

## **URBAN AGEING**

the social inclusion of senior citizens



Thank you to family, friends and lecturers who have supported, encouraged, challenged and advised me through this thesis.

This thesis is dedicated to my grandfather George Leader and my late grandmother Julie Leader.

## DECLARATION

I, Ryan George Caldeira 0601556P am a student registered for the course Master of Architecture [Professional] in the year 2012. I hereby declare the following:

I am aware that plagiarism [the use of someone else's work without permission and/or without acknowledging the original sources] is wrong. I confirm that the work submitted for assessment for the above work is my own unaided work except where I have stated explicitly otherwise. I have followed the required conventions in referencing thoughts, ideas, and visual material of others.

I understand that the University of the Witwatersrand may take disciplinary action against me if there is belief that this is not my unaided work or I that I have failed to acknowledge the source of the ideas or words in my own work.

This document is submitted in partial fulfillment for the degree: Masters of Architecture [Professional] at the University of the Witwatersrand, Johannesburg, South Africa, in the year 2012

## **ABSTRACT**

“Old age can be a time when the reasons for living seem uncertain. Prospects for future fulfilment, even enjoyment, seem remote, not just on the basis of how older people view their condition, but also from dominant social ideas about the inevitability of future decline.” (Scrutton: 1989, p161)

Most financially independent senior citizens will relocate from a family home to a retirement village as the pressures of daily activities become difficult to achieve without help. A retirement village is an environment that allows the elderly access to quality health care and assistance with daily activities. Retirement villages offer security to the residents, generally as walled off estates, paroled by security guards. Although these estates offer the solution to the concerns of growing old, health care and security of self and belonging, these estates isolate residents from the general public and limit access to public facilities. The community established within the village is amongst people of the same age group and many residents feel that this interaction is not as positive as expected. Many residents are constantly looking for activities outside the walls of the retirement village and often feel confined within the village itself. There is a need for social interaction, purpose and identity.

This thesis aims to find an appropriate architectural solution for re-integrating the elderly into contemporary society by pursuing an architecture of social integration.

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# 1. INTRODUCTION

## a. Academic context

The objective of this thesis is to define an architecture that acknowledges senior citizens in terms of the opportunities that are lost due to social exclusion. I will be defining an architecture that creates a place of social integration and provides activities that give back and contribute to the wider community. A place of social integration will better the wider and immediate community and in return will provide dignity and purpose to its residents. Social inclusion will be defined in terms of the social interaction within the context of the immediate community. Social interaction will be activated within the roles that seniors are able to perform within their community. The architecture will facilitate these roles and offer a purpose to the seniors living within the development. The architecture will incorporate a delicate transition from the public social interaction to the private living spaces of the facility. The accommodation of the development will provide dignity in terms of independent living.

This thesis is about senior citizens aged 60 years and above and how they are treated in our contemporary society. Are the vast amounts of contemporary retirement villages in and around Johannesburg merely housing seniors in terms of security and health care? Is it merely a holding place for senior citizens waiting to pass? Does the facility itself offer enough opportunity for seniors to volunteer to the wider community allowing them to fulfill their self-actualization? Do seniors feel confined and socially excluded within the retirement village?

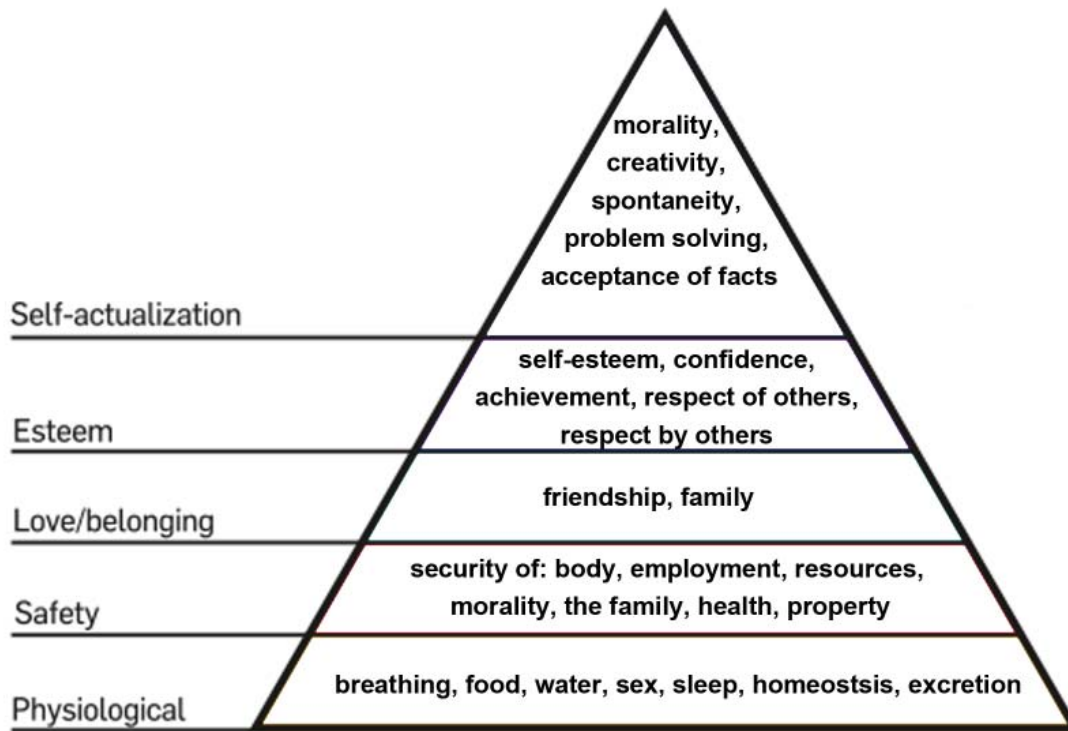


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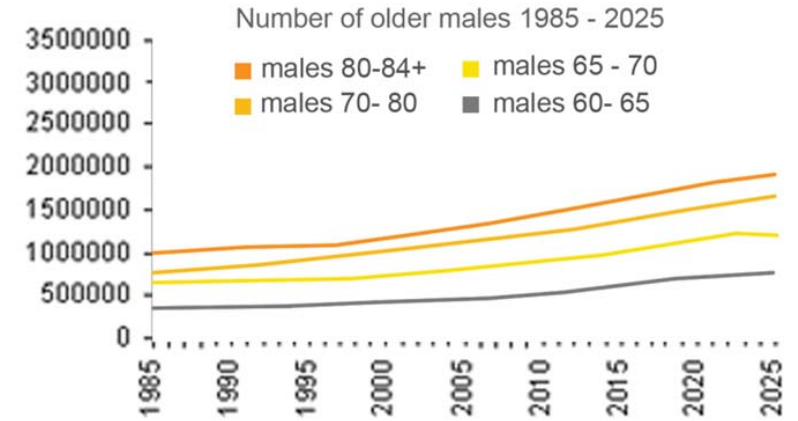


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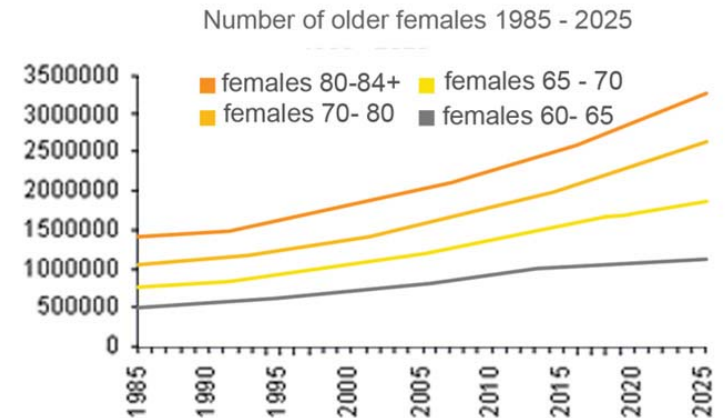


Figure 1.3: Projected number of older Females in South Africa, 1985-2025 (Marais, 2007:para.5)

## **b. Motivation**

The choice of this as a thesis topic is influenced by the struggles that my grandfather, George Leader, experienced moving from a comfortable residential setting and into a retirement village. My grandfather has always been characterised as very outgoing. He would always keep himself active utilising any opportunity to socialise, assist, teach and learn from others in his environment. My grandfather would share and engage through endless stories which he shared with his immediate community. The integration of the diverse immediate community provided a sense of being for him. At the age of 70 my grandfather and late grandmother, Julie Leader, decided to move into Elphin Lodge retirement village. The choice of the move was based on the health care and security that the retirement village had to offer. Although the retirement village offered benefits which outweighed the issues of remaining in a typical residential environment, the adjustment from residential to retirement living altered his personality. From a social outgoing individual he became reserved and demotivated. His positive outlook became negative as he would refer to the retirement village as “a place to die”.

Why define an architecture that acknowledges senior citizens in terms of the opportunities that are lost due to social exclusion?

Old people have the right to have their needs fulfilled and should not be treated differently due to the fact that they no longer contribute to society in traditional ways. Since they no longer work in the traditional sense this does not mean that they don't have a meaningful contribution to make. They should be enabled to contribute which will add value to both them and society.

I have realised in order to create an environment for the elderly it is important to take Maslow's Hierarchy of Needs theory into account. Maslow's Hierarchy of Needs covers the levels of humans' physical and emotional wellbeing. Its a theory of human existence and explains how humans reach their full potential. You can never be a fully developed individual without covering every area of the hierarchy.

In addition there is a global recognition that, due to the advancement of health care, society is aging at an unprecedented rate. It is estimated that the number of people over 65 years will outnumber children under the age of five for the first time in human history (Sebelius, 2012:para.1) This rate of the aging community holds a complete shift in the way the world is challenged to adapt.

South Africa has one of the most rapidly aging populations in Africa. Figure 1 represents the projected number of older males and females in South Africa. Growth is estimated to increase to over 5.3 million senior citizens by 2025. (Sebelius, 2012:para.2)

# METHODOLOGY

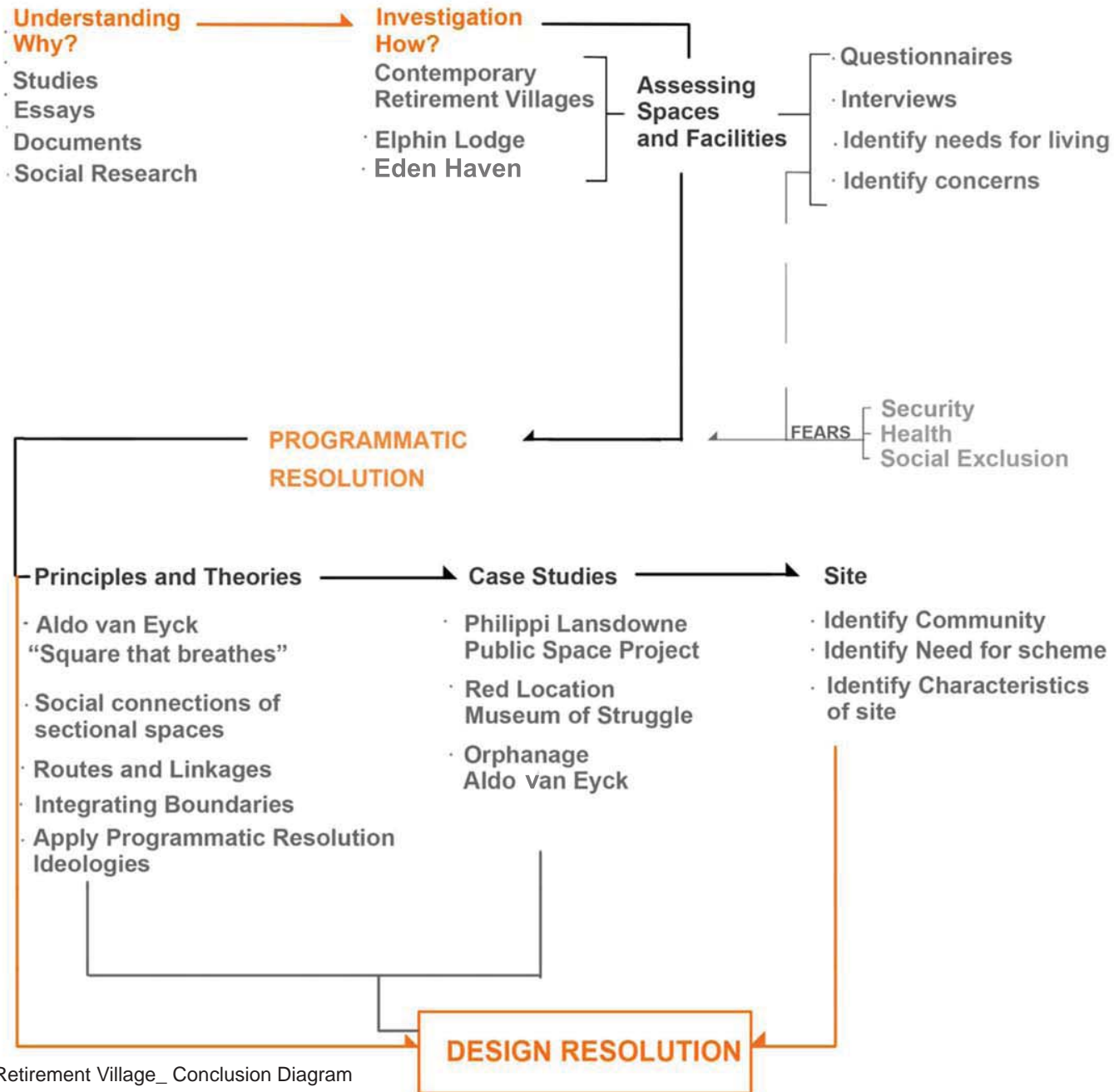


Figure 1.4: Elphin Lodge Retirement Village\_ Conclusion Diagram

### **c. Methodology**

By taking Maslow's Hierarchy of Needs into consideration, I focused on the following aspects:

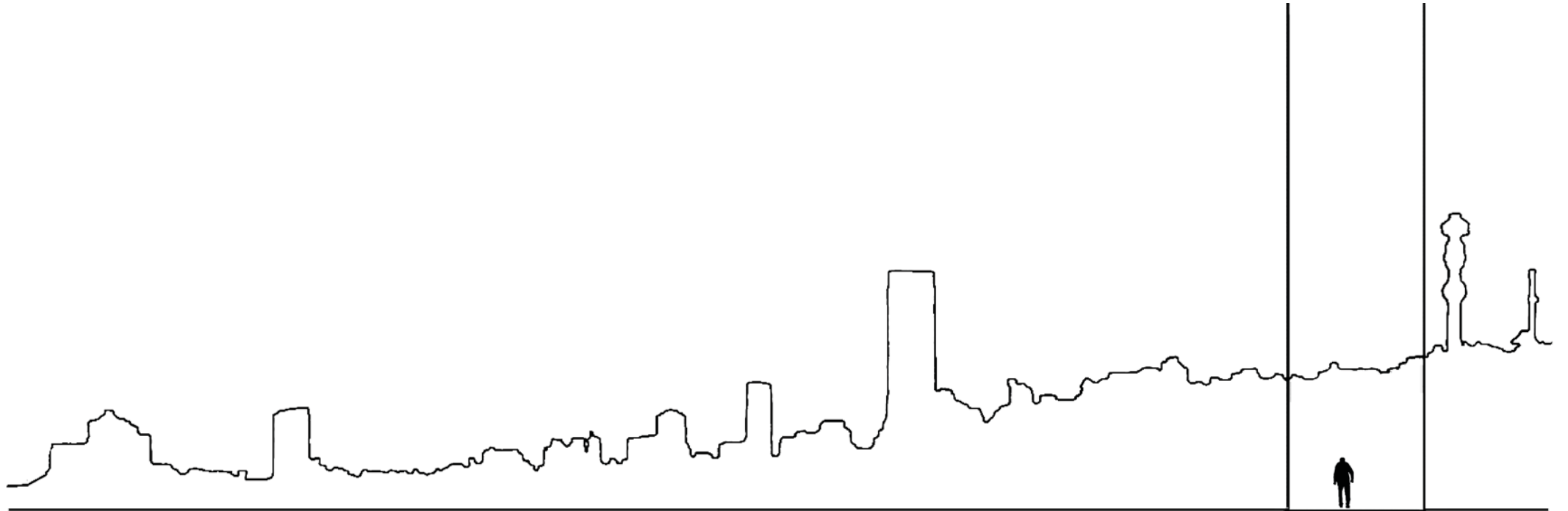
1. Physiological needs - The need for easy access to food and good health.
2. Safety needs - The need for a safe environment of self and belonging, and the ability to supplement a financial income.
3. Love and belonging - The basic need for human interaction. The ability to build friendship and comfortable family relationships.
4. Esteem - Ensuring dignity and respect.
5. Self-Actualization - Focusing on social needs and giving back to the community and humanity.

Although there are a vast number of studies, essays, documents and social research done on the social exclusion of senior citizens, very little of this work has been conducted in South Africa. There are no architectural solutions in South Africa that focuses on the social integration and holistic needs of seniors within the wider and immediate community. With this in mind I have focused my research on two retirement villages; Elphin Lodge, Modderfontein and Eden Haven, Edenvale (Johannesburg). I spent much time at both locations assessing spaces and facilities. At Elphin Lodge I set up interviews and questionnaires in order to assist with the scheme and programmatic resolution. Studying the retirement village of Elphin Lodge and the retirement village Eden Haven I identified the needs of living conditions in terms of health and safety, and issues which relate to the concern of social exclusion. Upon identifying these issues, I searched for case studies which provided architectural resolution and certain ideologies of social integration within their immediate community. By applying the programmatic resolution and ideologies of social integration to site, I was able to define an architecture that deals with the concerns of social exclusion and re-integrates the elderly into society.

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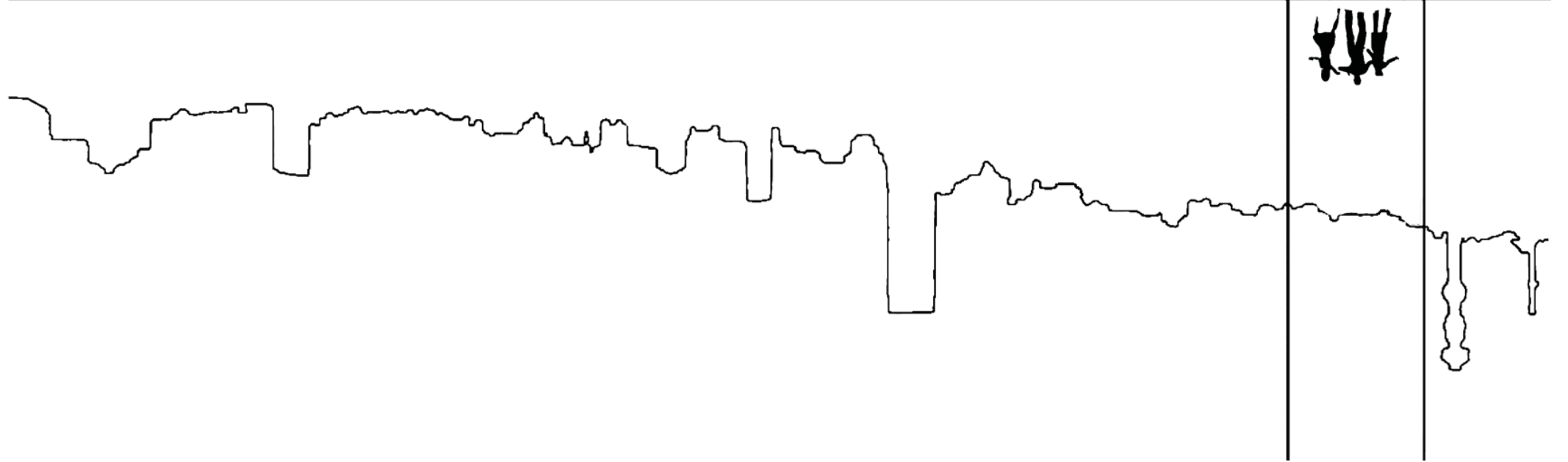
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2. THE CONTEMPORARY RETIREMENT VILLAGE

7



- 1** Frail Care Facility
- 2** Recreational Facility & Medical Services
- 3** Clubhouse
- 4** Residential Units
- a** Entrance
- b** Closely packed residential Units
- c** Isolated security wall
- d** Market Days

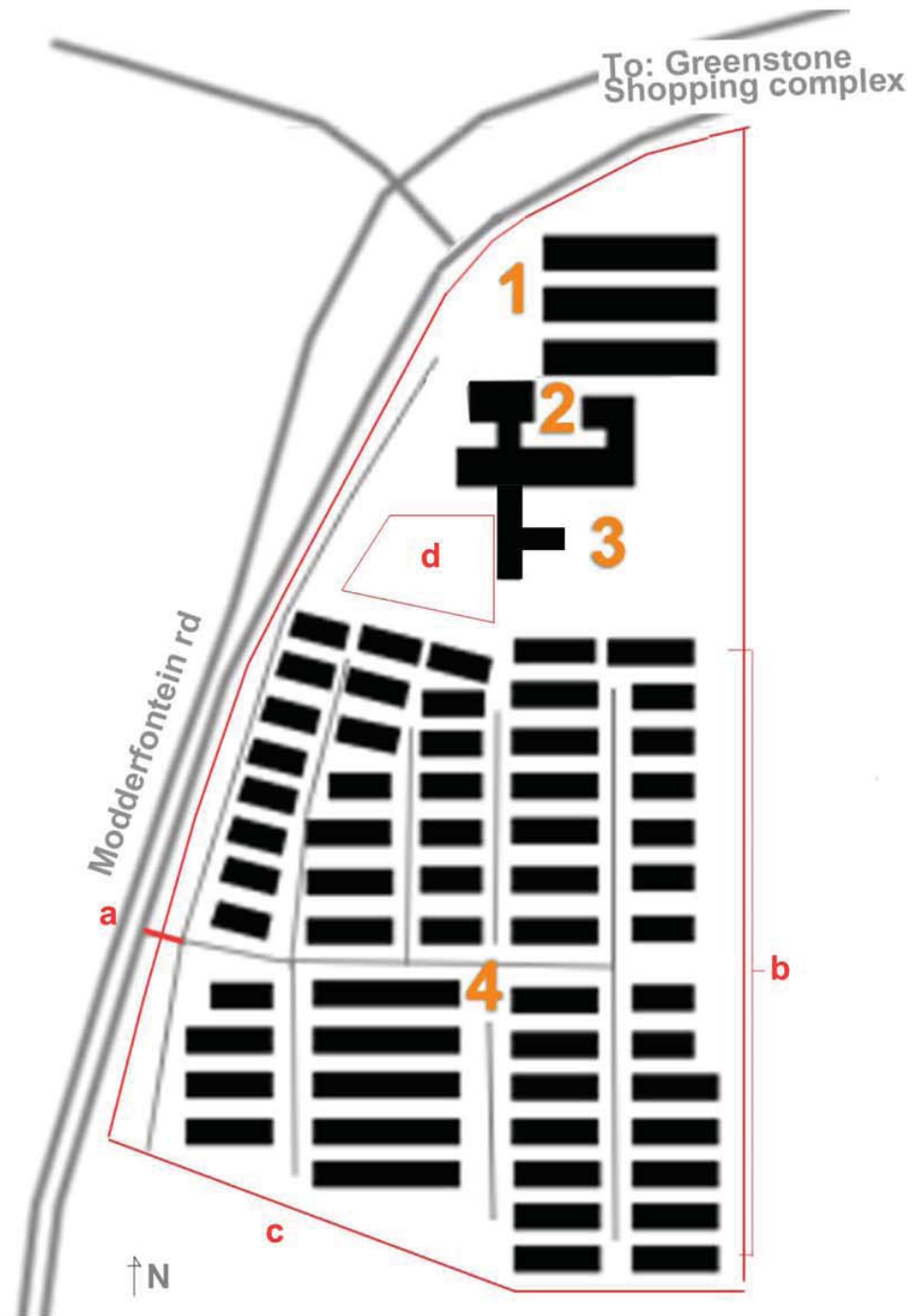


Figure 2.1: Site Plan View \_ Elphin Lodge Retirement Village

## 2. THE CONTEMPORARY RETIREMENT VILLAGE

### a. Elphin Lodge Retirement Estate, Modderfontein, Johannesburg

Within the close proximity of the Edenvale Hospital and along the main road of Modderfontein, Elphin Lodge Retirement Estate and Inyoni Creek (adjoining residential village), houses senior citizens from initial care (+- 60 years old) to frail care. Elphin Lodge Retirement Estate is considered by the residents, as a successful retirement village dealing with the concerns of health and safety of self and belongings. In addition to the assisted living units and a frail care facility, Elphin Lodge (Figure 2.1) offers: an interdenominational chapel; recreation centre, comprising an equipped hall, snooker, billiards and card rooms; swimming pool; residential library and reading room; transport to shops and amenities; village shop; clubhouse; hairdresser; beautician; manicurist; laundrette; physiotherapist and podiatrist. Other services offered and included in the levy consist of: 24 hour security in terms of gate control; patrolling personnel and electric fence; daily postal delivery and village sister for preventative nursing care. (Rand Aid Advance, 2012:para.1&2)

