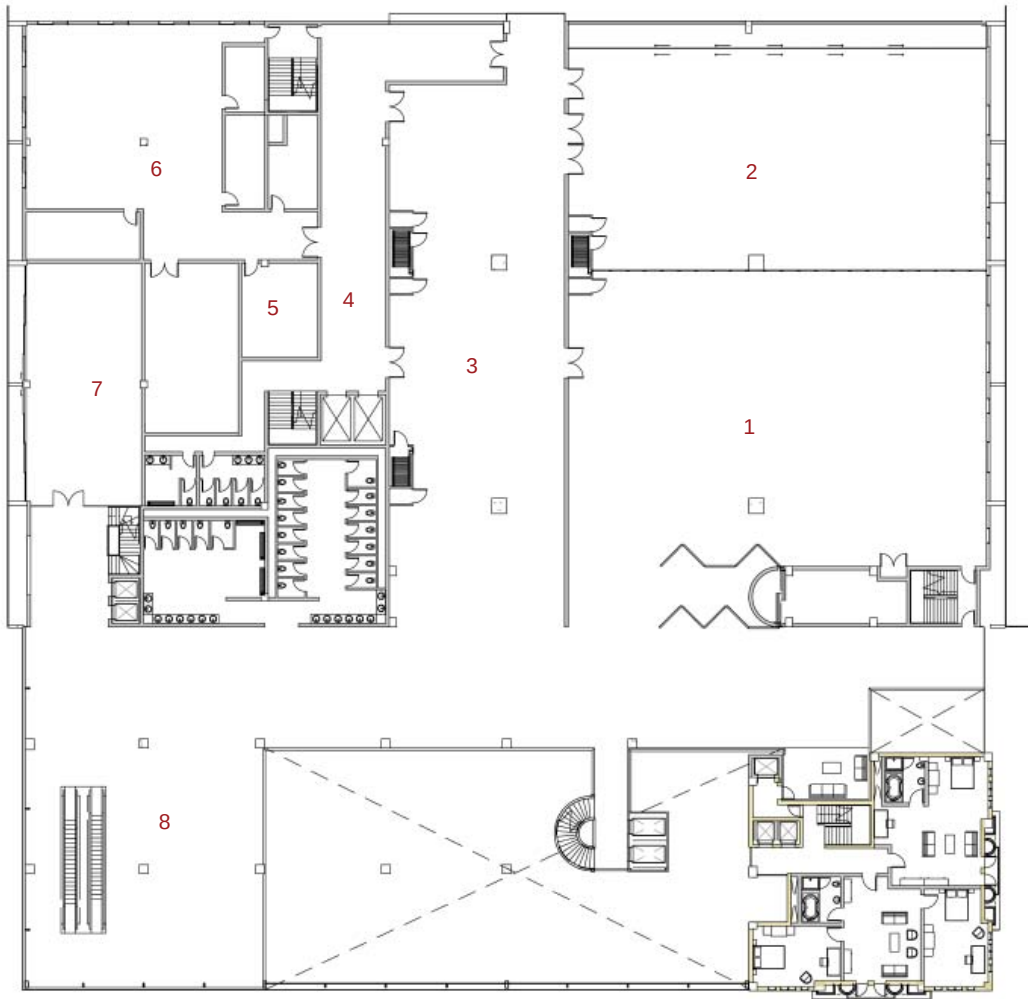
Key:

- 1 - Boardroom rooms and foyer
- 2 - Breakaway rooms and foyer
- 3 - Fifth floor foyer



North ↑

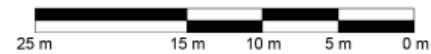
Fifth Floor Plan 1:500



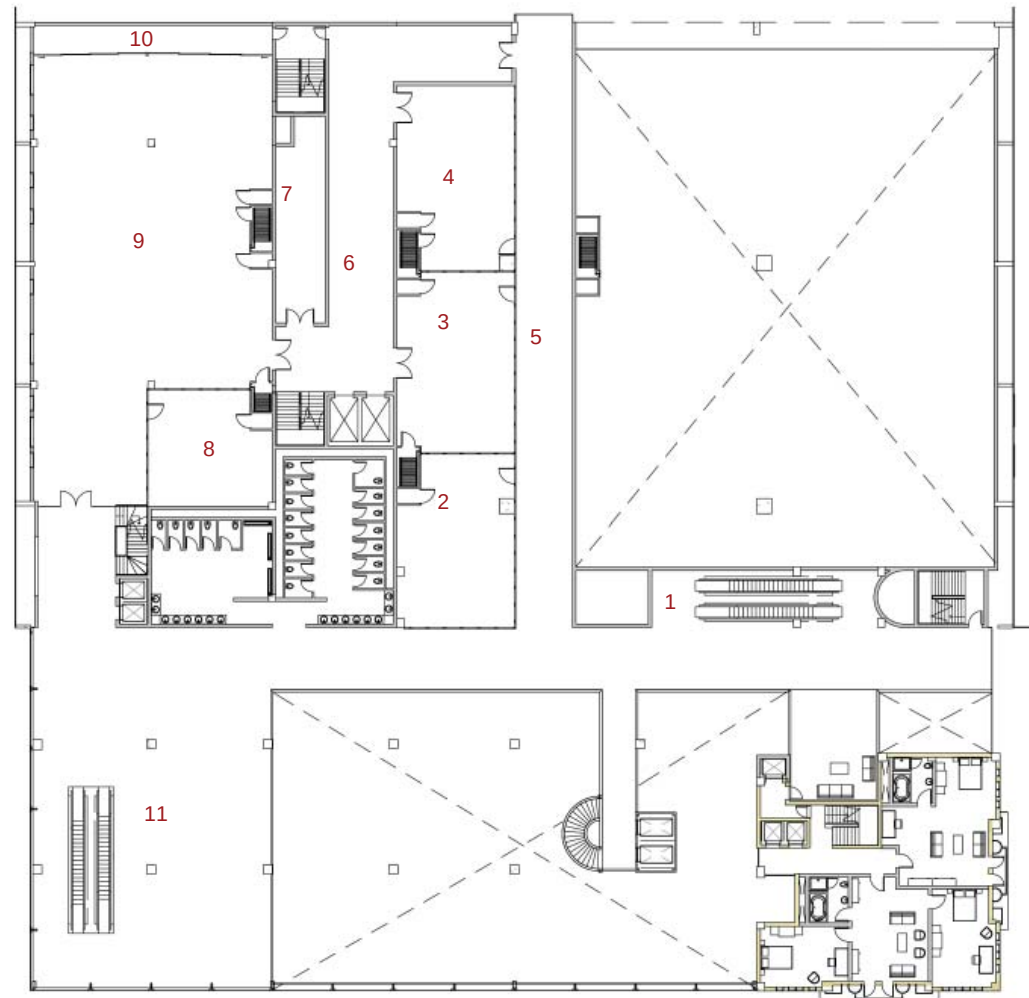
Key:

- 1 - Ballroom 3.1
- 2 - Ballroom 3.2
- 3 - Boardroom rooms and foyer
- 4 - Preparation area
- 5 - Assistant chief
- 6 - Kitchen (same as 2nd floor)
- 7 - Multi-media room
- 8 - Sixth floor foyer

North ↑



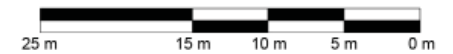
Sixth Floor Plan 1:500



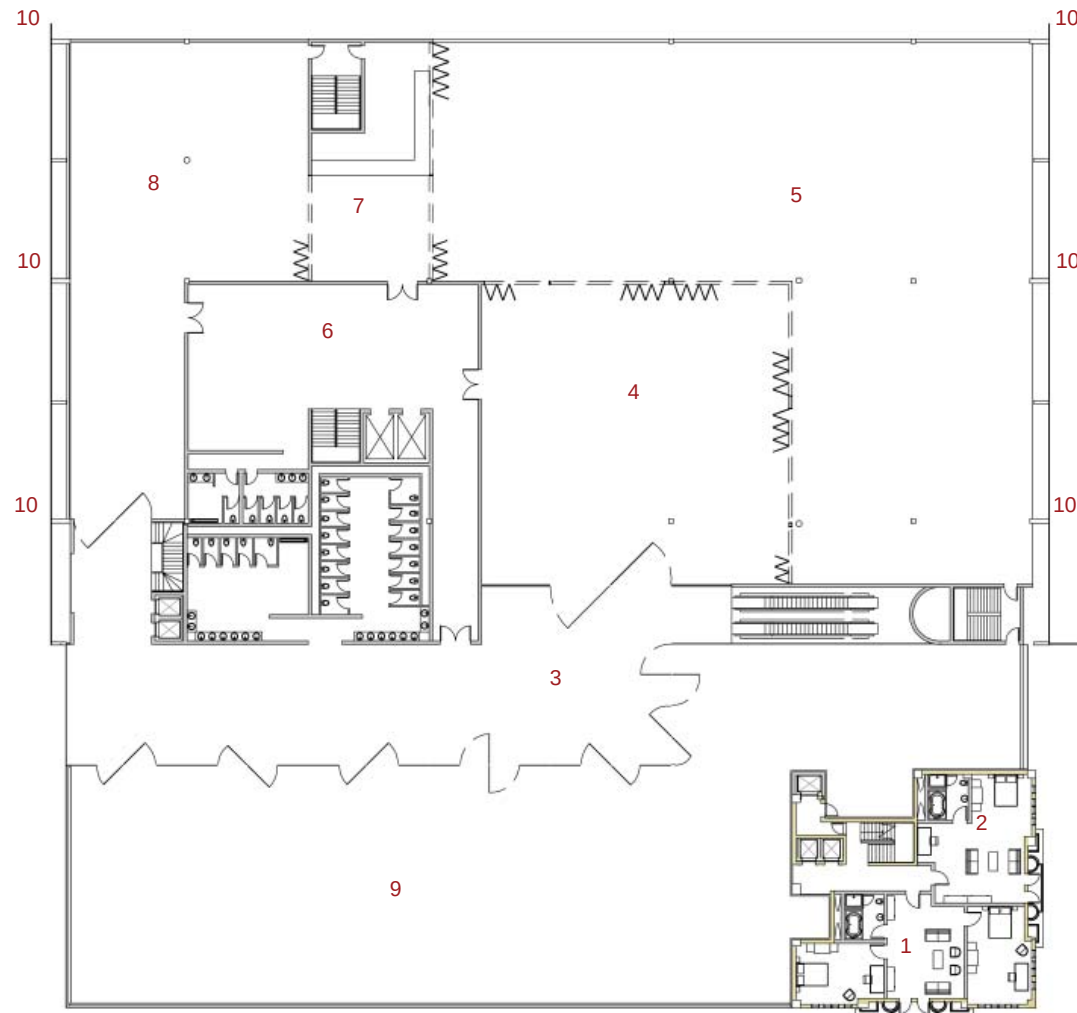
Key:

- 1 -Escalator to 8th floor
- 2 - Boardroom 1
- 3 - Boardroom 2
- 4 - Boardroom 3
- 5 - Boardroom foyer
- 6 - Preparation area
- 7 - Storage area
- 8 - Breakaway room 1
- 9 - Breakaway room 2, 3 and foyer
- 10 - Balcony
- 11 - Seventh floor foyer

North
↑

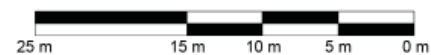


Seventh Floor Plan 1:500

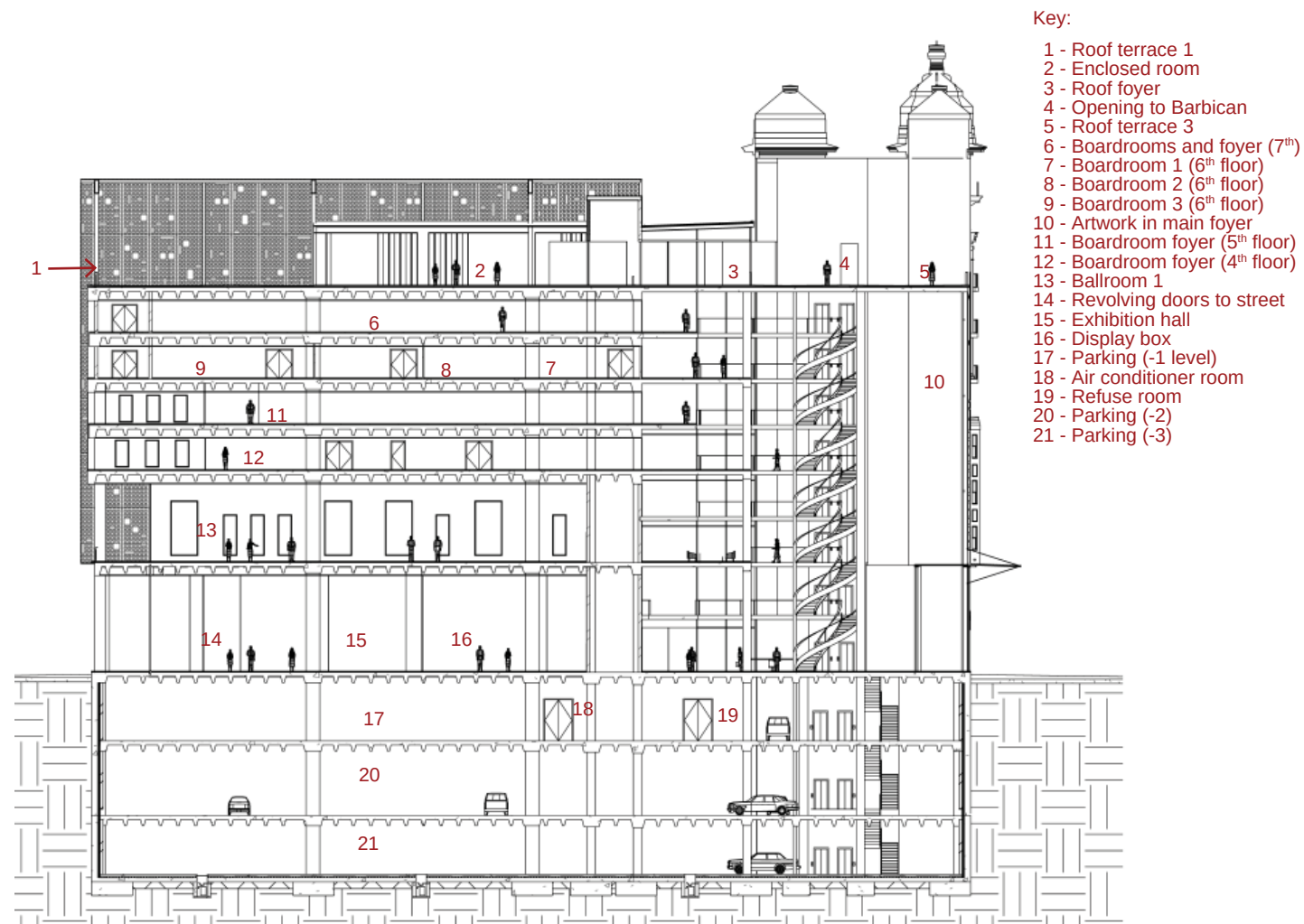


Key:

- 1 - Two room hotel suite
- 2 - Hotel room
- 3 - Roof foyer
- 4 - Enclosed room
- 5 - Roof terrace 1 (1 & 2 can be covered via canvas that is attached to the underside of the metal screen)
- 6 - Preparation area
- 7 - Bar area
- 8 - Roof terrace 2
- 9 - Roof terrace 3
- 10 - Concrete columns (stretch the height of the metal screen, they are positioned on the 16m x 16m grid)