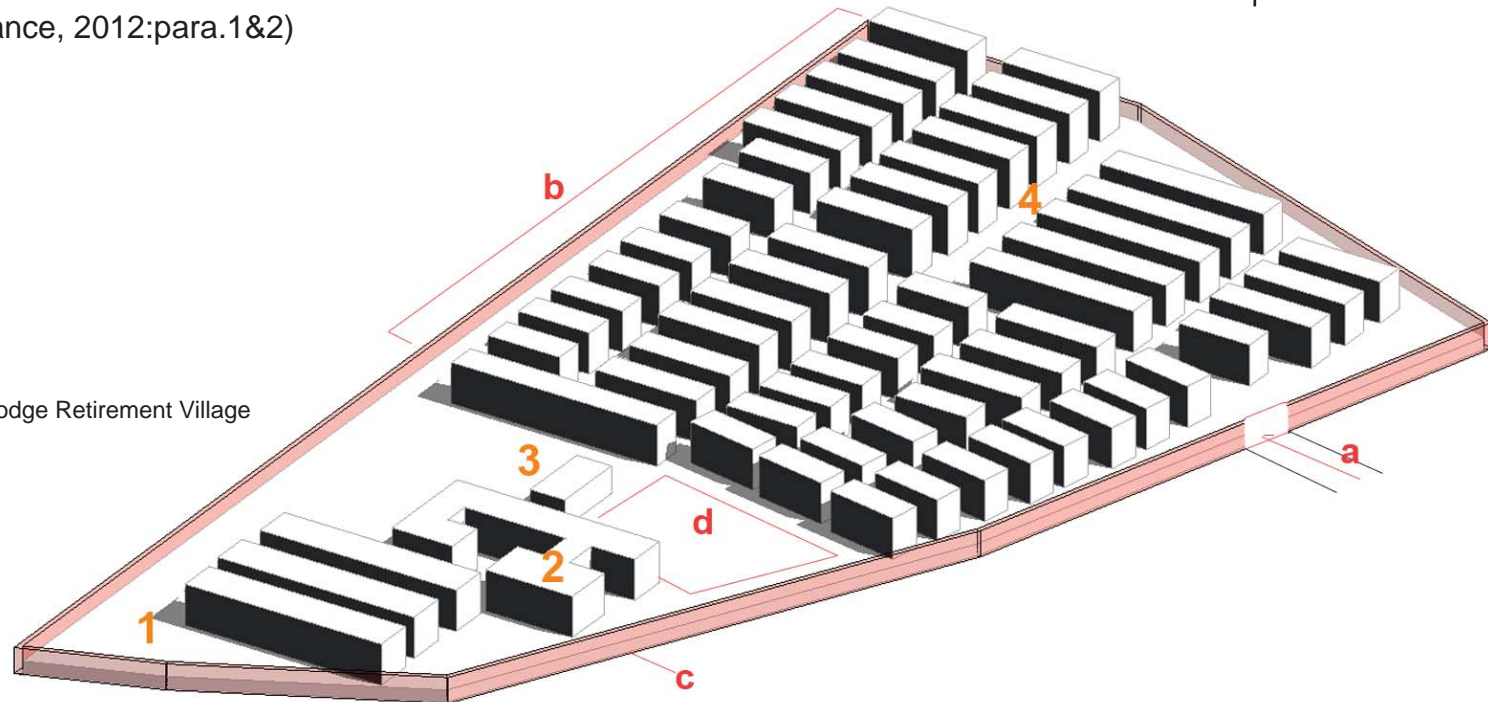
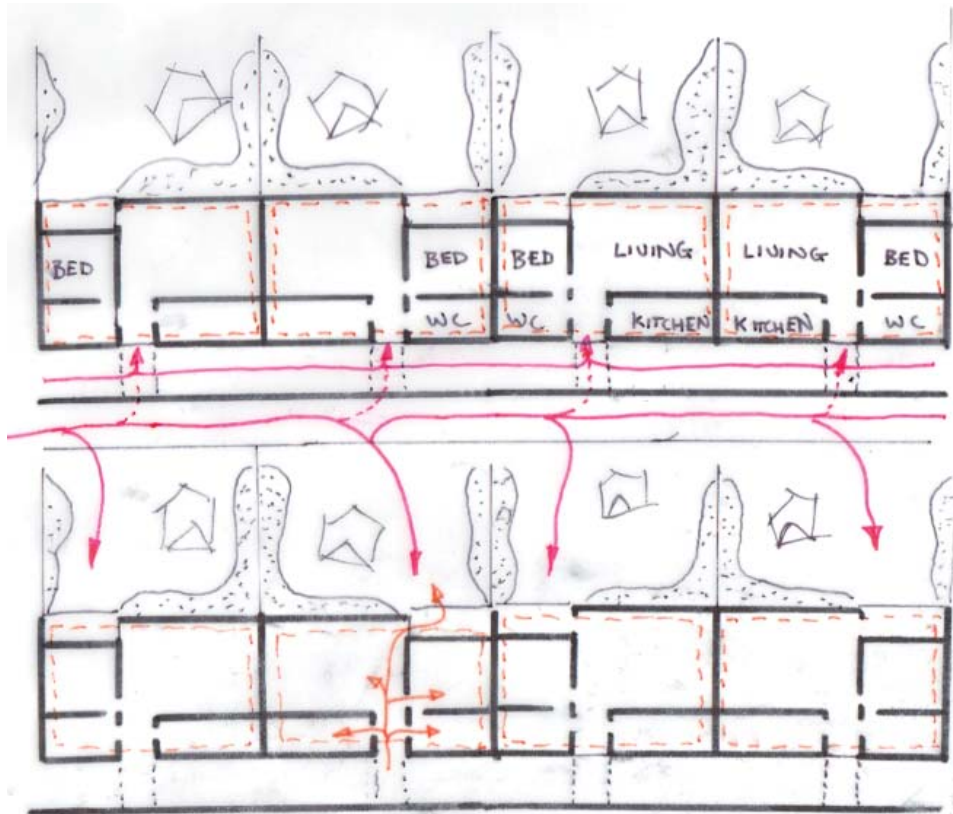
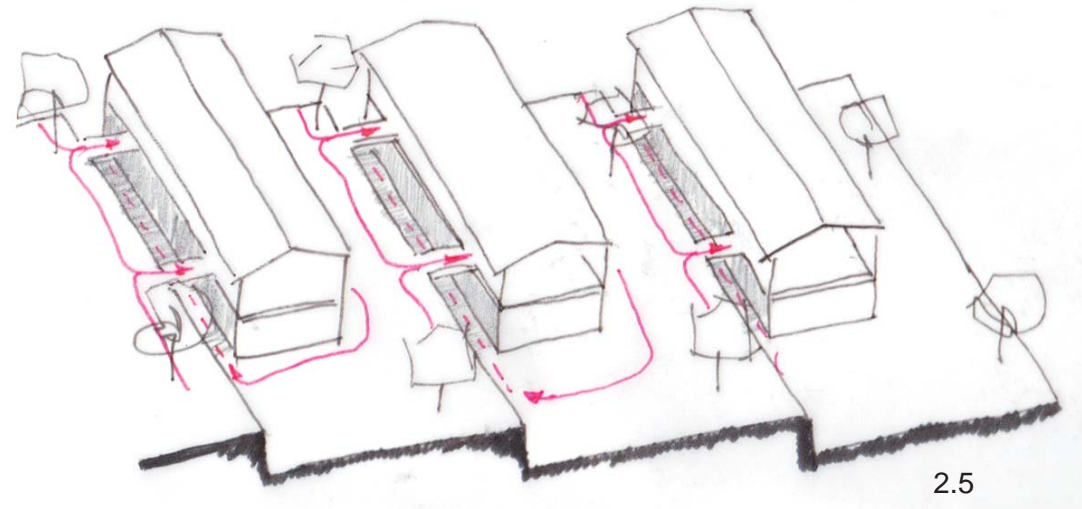


Figure 2.2: Perspective View\_Elphin Lodge Retirement Village



FLOOR PLAN AND CIRCULATION  
RESIDENTIAL UNITS ELPHIN LODGE

2.3

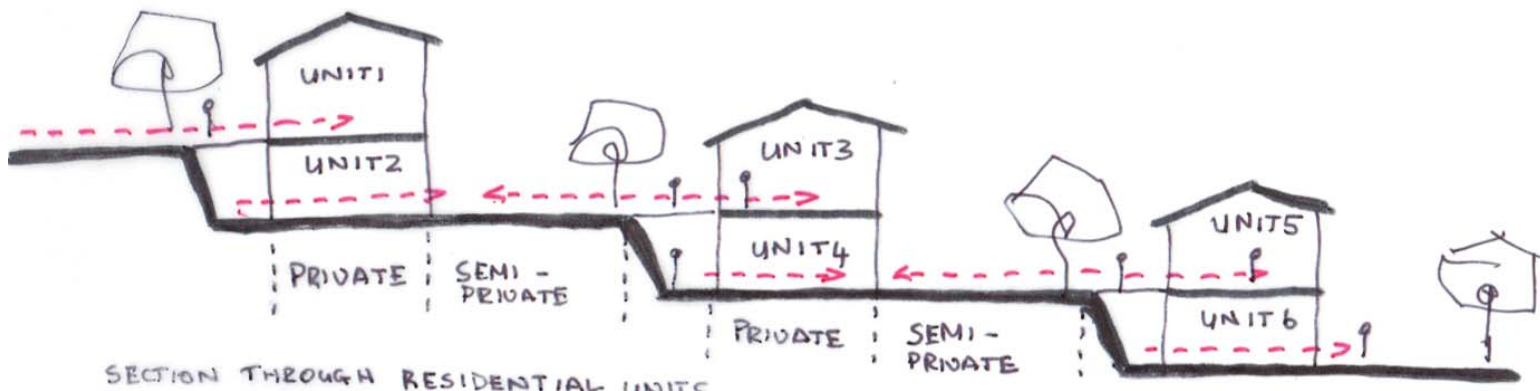


2.5

Figure 2.3: Plan View, Residential Units \_ Elphin Lodge Retirement Village

Figure 2.4: Section View, Residential Units \_ Elphin Lodge Retirement Village

Figure 2.5: Circulation Analysis \_ Elphin Lodge Retirement Village



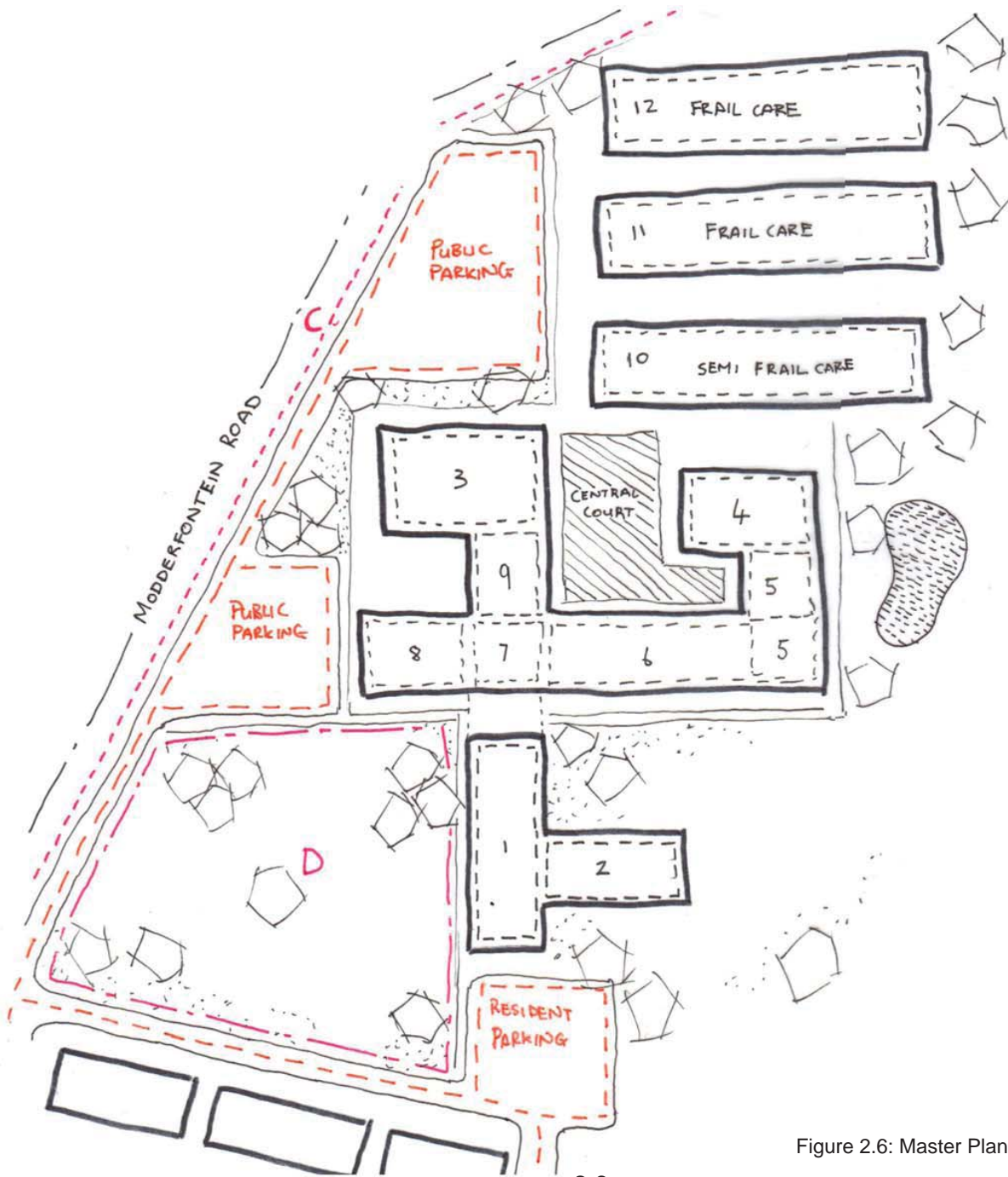
SECTION THROUGH RESIDENTIAL UNITS  
ELPHIN LODGE RETIREMENT VILLAGE

2.4

During my stay at Elphin Lodge, I began to unpack the architectural resolution that makes the village successful and I identified some of the issues I feel are not suitable for social integration.

#### The Residential Units

Elphin Lodge offers a 1 bedroom, 1 bathroom unit and a 2 bedroom, 2 bathroom cottage. Focusing on the 1 bedroom, 1 bathroom unit I began to unpack the spaces. The residential unit is small and manageable, allowing for ease of daily activities, and for ease of maintaining a clean space. With a small kitchen and living space the unit becomes a fit and comfortable living environment. The bathroom is easily accessible for both the visitor and the resident with a double door opening onto the bedroom as well as the entrance hall. The void which cuts the form of the unit makes up a shaded veranda and opens onto the semi-private garden space. The shaded veranda and garden space offers a semi-private gathering space for visitors and social events. With the concerns of safety and ease of movement the retirement units are smartly stacked. Units which may seem a double storey volume on the northern facade, rather meet the ground level at the entrance and garden space of each unit.