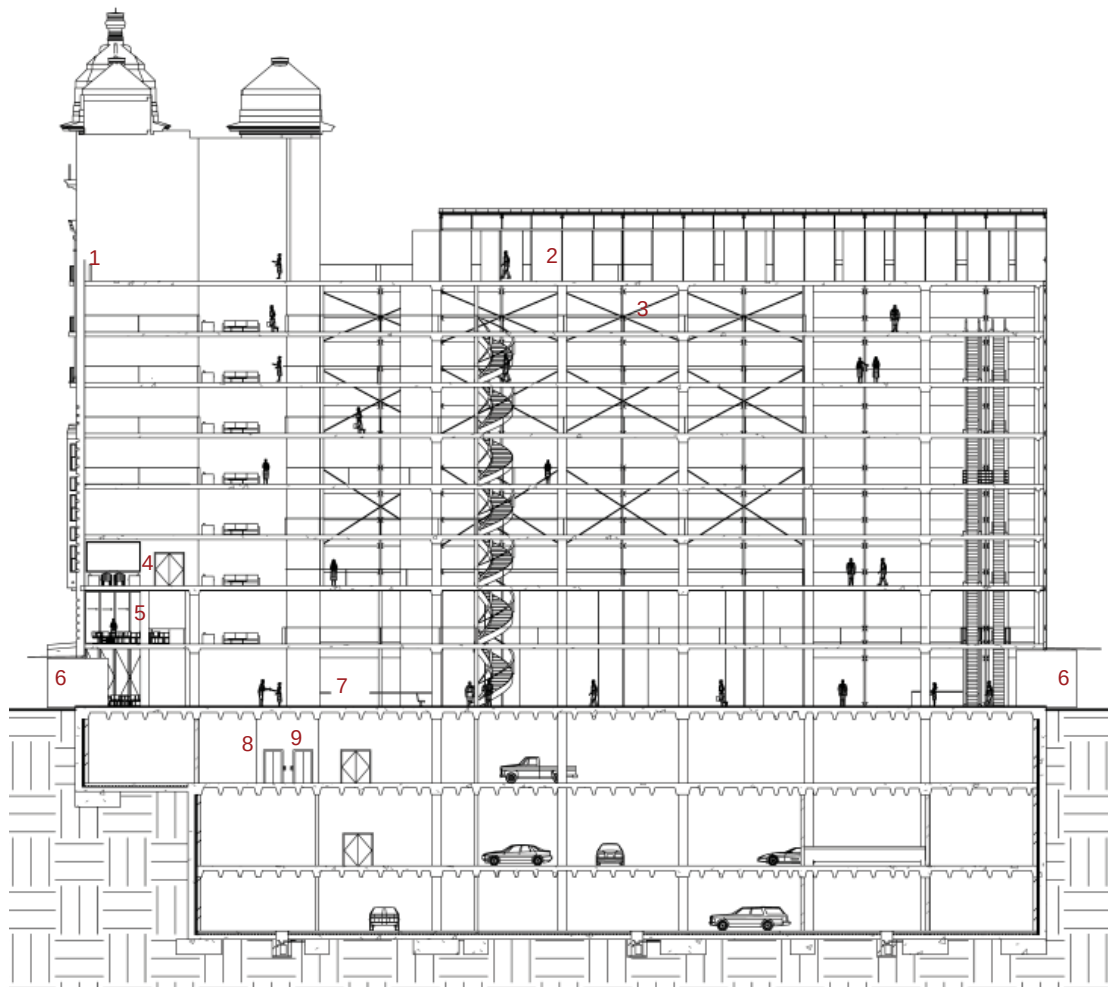


Eighth Floor Plan 1:500



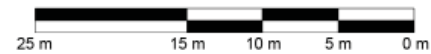
25 m 15 m 10 m 5 m 0 m

North South Section 1:500

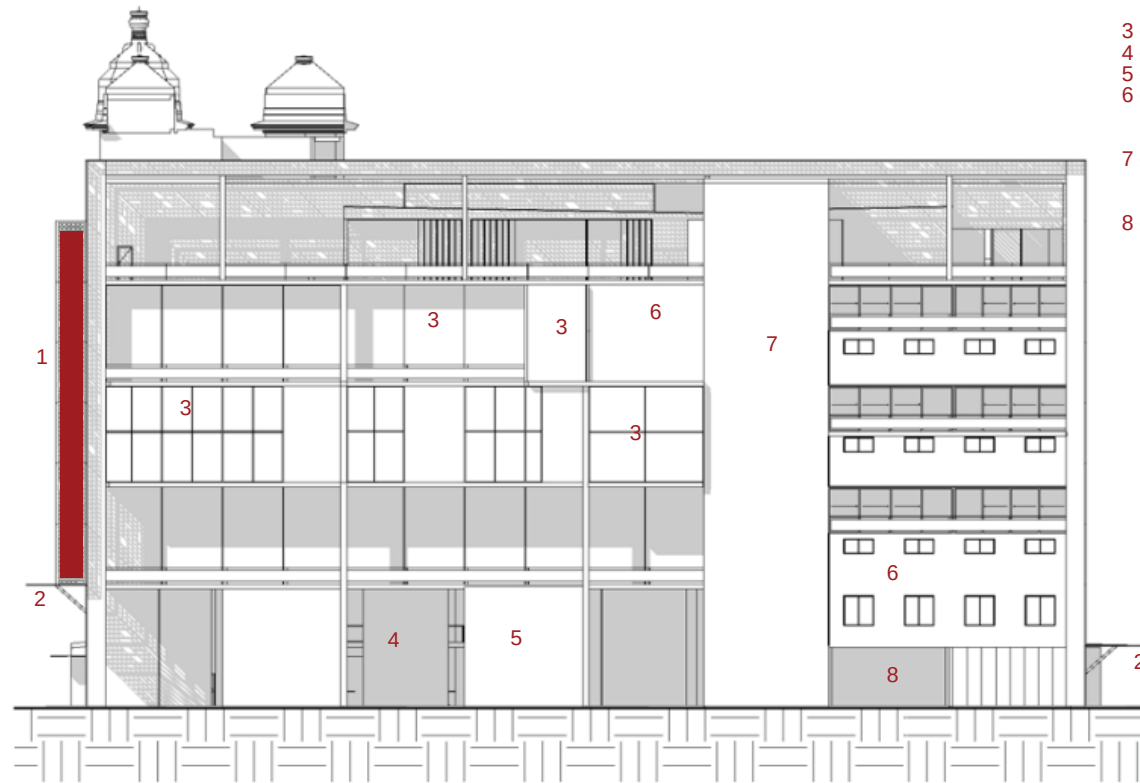


Key:

- 1 - Glass facade extends to become the balustrade for the roof terrace
- 2 - Roof foyer
- 3 - Glass balustrades used throughout the building (rail is wide enough to hold a plate)
- 4 - Access from hotel to centre
- 5 - Access to restaurant
- 6 - Rotating side doors
- 7 - Reception, telephone and internet access point
- 8 - Restaurant lift
- 9 - Service lift



East West Section 1:500



Key:

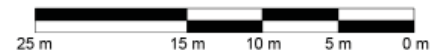
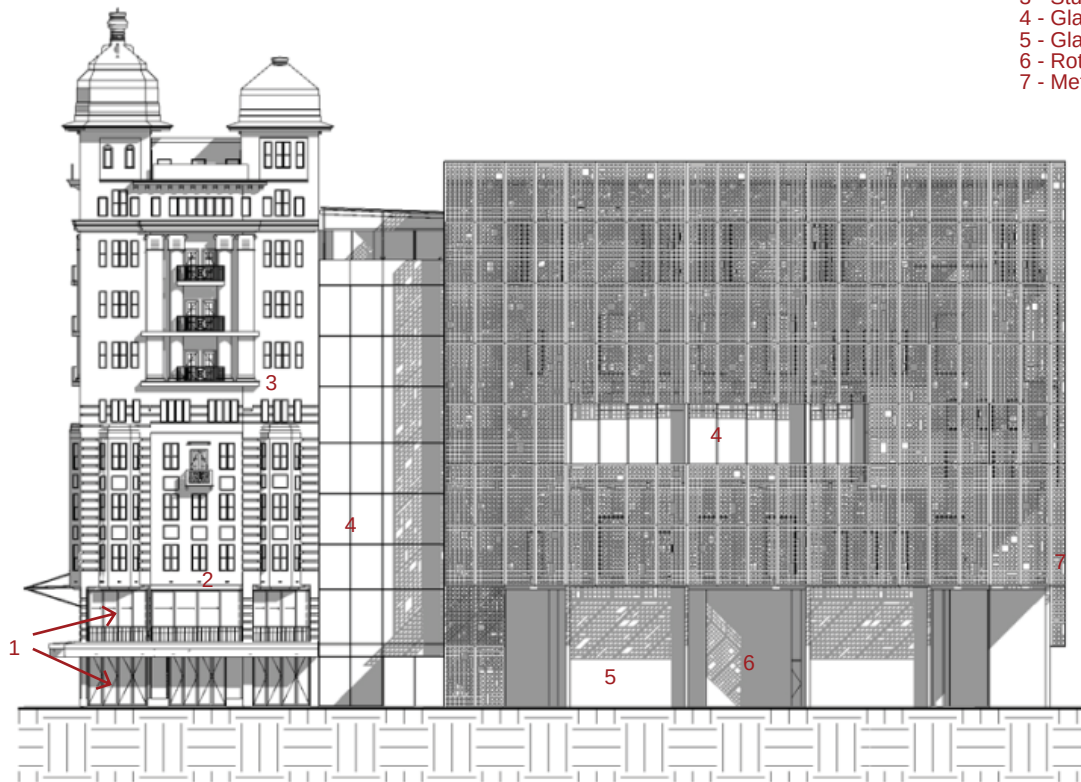
- 1 - Signage forms part of metal screen
- 2 - Canopies form part of metal screen
- 3 - Glass
- 4 - Rotating door
- 5 - Glass display box
- 6 - Brick wall - rendered to match the colour of the Post Office
- 7 - Concrete (core) tinted to match the Barbican and City Hall
- 8 - Entrance to parking



North Elevation 1:500

Key:

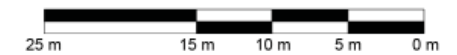
- 1 - New shopfronts to Barbican
on ground and first floors
- 2 - Stone
- 3 - Stucco
- 4 - Glass
- 5 - Glass display box
- 6 - Rotating door
- 7 - Metal screen



East (outer) Elevation 1:500

Key:

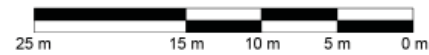
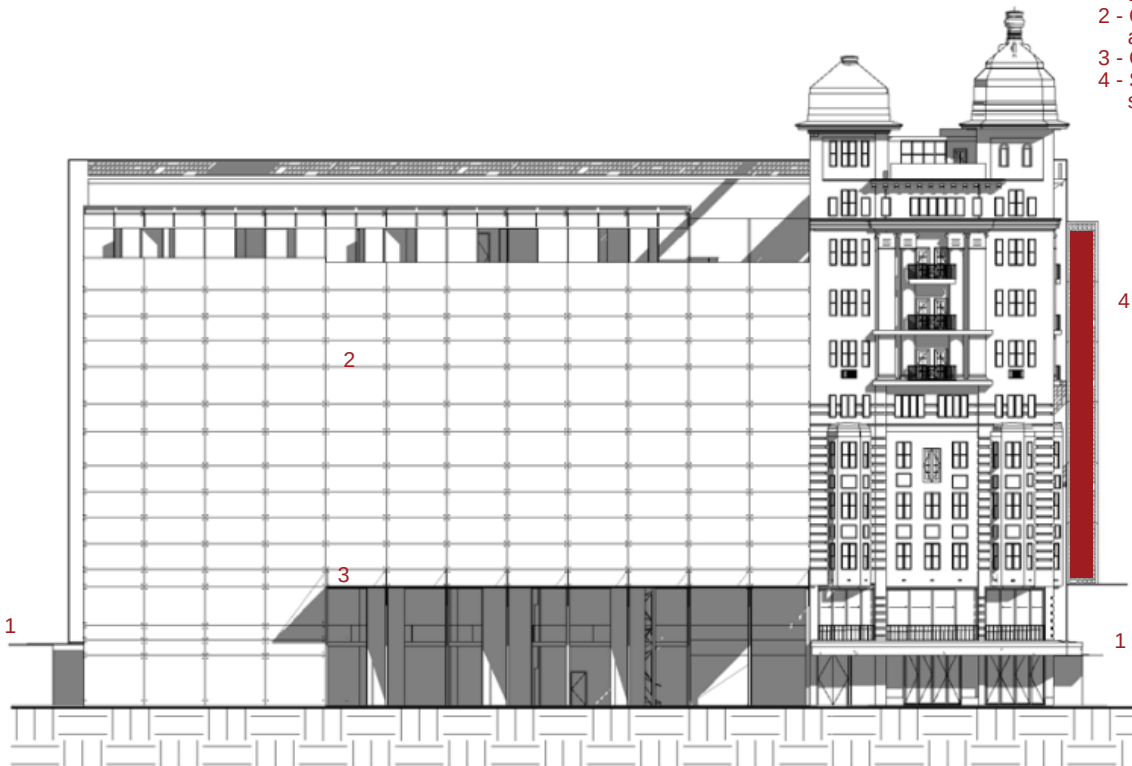
- 1 - Concrete (core) tinted to match the Barbican and City Hall
- 2 - Brick wall - rendered to match the colour of the Post Office
- 3 - Concrete column



East (inner) Elevation 1:500

Key:

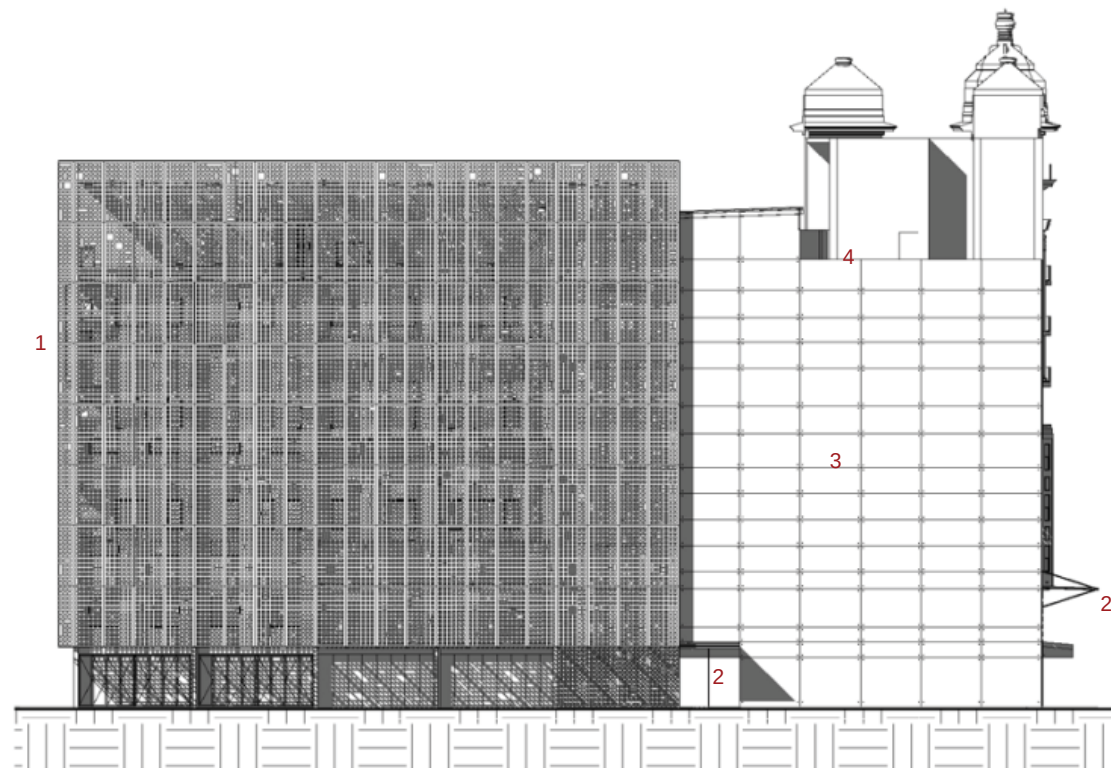
- 1 - Canopies form part of metal screen
- 2 - Glass facade with 'spider' attachments
- 3 - Glass canopy over entrance
- 4 - Signage forms part of metal screen



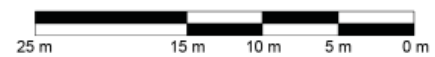
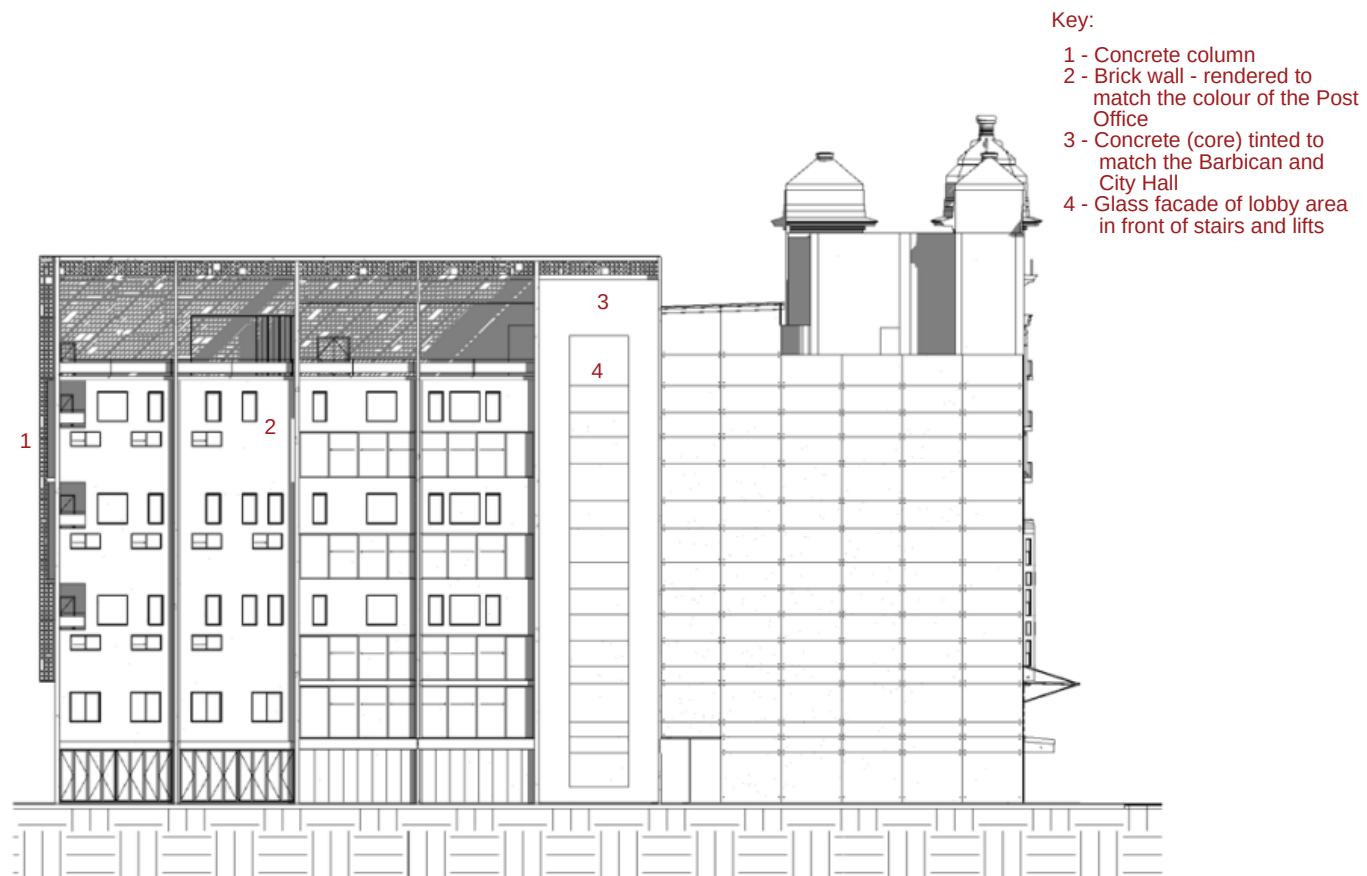
South Elevation 1:500