THE CLUBHOUSE  
 1 - KITCHEN / BAR SPACE / ABLUTIONS  
 2 - GATHERING / SOCIAL SPACE

FRAIL CARE FACILITY  
 10 - SEMI FRAIL CARE  
 11 - FRAIL CARE  
 12 - FRAIL CARE

RECREATIONAL FACILITY  
 3 - DINNING / KITCHEN SPACE  
 4 - MULTI FUNCTIONAL HALL  
 5 - LIBRARY / READING SPACE  
 6 - ADMIN OFFICES  
 7 - ENTRANCE & RECEPTION  
 8 - CLINIC  
 9 - PHYSIO & PODIATRIST

C - ISOLATED SECURITY WALL  
 D - ATTEMPTED MARKET DAYS

↑ NORTH

ELPHIN LODGE RETIREMENT VILLAGE  
 SPACE ANALYSIS [CLUB HOUSE / RECREATIONAL  
 FACILITY / FRAIL CARE]

2.6

Figure 2.6: Master Plan View \_ Recreational Facility Elphin Lodge Retirement Village

## The Clubhouse

Situated north of the site, the clubhouse of Elphin Lodge offers a space for residents to meet and socialise. The clubhouse has a weekly 'happy hour' where residents gather and enjoy snacks and their own drinks. Opening up onto a social garden space the clubhouse allows for social interaction with the residents and visitors.

The garden space adjoining the clubhouse offers a platform where residents attempt to hold market days. The immediate public is encouraged to integrate with the residents in the form of informal trade as the residents express their skills in the form of artwork, pottery, knitting, woodwork and baking. Informal trade not only encourages interaction with the immediate community but allows the residents to generate an income. Although attempts have been made to hold market days on the last Saturday of every month, these attempts have been unsuccessful due to the lack of public interest. The market day is now only held annually.

## The Recreational Facility

An important element of the recreational facility is an administration block where a reception lounge, managers' offices, staff offices, and information on the retirement village is housed. Social events including the able bodied and the semi-frail residents are held within this facility. The hall offers a platform for bingo, musical evenings, movies, cards, snooker and a library which offers a reading space and kitchenette. The medical services of the recreational facility holds the small clinic for the village which houses a nursing sister, Sister Thirsa, who checks blood pressure, administers tablets and provides general checkups to the able bodied residents. Alongside, and part of the clinic, the program offers a physiotherapist and podiatrist. The facility also offers a hairdresser, village shop, beautician, manicurist and laundrette which follow a footprint around a social courtyard.

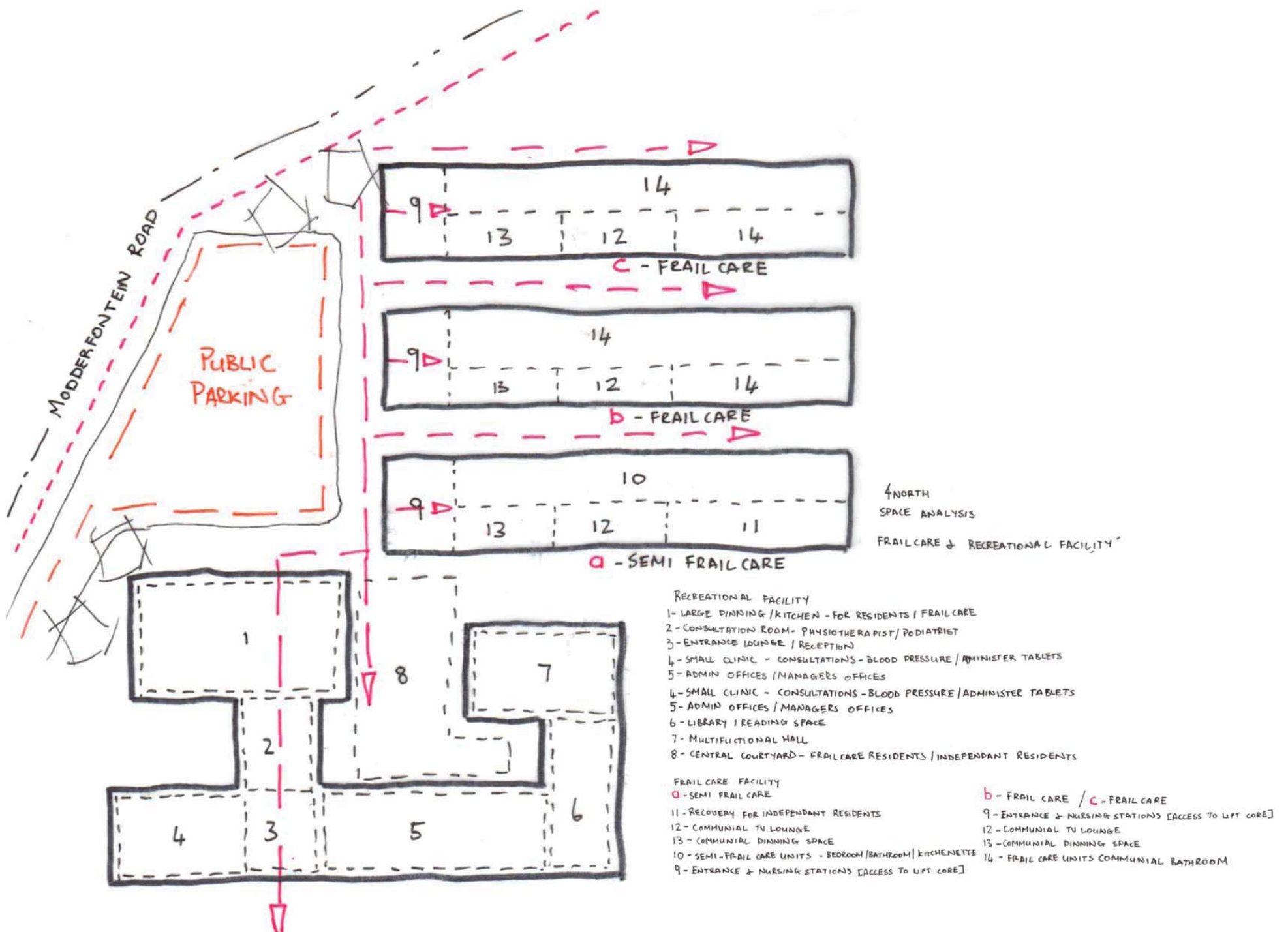


Figure 2.7: Recreational Facility and Frail Care Facility\_ Space and Circulation\_ Elphin Lodge Retirement Village

## The Frail Care Facility

Elphin Lodge offers a frail care facility which is broken up into three sections. Depending on the needs and frailty of the resident, each double storey wing has its own characteristic.

The first wing (Figure 2.7) houses semi-frail residents and includes a recovery section for able bodied residents who suffered a temporary medical condition. Within this block the units link to a communal space which consists of a TV lounge, kitchenette and small dining room. To manage the condition of the semi-frail residents the units offer 1 bedroom, an en-suite bathroom and a kitchenette. Semi-frail residents who are not bed-ridden are encouraged to remain independent.

The second wing houses frail care residents who rely on caregivers for health support and assistance with daily activities. Within this block the units house private bedrooms with communal bathrooms. The communal space offers a TV lounge, kitchenette and small dining room for the residents as well as communal lounge for the caregivers.

The third wing also houses the frail care residents and consists of spaces similar to that of the second wing. The ground floor of the third wing houses frail care bachelor units with a small garden space.

Each floor of the separate wings offer a laundry, storeroom for waste and a nursing station. 24 hour care of the nursing station becomes an important aspect of each wing.

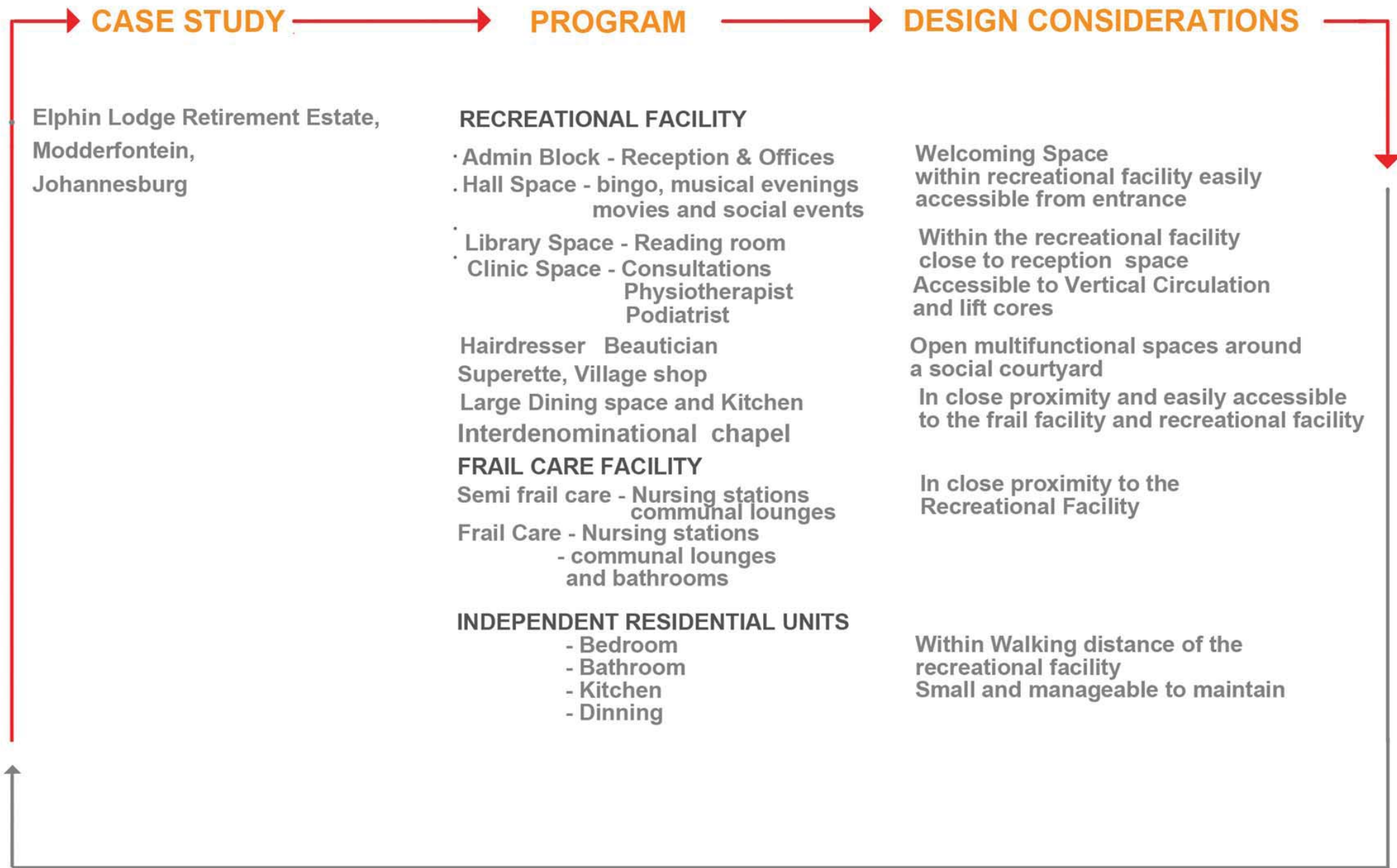


Figure 2.8: Elphin Lodge Retirement Village\_ Conclusion Diagram

The important characteristics included in the master plan of the frail care facility and recreational facility is the close relationship between the two. The recreational facility houses a communal dining and kitchen space which is located along the main entrance and path to the frail care section. This space offers a platform for the frail care residents, able bodied residents and visitors to socialise and meet.

Although Elphin Lodge is considered a success in terms of health and safety, and the facilities are well equipped and diverse, there are certain characteristics which not successful.

The closely packed units of the village maximise the number of residents and create a sense of privacy, but the repetitive nature and back to back units also confine its residents. With a view of the entrance of the unit in front, the face brick units may be a manageable size for its residents to maintain, but also lacks a sense of identity. Some units are far from the recreational facility and the residents lack the energy to walk the distance. Within the confinement of their space of the unit, many residents rather spend their days gardening which leads to isolation.

Some individual residential units offer a garage space but many residents do not have a car. For those whose lack the means of transport, the village offers a superette, within the recreational facility, for daily supplies but does not cater for medical services such as dental, general practitioner and an optometrist. The village bus service does not cater for these concerns.

Although security of self and belonging is a major concern for retirement living, the security wall that surrounds the village also confines its residents to the wider community. With only one controlled access, the village itself becomes isolated and certain activities, such as market days, become unsuccessful. There are skills and trade which are lost in the contemporary retirement village due to the nature of the security wall, and I believe and urge the residents to agree that there is a need for a public space or public square. A public space or public square will allow the activities of informal trade as well as a platform for the residents to integrate within their community and generate an income.