Key:

- 1 - Metal screen
- 2 - Glass canopies
- 3 - Glass facade with 'spider' attachments
- 4 - Glass balustrade (extends up from glass facade)



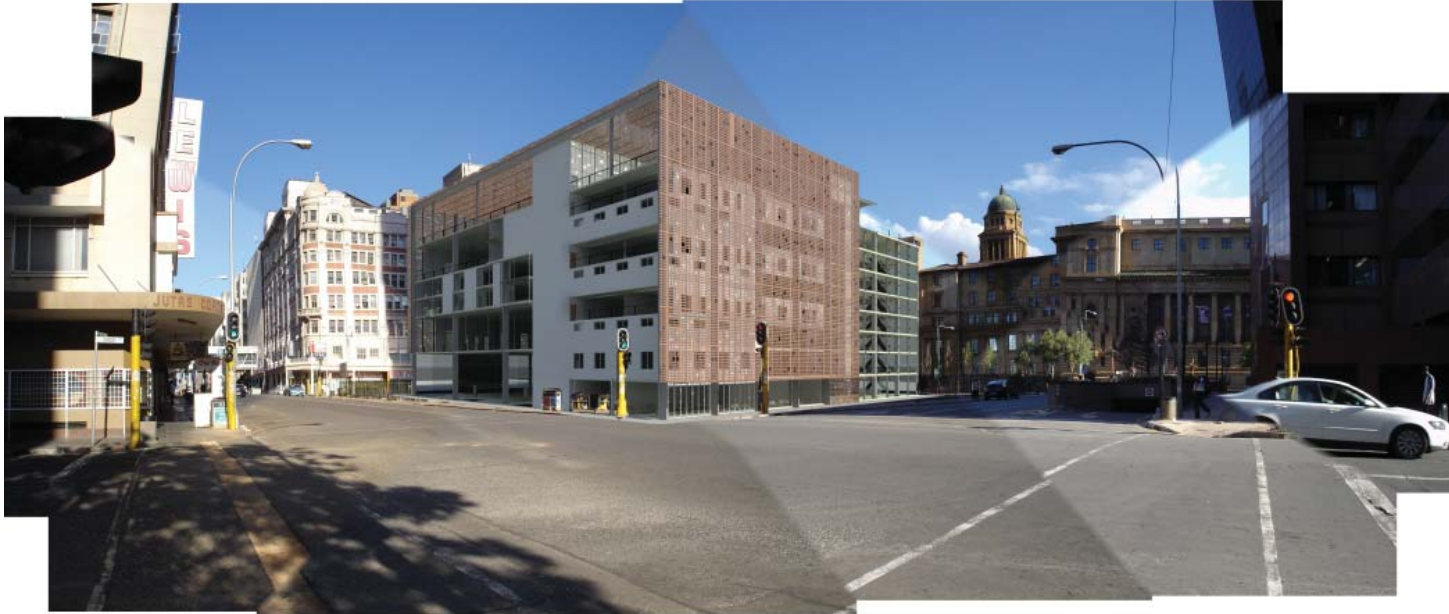
West (outer) Elevation 1:500



West (inner) Elevation 1:500



View from side of City Hall



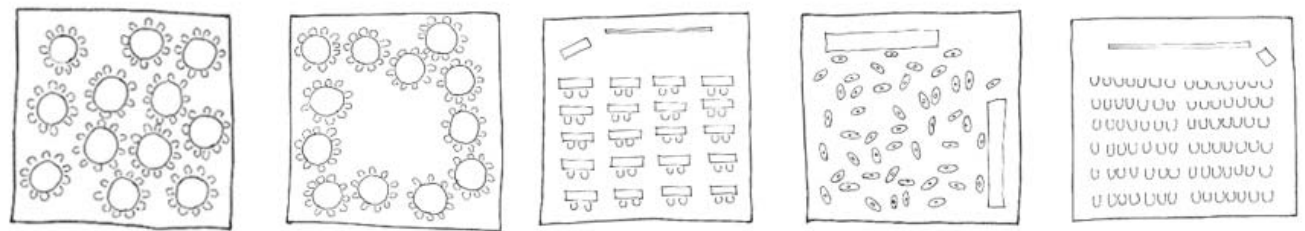
View from Old Mutual



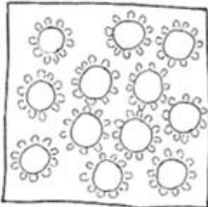
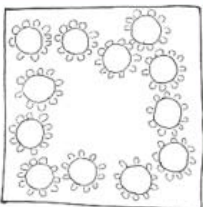
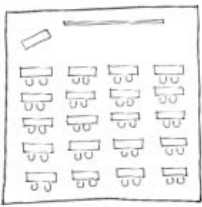
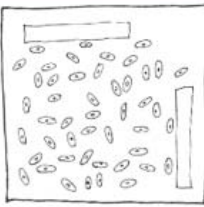
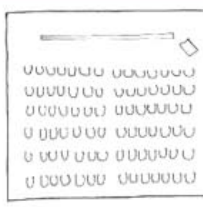
View from Edgars building

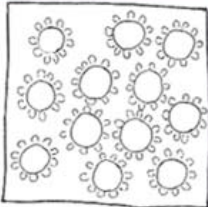
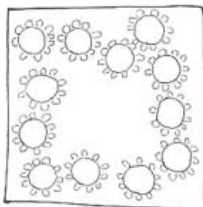
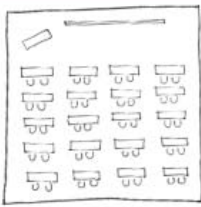
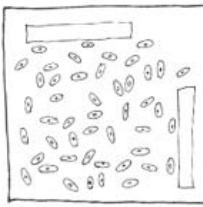
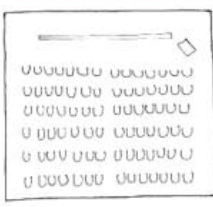


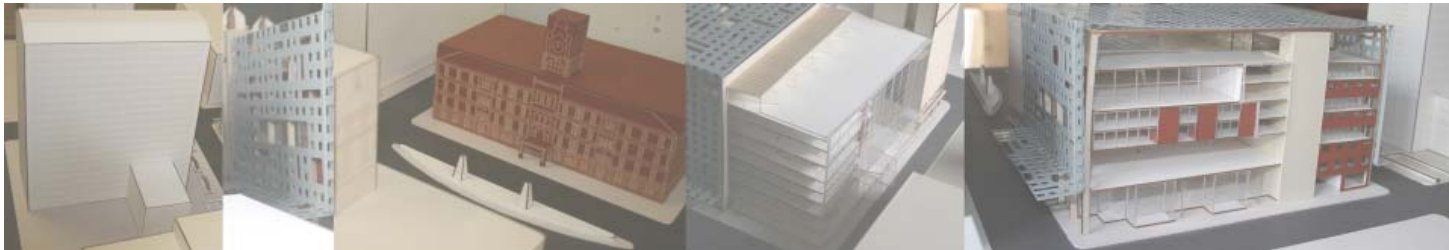
View from Rissik Street Post Office



7.4 User - Capacity

					
	Banqueting 1.66 m ² /person	Banqueting & Dance 2.4 m ² /person	Boardroom 5.6 m ² /person	Cocktail 1.2 m ² /person	Theatre 1.1 m ² /person
Exhibition Hall 1150 m ²	692	479	205	958	1045
Ground Foyer 1215 m ²				1012	
Ballroom 1 1280 m ²	771	533	228	1066	1163
2nd Foyer 850 m ²				708	
Floors 3, 5 & 7					
Breakaway rooms					
Room 1 65 m ²	39		11	54	59
Room 2 65 m ²	39		11	54	59
Room 3 115 m ²	69		20	95	104
Foyer 225 m ²				187	
1+2+3+F 470 m ²	283	195	83	391	427
3rd Foyer 655 m ²				545	
Floors 4 & 5					
Boardroom 1 70 m ²	42		12	58	63
Boardroom 2 65 m ²	39		11	54	59
Boardroom 3 125 m ²	75		22	104	113
Board Foyer 440 m ²				366	
1+2+3+F 700 m ²	421	291	125	583	636
Ballroom 2 770 m ²	463	320	137	641	700
Ballroom 2.1 390 m ²	234	162	69	325	354
Ballroom 2.2 190 m ²	114	79	33	158	172
Ballroom 2.3 190 m ²	114	79	33	158	172
4th Foyer 810 m ²				675	
5th Foyer 685 m ²				570	

		 Banqueting 1.66 m ² /person	 Banqueting & Dance 2.4 m ² /person	 Boardroom 5.6 m ² /person	 Cocktail 1.2 m ² /person	 Theatre 1.1 m ² /person
Floors 6 & 7						
Boardroom 1 125 m ²		75		22	104	113
Boardroom 2 60 m ²		36		10	50	54
Boardroom 3 90 m ²		54		16	75	81
Board Foyer 155 m ²					129	
1+2+3+F 430 m ²		259	179	76	358	
Ballroom 3 965 m ²		581	402	172	804	877
Ballroom 3.1 565 m ²		340	235	100	470	513
Ballroom 3.2 400 m ²		240	166	71	333	363
6th Foyer 820 m ²					683	
7th Foyer 750 m ²					625	
8th Floor Special Events Rooms						
Enclosed room 410 m ²		246	170		341	
Roof terrace 1 955 m ²		575	397		795	
Roof terrace 2 380 m ²		228	158		316	
Roof terrace 3 980 m ²		590	408		816	
Roof Foyer 670 m ²					558	
E+1+2+3+F 3395 m ²		2045	1414		2829	



7.5 Model



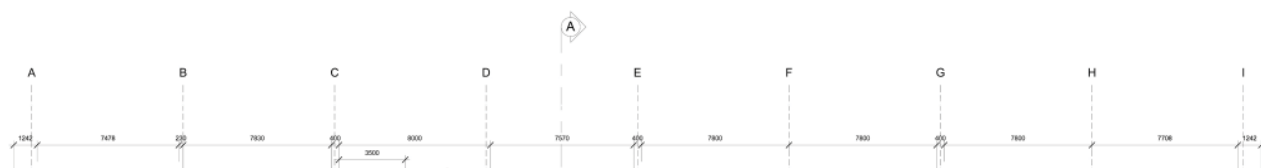
View over model (looking south)



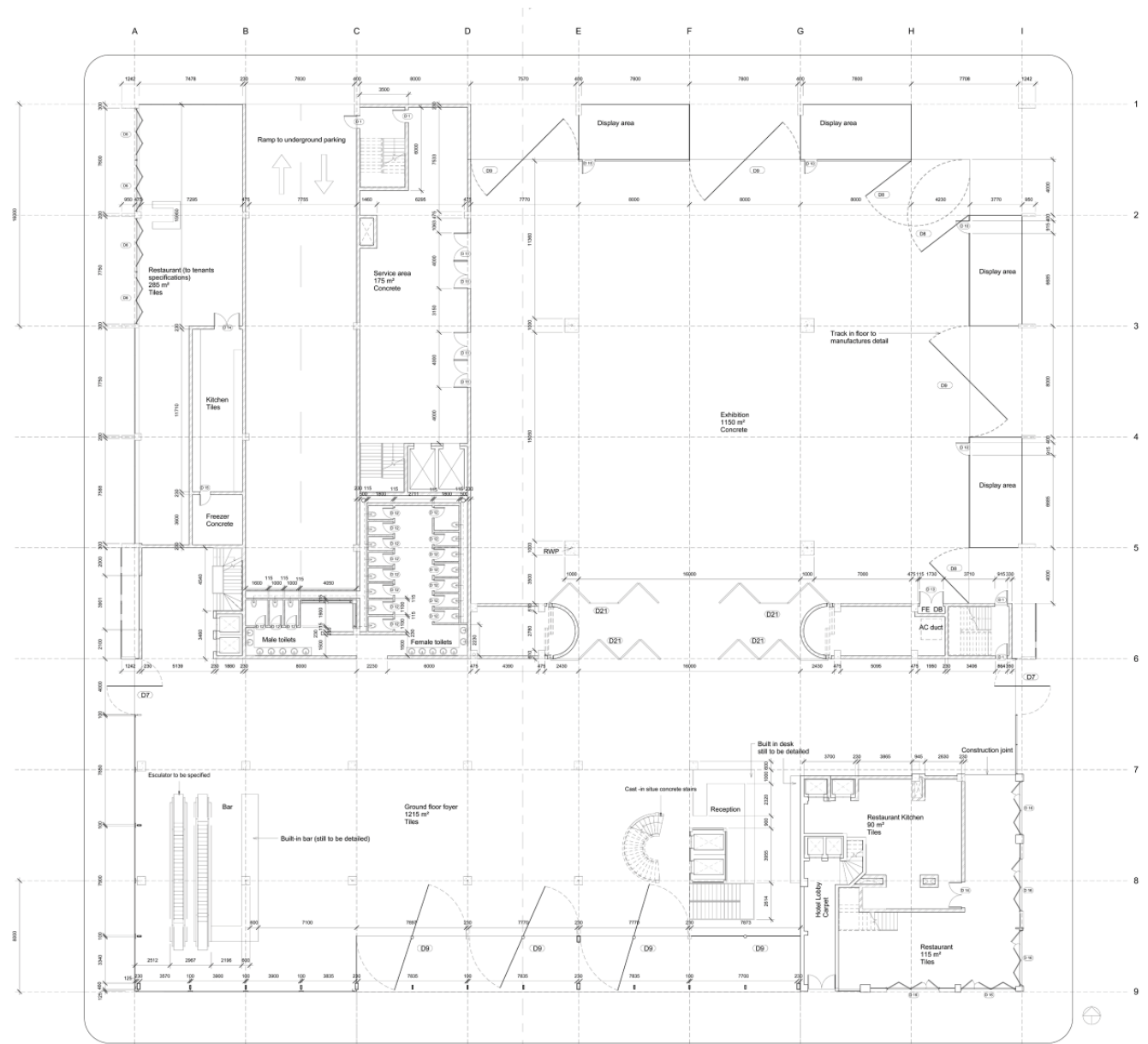
View over model (looking north-east)



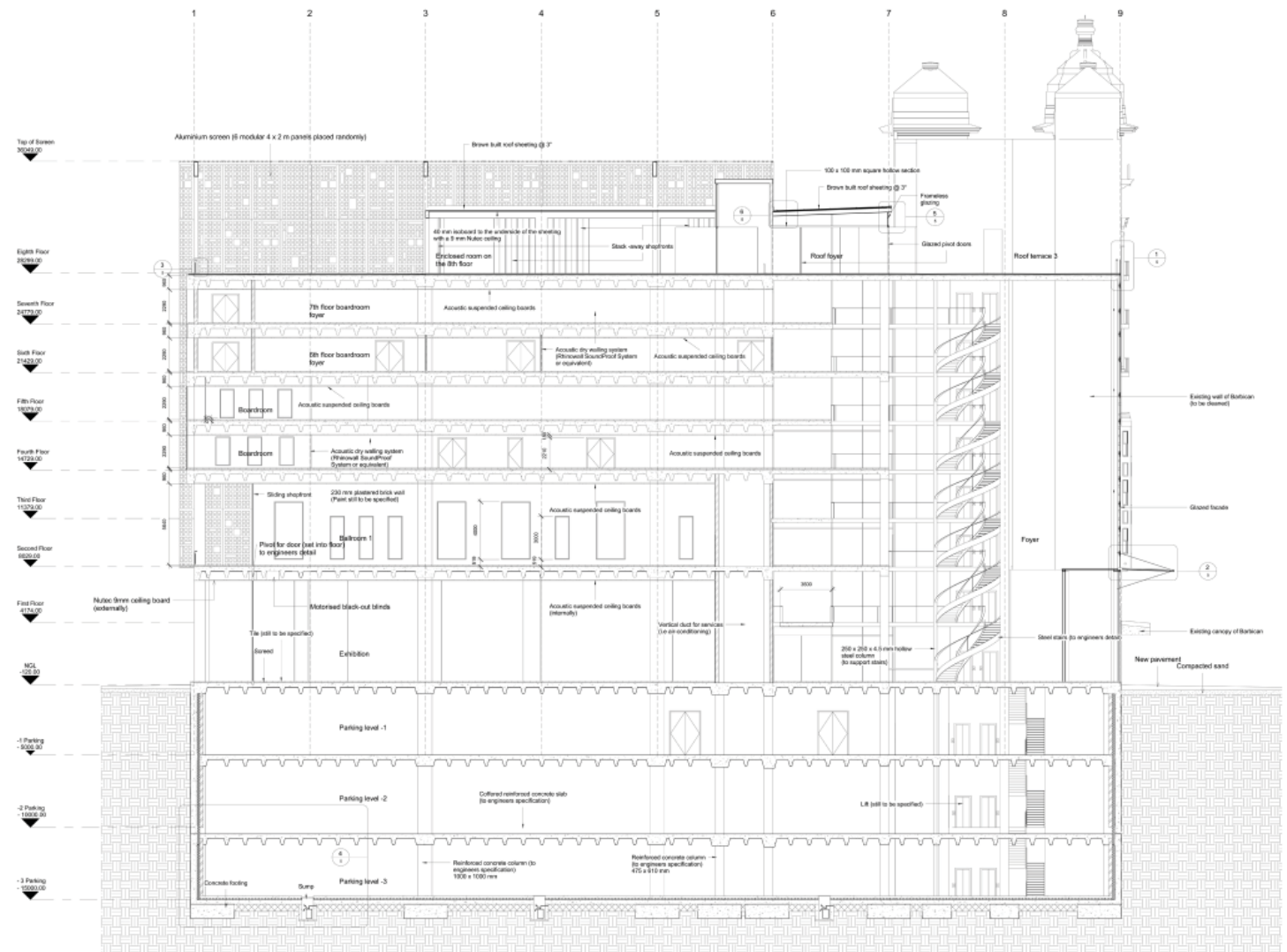
View over Government Square towards New Convention Centre and Barbican