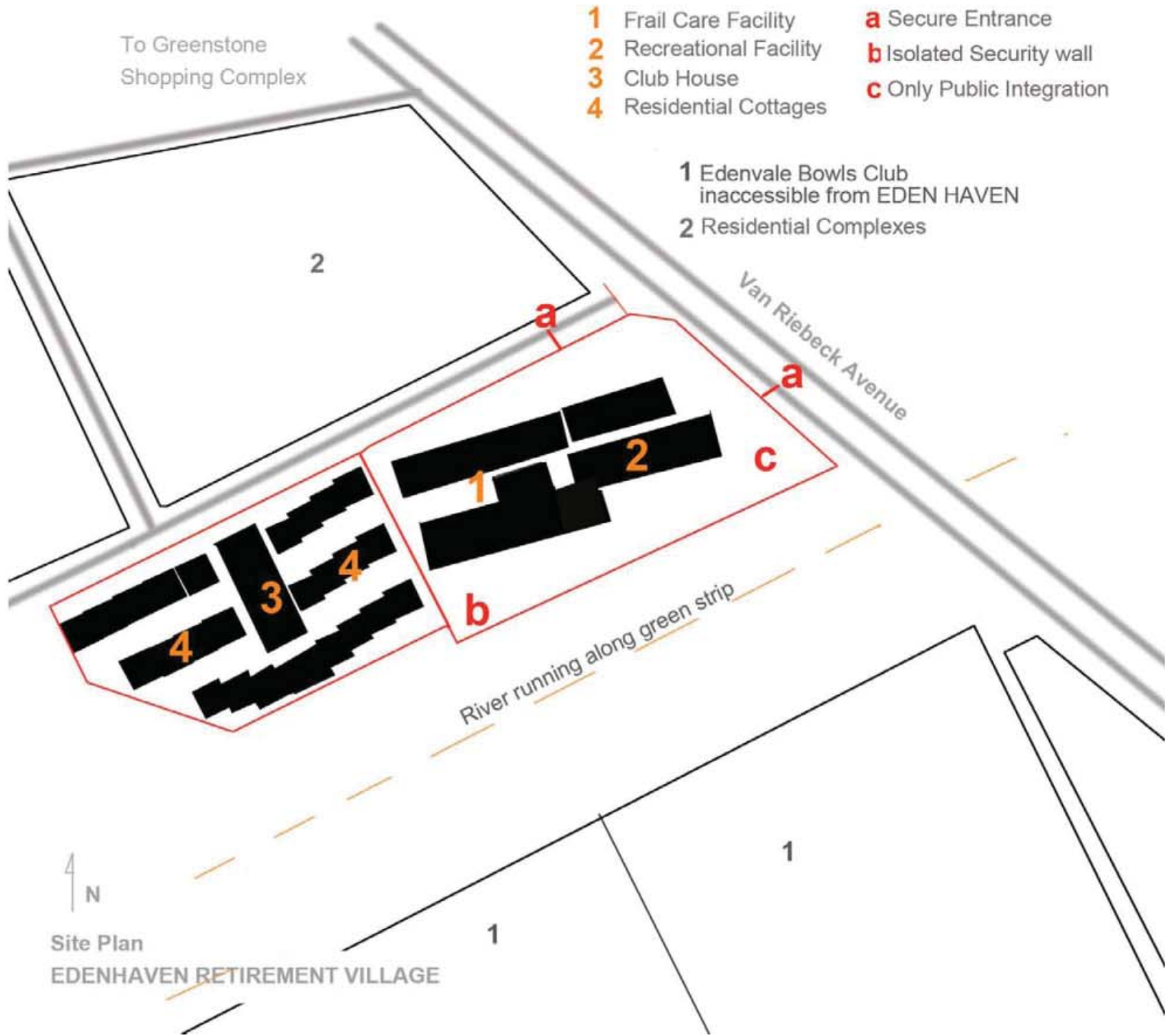


Figure 2.9: Site Plan View \_ Eden Haven Retirement Village

## b. Eden Haven Retirement Home, Edenvale, Johannesburg

Along the main road of Van Riebeeck Avenue and in close proximity to the Edenvale central business district, Eden Haven retirement village houses senior citizens from initial care (+- 60 years old) to frail care. It is closely related to the program of Elphin Lodge however is a smaller solution which offers the necessities for retirement living.

Considering the spaces and needs of retirement living within a smaller solution, the recreational facility of Eden Haven offers a communal space from dining to shops, an administration section from managers' offices to reception and a health section from nursing stations to frail care. All of these facilities are housed in a double storey complex and cater for all the residents of the retirement village.

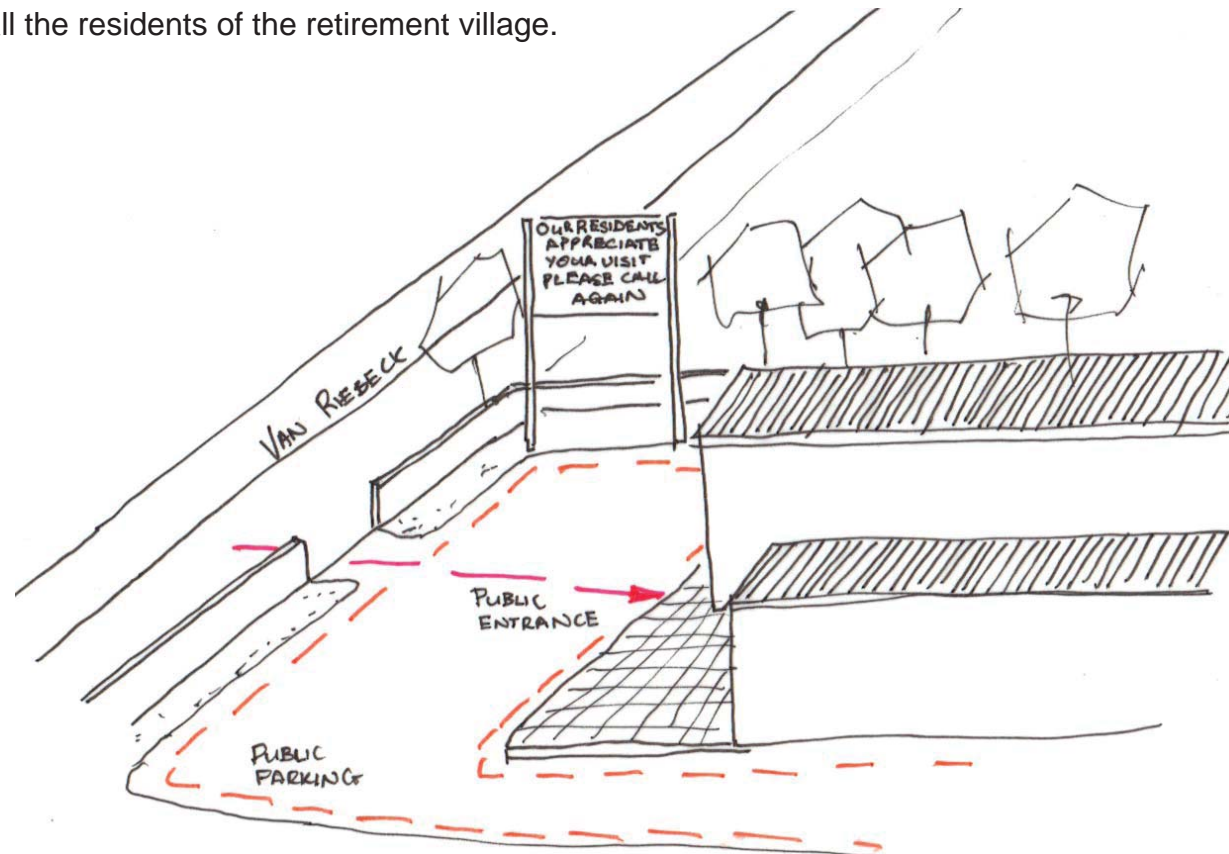
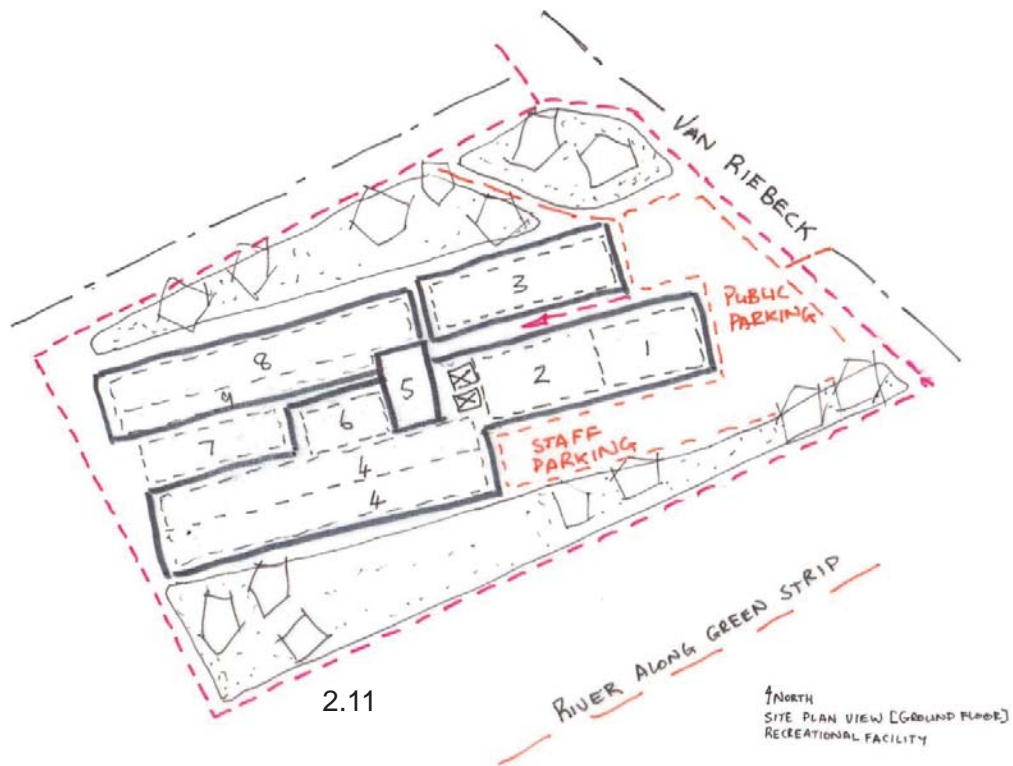
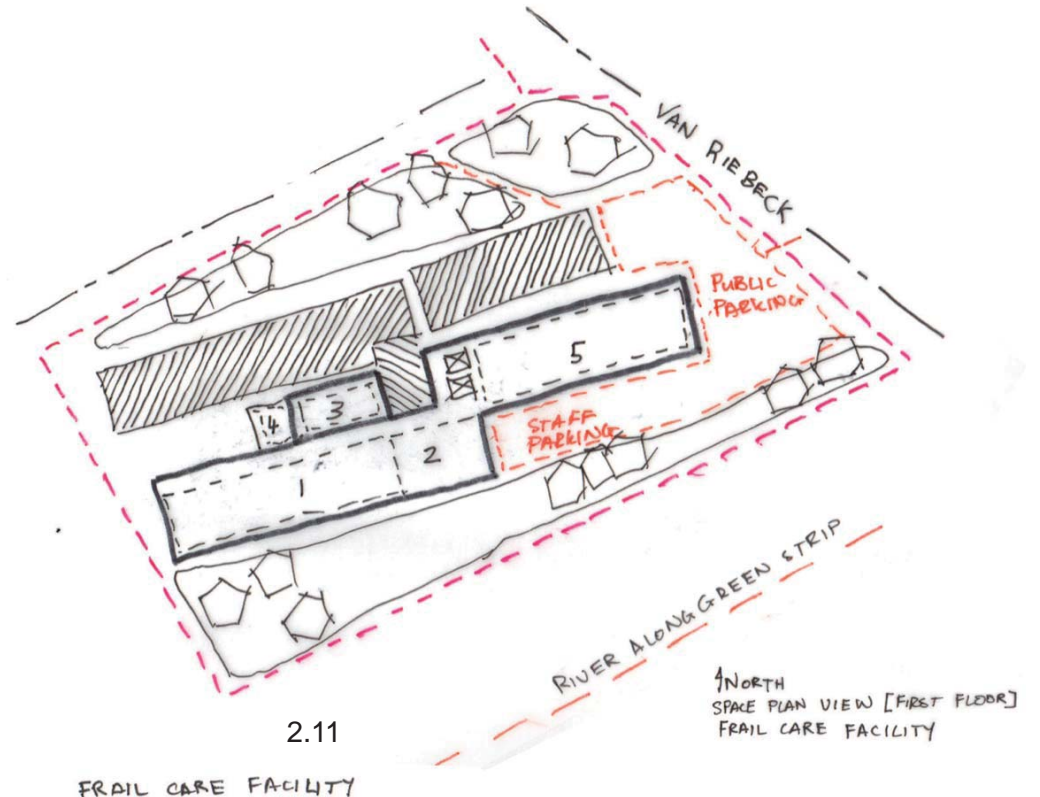


Figure 2.10: Public Entrance On-Site Sketch \_Eden Haven Retirement Village



- RECREATIONAL FACILITY
- 1 - TV LOUNGE & MULTIFUNCTIONAL ROOM
  - 2 - DINNING HALL & MULTIFUNCTIONAL
  - 3 - ADMIN BLOCK & NURSING OFFICES
  - 4 - SEMI FRAIL CARE UNITS
  - 5 - RECEPTION

- 6 - NURSING STATION / HAIR DRESSOR  
PHYSIOTHERAPIST, PODIATRIST
- 7 - SOCIAL COURTYARD
- 8 - SEMI FRAIL CARE UNITS
- 9 - LIBRARY | SOCIAL GATHERING  
SPACES



- FRAIL CARE FACILITY
- 1 - FRAIL CARE UNITS - 2 BEDS
  - 2 - NURSING STATION / RECOVERY
  - 3 - COMMUNIAL DINNING LOUNGE
  - 4 - BALCONY GATHERING SPACE
  - 5 - SEMI FRAIL CARE UNITS

Figure 2.11: Plan View \_ Recreational and Frail Care Facility \_ Eden Haven Retirement Village