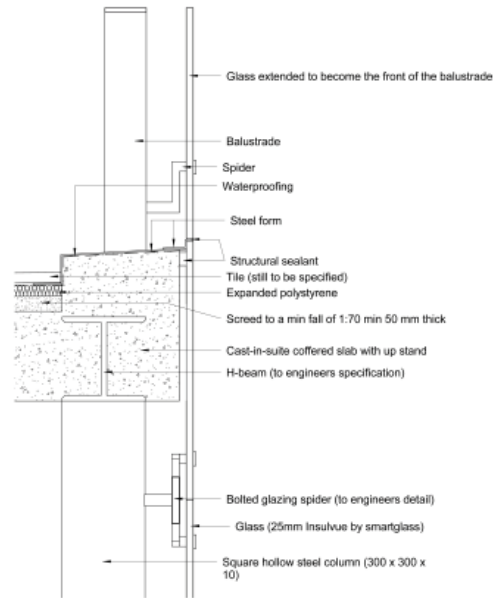
7.6 Working Drawings



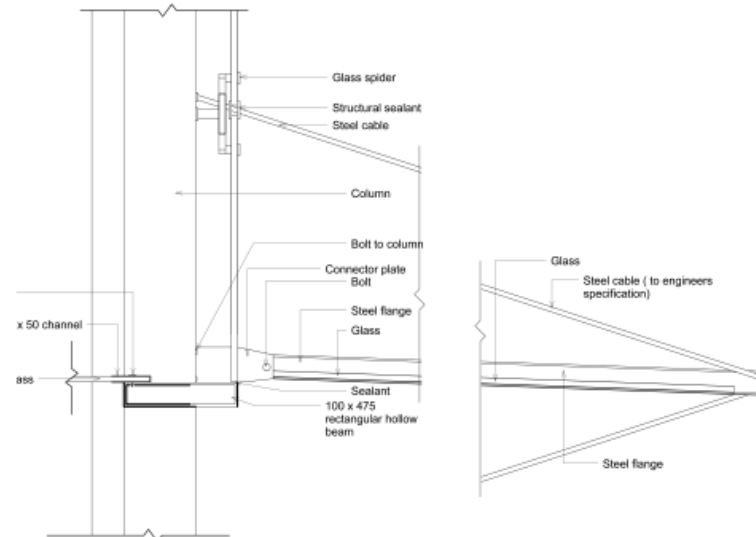
Ground Floor Plan (not to scale)



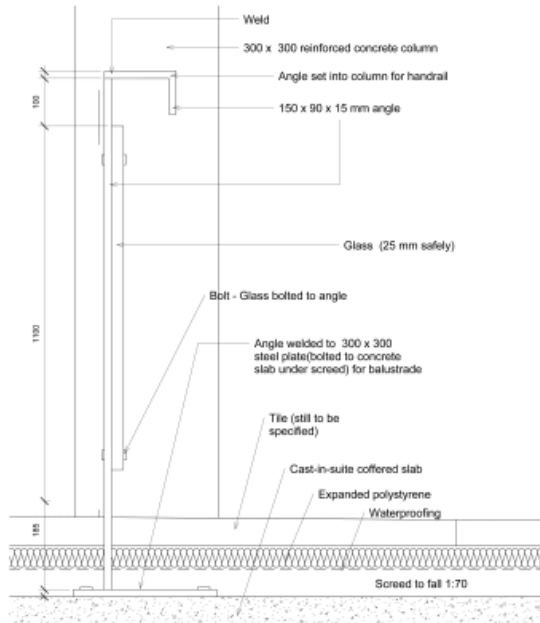
Section A-A (not to scale)



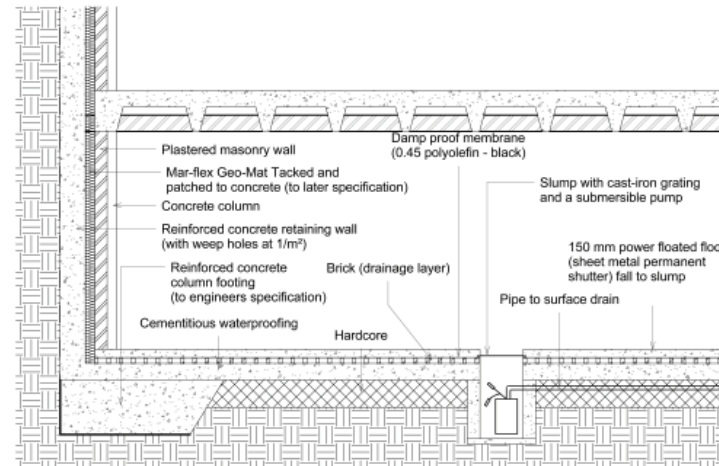
Detail 1



Detail 2

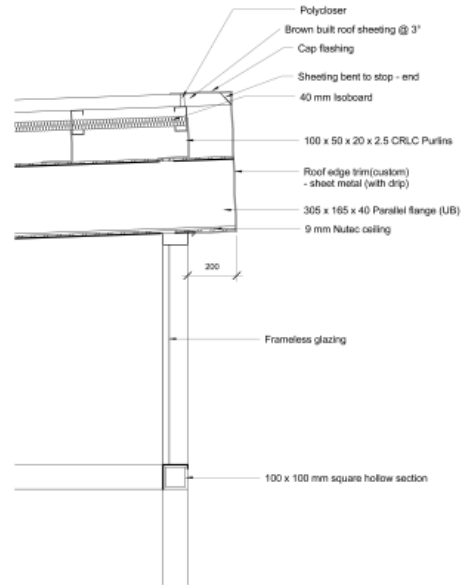


Detail 3

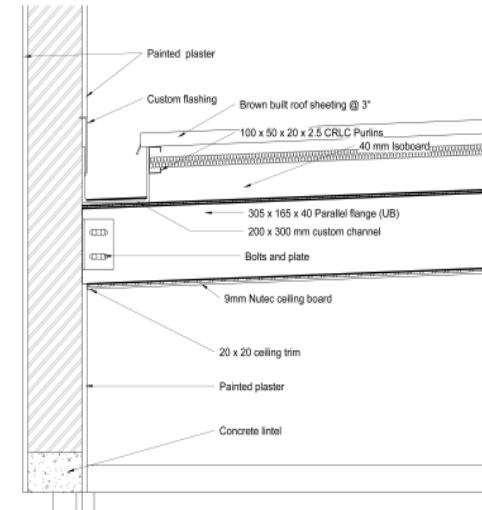


Detail 4

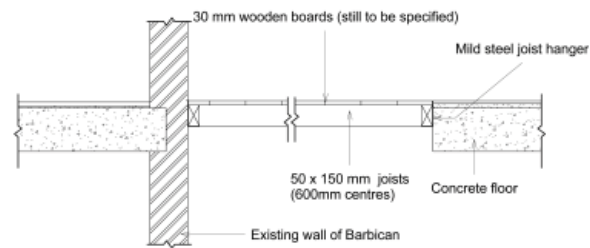
Details (not to scale)



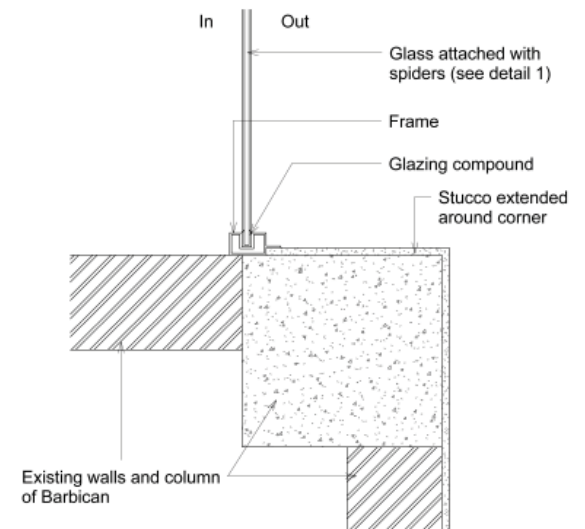
Detail 5



Detail 6



Detail 7



Detail 8

Details (not to scale)

8 - References

“- *noun*

the act of referring.

a direction to a book or page or file etc. where information can be found; the book or passage cited in this way. “

(Oxford 2000: 671)



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9 - Appendices

“- *noun*

a section with supplementary information at the end of a book or document. “

(Oxford 2000: 34)



The following table is an extract from a document compiled by Urban Studies (an urban research company). It gives a detailed indication of views on a convention centre in Johannesburg city centre by different conference organising companies