### The Residential Cottages

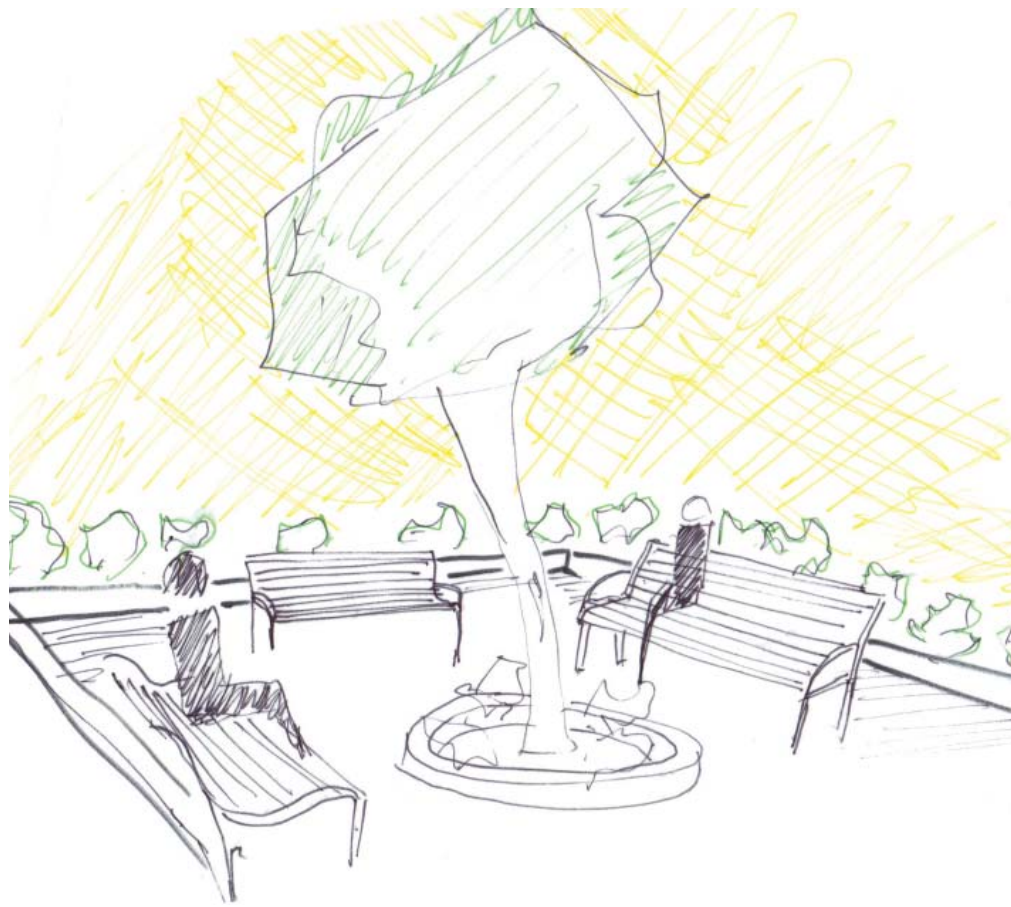
Eden Haven offers single storey, joint cottages which are closely related to the planning of Elphin Lodge retirement village units. The cottages offer 1 bedroom, 1 bathroom, a small kitchen and a living space which is small and manageable allowing for ease of daily activities, and for ease of maintaining a clean space.

### The Recreational Facility

The residential cottages utilise the recreational facility for social activities such as bingo, cards, art, musical evenings, movies and events. Due to the nature of a small and compact recreational facility the spaces are multifunctional. A large space on the ground plan (Figure 2.11) offers a TV lounge and a dining room which is sub-divided by a screen which allows the space to become one unit. All the activities are scheduled and housed within this large space.

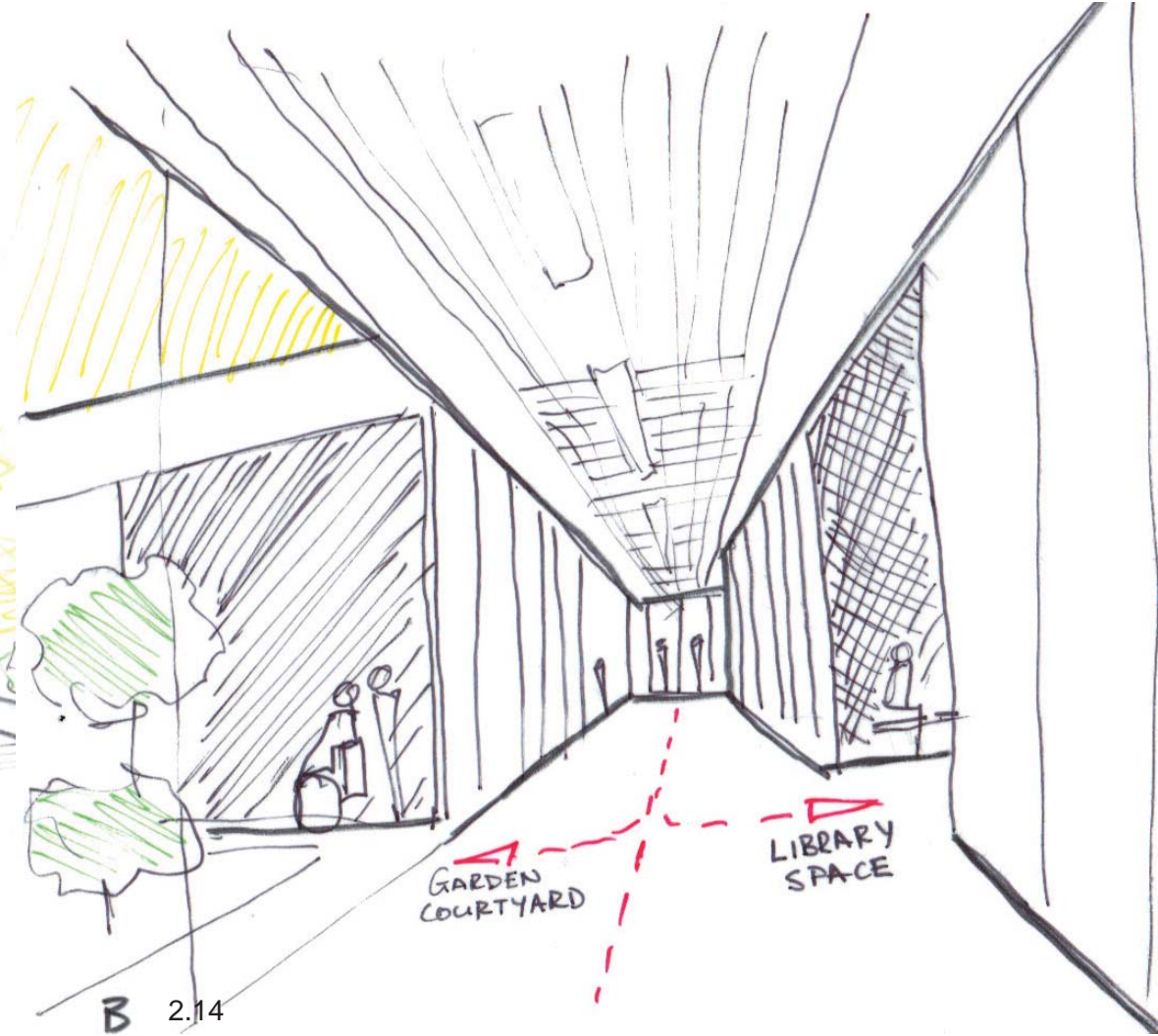


Figure 2.12: Plan View \_ Cottages\_Eden Haven Retirement Village



A 2.13

Figure 2.13: Plan View \_ On-Site Sketches A&B \_Eden Haven Retirement Village



B 2.14

Figure 2.14: Plan View \_ On-Site Sketches A&B \_Eden Haven Retirement Village

## The Frail Care Facility

The frail care facility is housed within the recreational facility with semi-frail on the ground plan and frail on the first floor.

The semi-frail care units offer a bedroom, en-suite bathroom and a kitchenette. Due to the conditions of semi-frail care residents, the units are located on the ground floor with easy access to the multifunctional TV lounge and dining room. Due to the compact nature of the units, the passages open up to void forms along the wall which are strategically placed for meeting and gathering. Some of these void forms offer reading spaces with book shelves, while others offer lounge and social gathering spaces. The semi-frail care units on the northern facade open up onto semi-private garden courtyards which are accessible from the internal passages on the ground floor.

The frail care units are located on the first floor and due to the condition of frail care residents the nursing stations are placed to assist with the daily activities of the residents. The frail care units have two beds per room with strategically placed communal bathrooms between the units. The passages of the frail care facility open up onto communal TV and dining spaces for the nursing sisters and the residents.

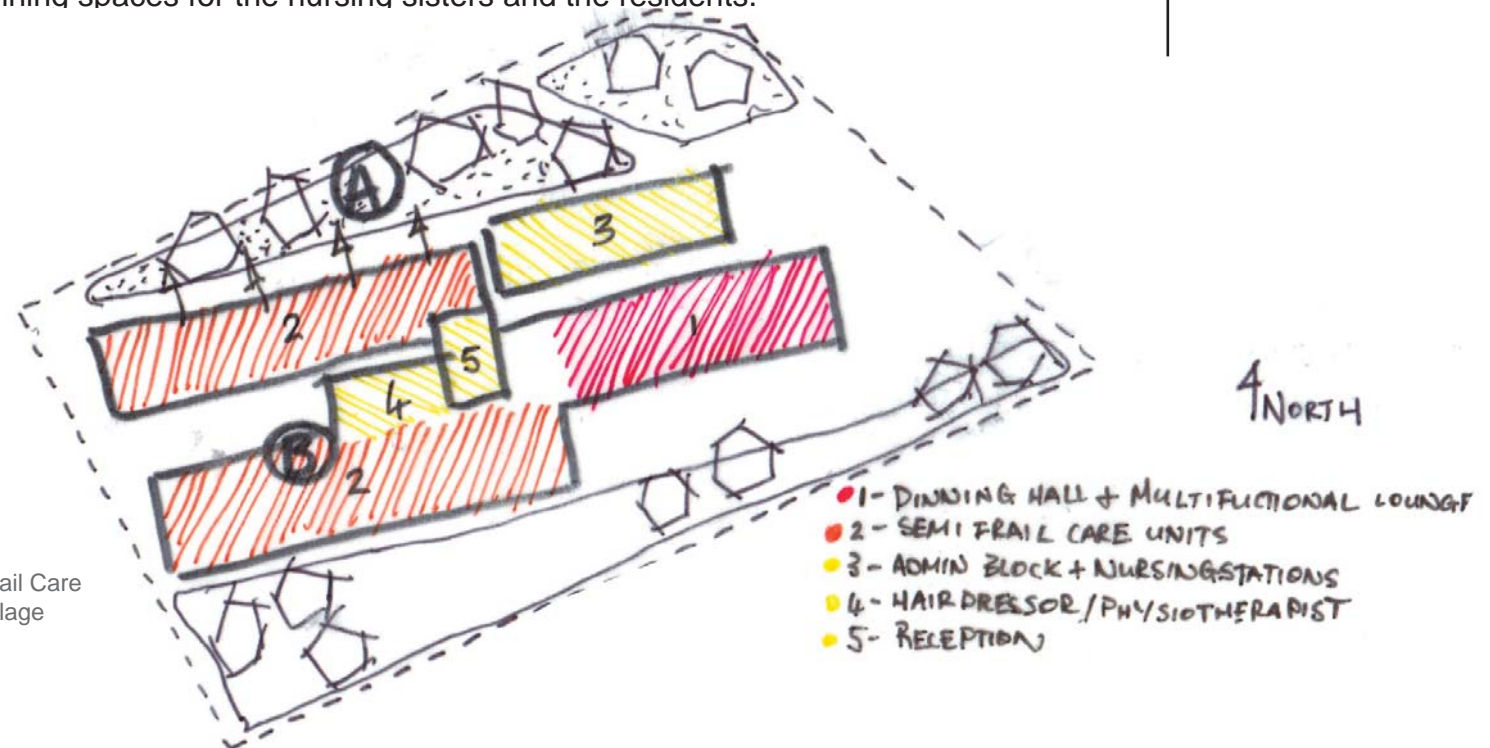


Figure 2.15: Plan View \_ Recreational and Frail Care Facility Analysis \_ Eden Haven Retirement Village



Figure 2.16: Eden Haven Retirement Village\_ Conclusion Diagram

### **c. Summary and Conclusion**

In order to house senior citizens from initial care (+- 60 years old) to frail care the program needs to deal with the concerns of health and safety. My research of the contemporary retirement villages indicates that specific programmatic resolution and facilities are crucial for a comfortable living space.

The recreational facility provides the only platform for residents to socially interact. This space needs to be carefully considered with multifunctional spaces for various activities. The administration block is the window to the retirement village and visitors and residents need accessibility to understand the schedules and activities within the retirement village. The administration block should be located upon entrance and within the recreational facility. All vertical circulation needs to be designed with the consideration of safety and ease of movement in mind. Ramps should not be designed from level to level as the residents don't have the energy to utilise this form of circulation. Vertical circulation in terms of lift cores becomes ideal for the residents and should link to activities and be accessible for to the residents for ease of movement.

Depending on the condition of the residents the frail care units should be in close proximity to the nursing stations and the health care that the village provides. From semi-frail to frail care the facility should be in close proximity to the recreational facility in order to encourage the social integration of the residents. By utilising and strategically placing social gathering spaces in the form of lounges, TV lounges and dining spaces one can create social integration with the staff and other residents.

The independent living units should be in close proximity to the recreational facility as many residents do not have access to transport and walking distances becomes a concern. If the units are far from the recreational facility, residents will rather stay within the confinement of their living space.

## d. Questionnaire and Conclusion

Dear Resident,

My name is Ryan Caldeira and I am currently studying my Masters Degree in Architecture at the University of the Witwatersrand. In order to complete my dissertation I am proposing a new concept for a retirement village and would kindly request some input from current retirement village residents.

Your participation is voluntary and anonymous .

1. What are the concerns of retirement? (May Include: Health and safety of self and belonging)
2. What are the characteristics you look for when choosing a retirement village?
3. Do you feel that your retirement village deals with your concerns of retirement?
4. What are the benefits of your retirement village?
5. What are the activities you most enjoy within your retirement village?
6. What activities do you feel are not beneficial to you?
7. Do you feel that these activities are beneficial to others in your retirement community?
8. Do you feel that there is room for improvement of the activities offered by your retirement village?

9. Does your retirement village offer the opportunity for 'weekend markets' and do you feel that this could provide a stage for people to express their skills?

10. How would you feel about a shopping component added to your retirement village that sells necessities of daily living?

11. Do you think members of the retirement community can offer more to the wider community and visa versa? *Very definitely*

12. If you had the opportunity to assist the wider community with services such as homework assistance, day care, skill and craft workshops ..., would you be interested?

Please feel free to add any comments you help is greatly appreciated,

Figure 2.17: Elphin Lodge Retirement Village\_ Questionnaire (refer to Appendix for answers)



During my stay at Elphin Lodge I had sent a questionnaire to the residents living in the independent units. The questionnaire (see appendix for example of answers) was designed in order to assist with the programmatic resolution get an insight to the successful elements and concerns of the retirement village.

In my questionnaire many residents expressed their needs for health and safety, in addition, social exclusion and the ability to have finance for the duration lives, were prominent concerns. The questionnaire asked for possible improvement suggestions around the activities offered at their village, and if they thought the village could offer more including the wider community. The residents' answers (refer to appendix) reflected that many of them would like to offer more to the community. Many indicated that they would like to be around children and felt they could assist in homework, day-care, skills and craft workshops. Many residents believed that informal markets would be beneficial to encourage community events and financial assistance.

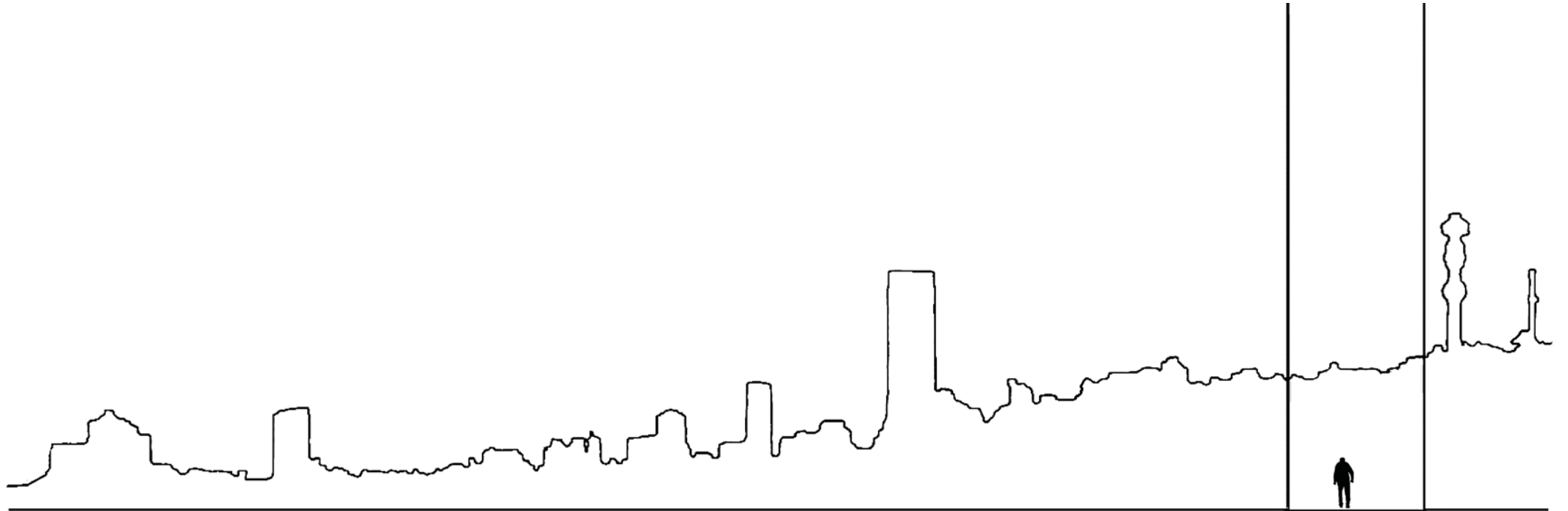
“We have had morning markets and a display of hobbies, crafts ect... Items on display were most impressive and the range of activities where mind boggling” (anonymous quote as per appendix)

In addition to this feedback I have concluded that the psychological needs as well as the physical needs, as per Maslow's Hierarchy of Needs, of the elderly should be taken into consideration and therefore influence the programmatic resolution and the architectural response. The elderly should be encouraged to add a meaningful contribution to society, to engage with the surrounding community, have their security needs met and should have a sense of independence.

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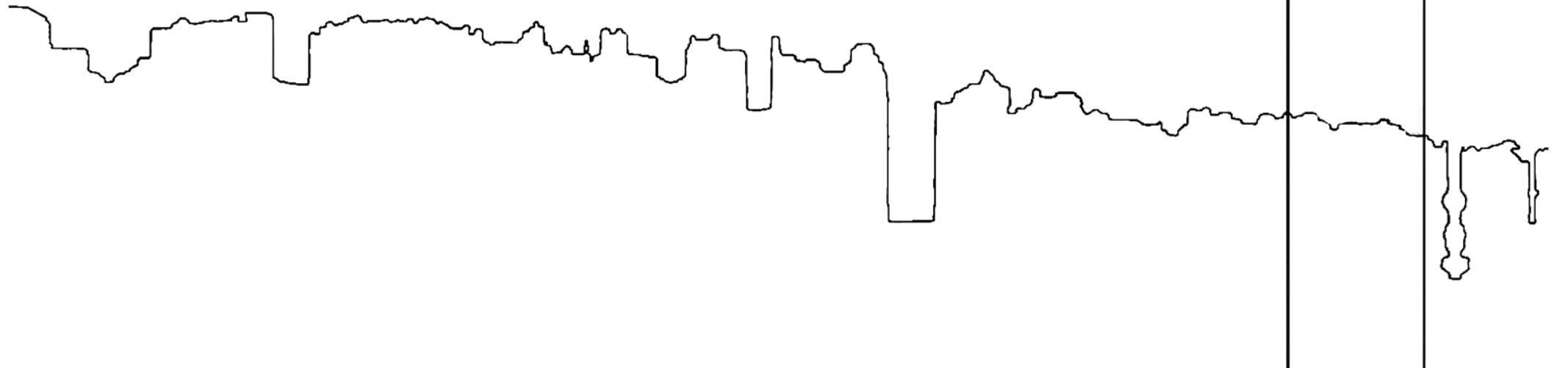
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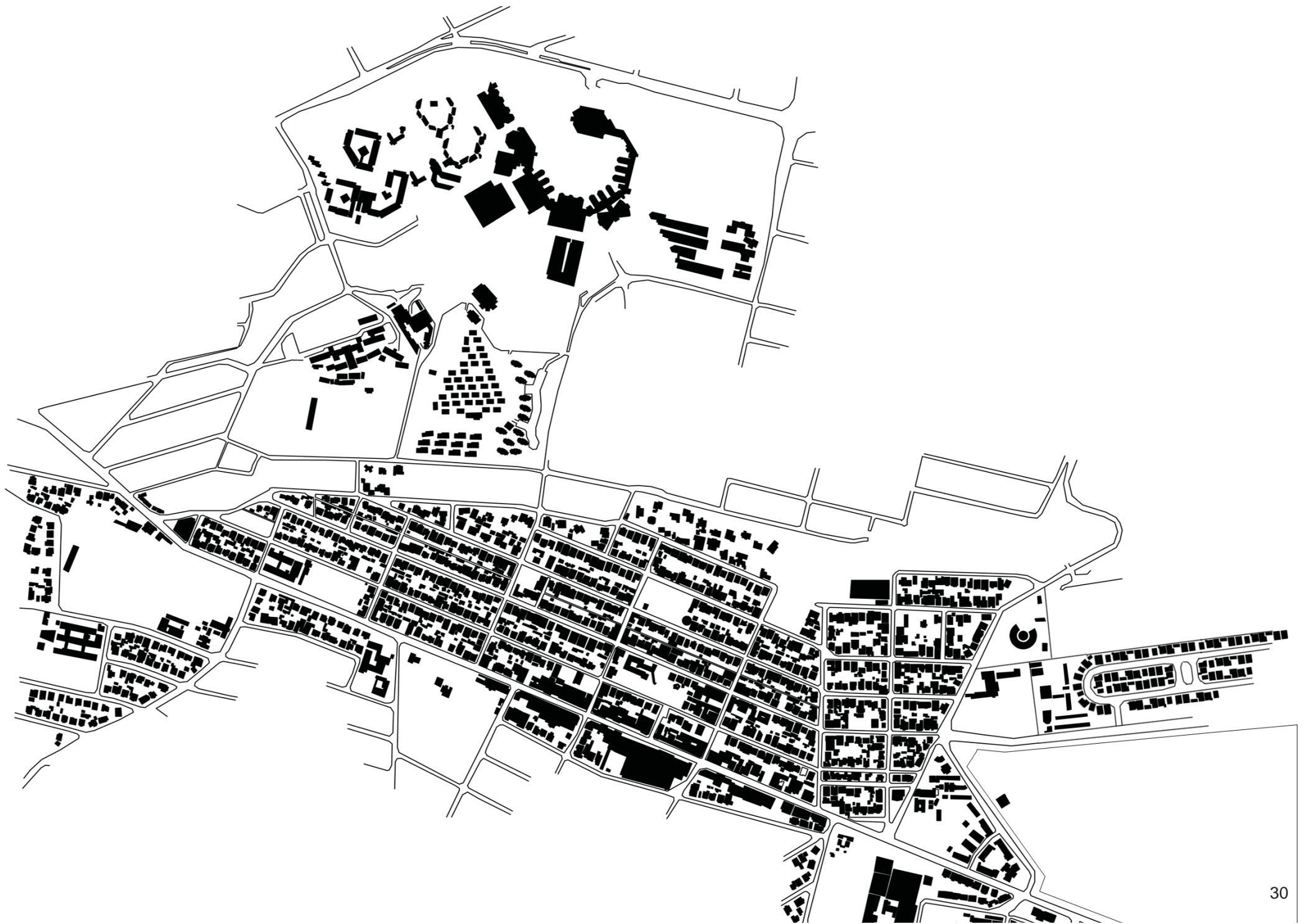
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**3. SITE ANALYSIS**

**29**





## **a. Surrounding Context**

The initial criteria of the site was to provide a sense of community, allowing an opportunity to give back to the surrounding context. Health care and security became prominent factors when dealing with the concerns of aging. Another factor often overlooked within contemporary retirement living conditions is the concern of being completely isolated within the confinement of the retirement village. The criteria of the site and of the innovation, would be responsive to the fears of retirement and growing old.

Considering site locations for my thesis topic, 'URBAN AGING the social inclusion of senior citizens', a site close to, but not within the inner city of Johannesburg, became my main focus. The rough urban fabric of the inner city became unfit for retirement living with the lack of safety, hustle and bustle, and urban edges of walkways pavements and busy streets. The fast-paced environment makes the inner city daunting to any user without a direct destination, and therefore you run the risk of becoming lost. This is not an ideal situation for an elderly citizen.

Bordering the bustling inner city, Brixton is Johannesburg's oldest suburb. Brixton has a unique urban fabric which is not easily found in Johannesburg anymore. Brixton becomes the ideal platform to socially integrate seniors within the context of a community and within the urban sense of the inner city. Located on the Watershed Ridge of Johannesburg, Brixton provides the platform for a diverse community and has great access and views to the inner city, but at the same time, a softer, more welcoming environment. Brixton is a diverse community which incorporates an interesting history and an even more interesting and eclectic group of residents (The Brixton Community, 2012:para.2).



Figure 3.1: 'hustle and bustle' Photograph of Inner City Johannesburg

Figure 3.2: 'Community Park Days.' Brixton park, "Kingston Frost Park" (The Brixton Community: Image 2)

Figure 3.3: 'Community Park Days.' Brixton park, "Kingston Frost Park" (The Brixton Community: Image 3)

The initial analysis of the site was to determine the community life within the surrounding context of Brixton. I began to analyse Brixton Park. The Brixton park, or also known as “Kingston Frost Park”, offers a platform for the community of Brixton to enjoy the nature and views offered by the park. For the reason that Brixton Park was once neglected and occupied by drug dealers and vagrants, the community of Brixton, Auckland Park, Rossmore, and surrounding areas gather every last Sunday of the month for ‘Community Park Days.’ There are constant refurbishments taking place, from the once neglected park, this space now offers a platform for social interaction of a diversity of people both young and old.

Within close proximity of Brixton Park lies Brixton Recreational Centre, located along Fulham Road, Brixton. Accessibility to Brixton Park, Brixton Recreational Centre provides a platform for the community to engage in activities such as pottery, mosaic classes, dancing and athletics, to name a few. The facility is also used in the afternoons as a homework centre for the school children of Brixton.

In order to return the Kingston Frost Park to its “healthy natural state” (The Brixton Community, 2012:para.35), artwork of the young and old members of the community is incorporated in the park and allows for the community to express themselves and to add another element of beauty to the much loved park.

Taking these factors into consideration, the elderly and the surrounding community would benefit from a retirement village in this vicinity as the elderly have the opportunity to contribute in a meaningful way. Through volunteering their time and experience the elderly have the potential to become the most active workforce in developing the community.