JOHANNESBURG CONFERENCE ORGANISERS

Conference Organiser	General information	Support of Johannesburg	Requirements/Recommendations
1 Focus Conferences Sally	• Number of conferences /year: 5-6 / 2 big ones • Number of delegates: 200-500 /900 • Other facilities used: Sandton Convention Centre and others.	• Would support • Need easy access, • Parking • Traffic better than to Sandton	• Flexible, divisible space • Caterers • Modern/lots of lights/full black out facilities • High ceilings/places to hang lights • Centre to hire technical equipment on behalf of client • Accommodation not necessary /use in surrounding areas
2 HiSide Group Candice	• Number of delegates: 20-1000 • Other facilities used: all over & internationally	• Could have tours of Constitution Hill • Centrally located	• Flexible room/gala dinners • Good sound system, electronically operated • Good food • Could need accommodation
3 One Up Communication Dawn	• Number of conferences /year: 7-8/ 3 big ones • Number of delegates: 250-1200 • Other facilities used: Sandton Convention Centre /expensive	• Security • Parking/buses •	• Need large conference centres • Auditorium • Ballroom • Could bring in own caterers • Bring in own technical staff • Could need accommodation
4 RSVP Yvonne	• Has 3-4 day medical conferences • Number of delegates: 200-1000 • Other facilities used: Sandton Convention Centre, Sun City accommodation and conference centre close together. •	• Area not good • Overseas visitors need safe area and accommodation	
5 Indigo Marketing Chanel	• Number of delegates: 10-500 • Other facilities used: Sandton Convention Centre • Need more convention centres/choice • Did Proudly SA launch/some other government conferences	• Good location/city centre • Good for day conferences • Parking • Traffic not a problem	• Caterers • Standard technical equipment • On site technicians

6 Conference Co-ordinator Catherine	- Number of delegates: 15-120 - Mostly 2-3 day conventions out of JHB - Would use hotel for dinner or breakfast presentations.	- May support - Historical - Very few 1 day conferences	- Middle to up market place - Need high tech equipment
7 Conferences International Lauren	- Number of delegates: 20-200+ - Other facilities used: variety of venues	- Would support - Proudly South African interest - Evenings a problem - Good coach/bus access at facility - Good 1 day venue	- Main conference room with break away rooms indoors and out - Attention to detail - Well trained staff/good service/response
8 Inzala Communications Mary-Anne	- Number of delegates: 100-150 - Other facilities used: Sandton Convention Centre, JHB Country Club/lunch/breakfasts, Melrose Arch. - Arranges 1-3 day business conferences.	- Would support - Historical - Easily accessible	- Have a theme related to Constitution Hill - Boardroom & classroom style rooms - Usual technical equipment - Not too expensive
9 Conference Africa Leora	- Number of delegates: 150-200 - Other facilities used: variety/4+5 star Hotels/ business school in Illovo	- Would support - Historical - Secure parking for 200 cars - Venue close to Government dept - Day venue	- Boardroom that divides into smaller venues - Caterer - Room for gala dinners/presentations - Have basic tech, rest will be brought in
10 Venue Finders Celest & Aasia	- Companies are cutting their budgets - Good venues that are different are: The Forum very modern with a large number of diff size rooms, auditorium, fitted dance floor, chef on site, state of the art technology. Shuttle between hotels and airport. - Apartheid Museum Has an auditorium and other space for conferences. a tour of the museum can be included.		- Facility needs to be unique and different - A 3-4 star venue for government conferences - Accommodation is needed - Good service - Enough food
11. Eastern Sun Events (Gauteng) Amanda	- Number of delegates: 30-85 - Arranges 3-4 day conferences 1-2 hours drive out of JHB	Not likely to support	- Conference room with breakaway rooms - Caterer - Standard tech facilities
12. One on One Julia	- Number of delegates: 100-500 - Use a variety of venues	- Would support - Good security - Good secure car park	- Auditorium, conference room, - Accommodation is required - Caterer - High tech equipment - Technician on site
13. Paula Kernan Paula	- Number of delegates: 50-200 - Use a variety of out of town venues eg Mount Grace (75% of conferences are for government or parastatal comment)	Would not use	
14. Hlanganani Events Anel	- Number of delegates: 10-150 - Use out of town venues as well as Sandton hotel and Pretoria east hotels	Would not use	
15. Zazise Communication Savita	- Number of delegates: 200-700 - Do a lot of government conferences - Do PR for Robin Island 15 conferences per year - Use Sandton, Sun City, Gold Reef City	- Definite support - Good for international visitors - Feel that the area has been cleaned up 100 parking bays	- VIP holding room, large and smaller breakaway rooms - Building design practical so that people don't have to walk far - Caterer - Bring in own technical equipment
16. Bayete Consultants Estelle	- Number of delegates: 20-30 - Variety JHB	Would use	- Enough space in a room for the number of delegates without feeling cramped - Natural light



CONFERENCE CENTRE EVALUATION CRITERIA

DEFINITION

AIPC is an international association of convention and exhibition centres whose mission is to support, encourage and recognize excellence in convention centre operation and management. Its programs are directed toward enhancing the profile and performance of its members, who are purpose built facilities whose primary purpose is to accommodate and service meetings, conventions, congresses and exhibitions.

In order to host international events, the building should comply with current international standards regarding, structure, layout and technical facilities. A conference centre must also provide adequate services and ensure that their staff possesses the required experience and skills to enable events to run efficiently and safely.

In order to comply with AIPC Quality Standards, a convention centre must be able to meet the criteria detailed below.

VENUE

Minimum Space Requirements

- Space dedicated for delegate registration must consist of no less than 0.7 sq.m. for each person times the maximum capacity of the main auditorium;
- The main auditorium must seat a minimum of 300 delegates;
- Breakout rooms must offer at least 80% of the seating capacity of the main auditorium;
- An organizers' office space of 20 sq.m. must be provided;
- Catering areas must provide seating for a minimum of 60% of the capacity of the main auditorium, allowing for 1 sq.m. per delegate;
- Foyer and circulation areas must be available, and provide occasional seating and refreshments service;
- Exhibition space must provide sufficient access and appropriately sized delivery bay;
- Cloakrooms must have a total capacity equal to that of the maximum capacity of the main auditorium.

ASSOCIATION INTERNATIONALE DES PALAIS DE CONGRES
INTERNATIONAL ASSOCIATION OF CONGRESS CENTRES
INTERNATIONALER VERBAND DER KONGRESSZENTREN

AIPC Secretariat Office | Rue de l'Amazone 55 | 1060 Brussels, Belgium
Tel [32] 496 23 53 27 | Fax [32] 2 534 63 38 | E-mail Marianne.de.crooy@aipc.org



Main Auditorium and Breakout Rooms - Specifications

- A ceiling height of a minimum of 3.6 m. for a room for 300 delegates, with an unobstructed view of the stage/platform;
- Daylight-free or availability of total blackout;
- Full climate control;
- Supply of power points in all areas of the room;
- Built in audio equipment;
- Broadband data connection;
- Cabling and connections to permit easy installation of SI equipment;
- Acoustic $RT_{60} < 1.2$ seconds;
- Isolation from external noise sources to exceed 70 dbA;
- Isolation between meeting rooms to be a minimum of 55 dbA;
- Dimmable lighting with a minimum of 400 lux;
- Upholstered seating with a minimum seat width of 60 cm;
- Row space minimum of 80 cm;
- Lectern, top tables and raised podium (minimum 15 cm.);
- Goods lift access minimum 4 m. by 2.5 m. available if located on upper levels;
- Regular program of maintenance and cleaning;
- Fire detection and exits to meet local legal requirements;
- Full access for disabled.

Main Auditorium - Additional Requirements

All of these will need to be scaled to the size of the room. Base figures are for 300 seats

- Stage should measure a minimum of 70 cm. high and 50 sq.m. in area;
- Facilities for simultaneous interpretation to ISO 2603 standards;
- Permanent projection screen;
- Dedicated AV/lighting/sound control room.

Exhibition Area

- Minimum ceiling height 4 m;
- Minimum live load capacity 10 KN per sq.m;
- Electricity, data and telephone connections available to every stand;
- Direct access on to exhibition floor for delivery vehicles;
- Minimum overall lighting of 300 lux.

Personal correspondence between the author and Mr John Des Fountain (Director of Operational Support Services of the Gauteng Provincial Legislature)

Email sent on 10th September 2008

Dear Mr Des Fountain

I would like to thank you for your help and assistance during the earlier part of this year.

I am near completion of my thesis and have decided to build a Conference Centre on the open part of the Barbican site. I propose that the centre will cater for the provincial departments in the immediate area as well as the Johannesburg city council. I can also facilitate numerous other uses and cater for the surrounding businesses. The Barbican will be converted into a Boutique hotel with a restaurant on the ground and first floor.

I was wondering if you thought this would be feasible as I see the Legislature being a major user of the facilities.

Best regards

Candice Keeling

Reply: 11th September 2008

Hello Candice,

Yes, I think that your idea has great merit

Remember to consider parking in your plan. Without it no matter how meritorious your presentation is, it will be for nothing without secure parking. The Inner City upgrade plan is in trouble in this very area. The city fathers are paranoid over retaining art deco and older buildings. This is fine, but I don't believe that this should be the case to the exclusion of reality.

Retaining and rehabilitating the Barbican is a good move and will tie-in well with the GPL's plan over the renovation of that building and the rehabilitation of the Post Office

Please feel free to contact me at any time – as the Inner City develops you may well wish to update yourself or even to attend some of our inner city meetings.

I wish you continued success, and would like to hear how your project has developed.

Kind regards,

John

JOHN DES FOUNTAIN
Director Operational Support Services
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