Rossmore

Uitsaaisentrum

Cottesloe

Crosby

Brixton

Jan Hoffmeyer

Brixton Park

SITE

Vrededorp

Langlaagte North

Mayfair West

Brixton Cemetery

Mayfair

Burgersdorp

- ① Garden City Clinic
- ② SAPS
- ③ Brixton Library
- ④ Brixton Recreational Facility
- ① Pick n Pay Brixton Family Supermarket
- ② Gold Reef Super Market
- ③ Salsa Supermarket
- ① Brixton Park
- ② Unused Corner
- ① Braamfontein Station
- ② Mayfair Station
- ③ Grosvenor Station
- ① Brixton Cemetery Park
- ② Brixten Cemetery
- ① Vision Of Africa Day Care Centre
- ② Exsiting Unused government primary
- ③ EP Bauman Primary
- ④ Bree Primary School
- ⑤ Bree Street Primary
- ⑥ Hugenoot Primary



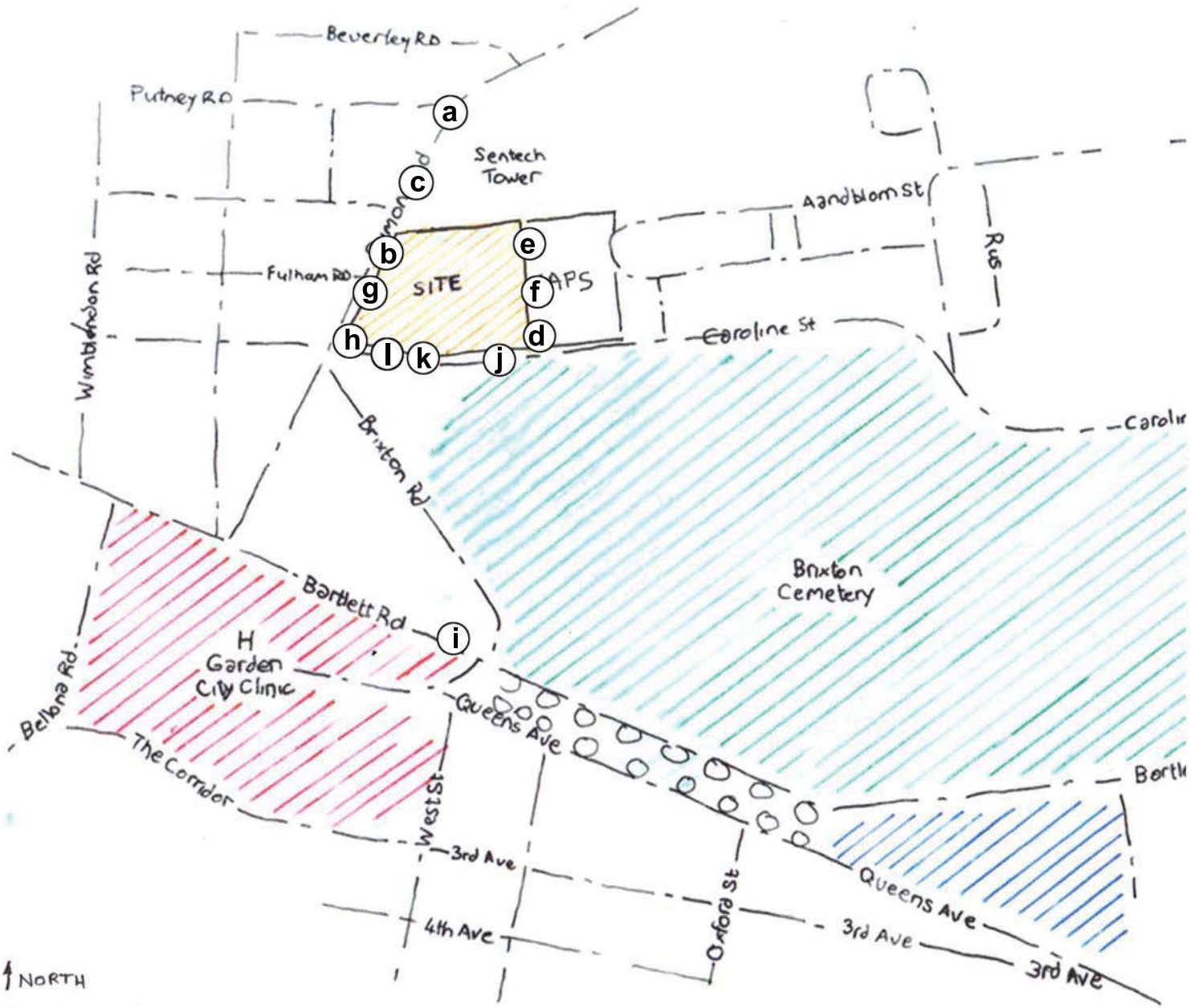


## **b. Characteristics of Site Location**

Considering a site location within the surrounding context of Brixton I stumbled on an old Brixton Primary School on the corner of Caroline Street and Symons Road. For many years the site has been utilised by the SAPS for Vehicle Crimes and Investigations. Not fulfilling its original purpose the hall is utilised for meetings and the forecourt of the hall for storage of vehicles. Although now abandoned by the SAPS the site offers a great potential to re-establish a learning environment and the intervention of integrating senior accommodation.

Neighboring the SAPS investigation unit, the site offers a direct route to Garden City Clinic. The site fulfills health and safety requirements and therefore is a suitable and safe context for senior citizens. With the consideration of social inclusion of seniors, the site offers accessible routes to the Brixton Recreational Facility, Brixton Community Library and Brixton Park. This site is ideal for senior citizens as it allows a space for them to fulfill their basic needs as well as their self-actualization need to give back to the community.





SKETCH OF SITE AND SURROUNDING CONTEXT





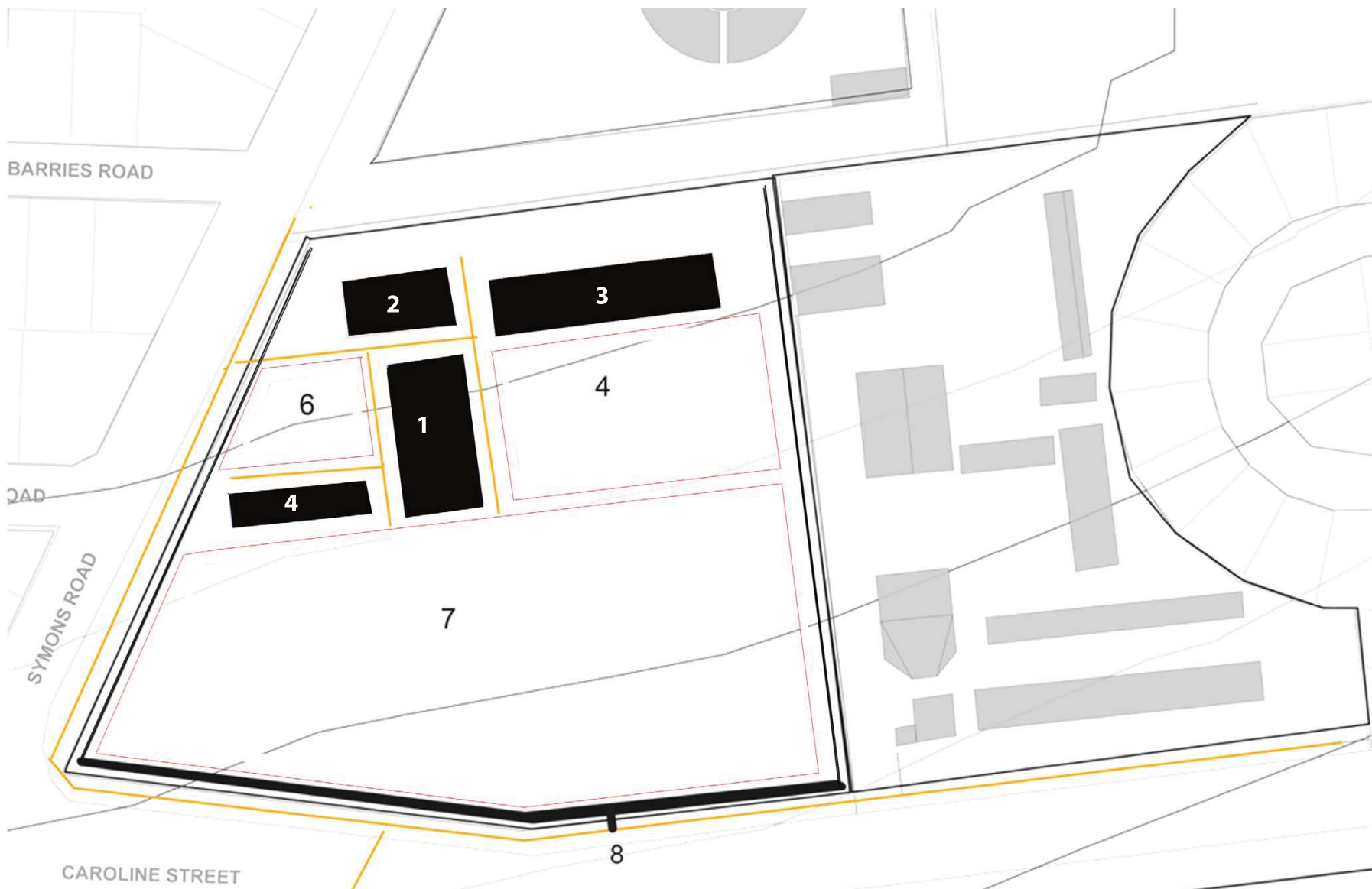
Figure 3.4: Photograph of Hall Space (1)\_ Existing Primary School



Figure 3.5: Photograph of Abandoned Vehicle\_ Hall Forecourt (2)



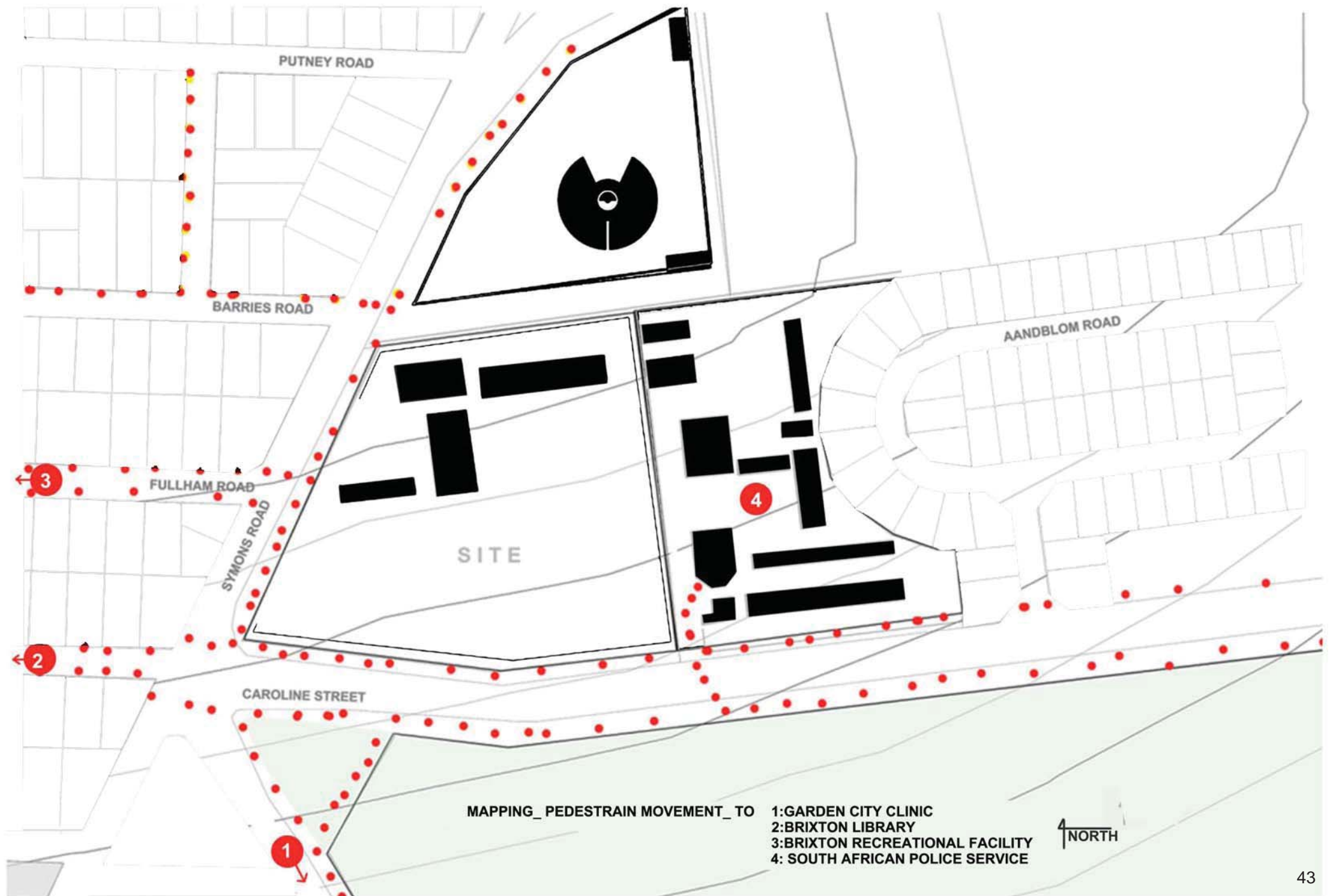
Figure 3.6: Photograph of Class Hallway \_ Existing Primary School (3)



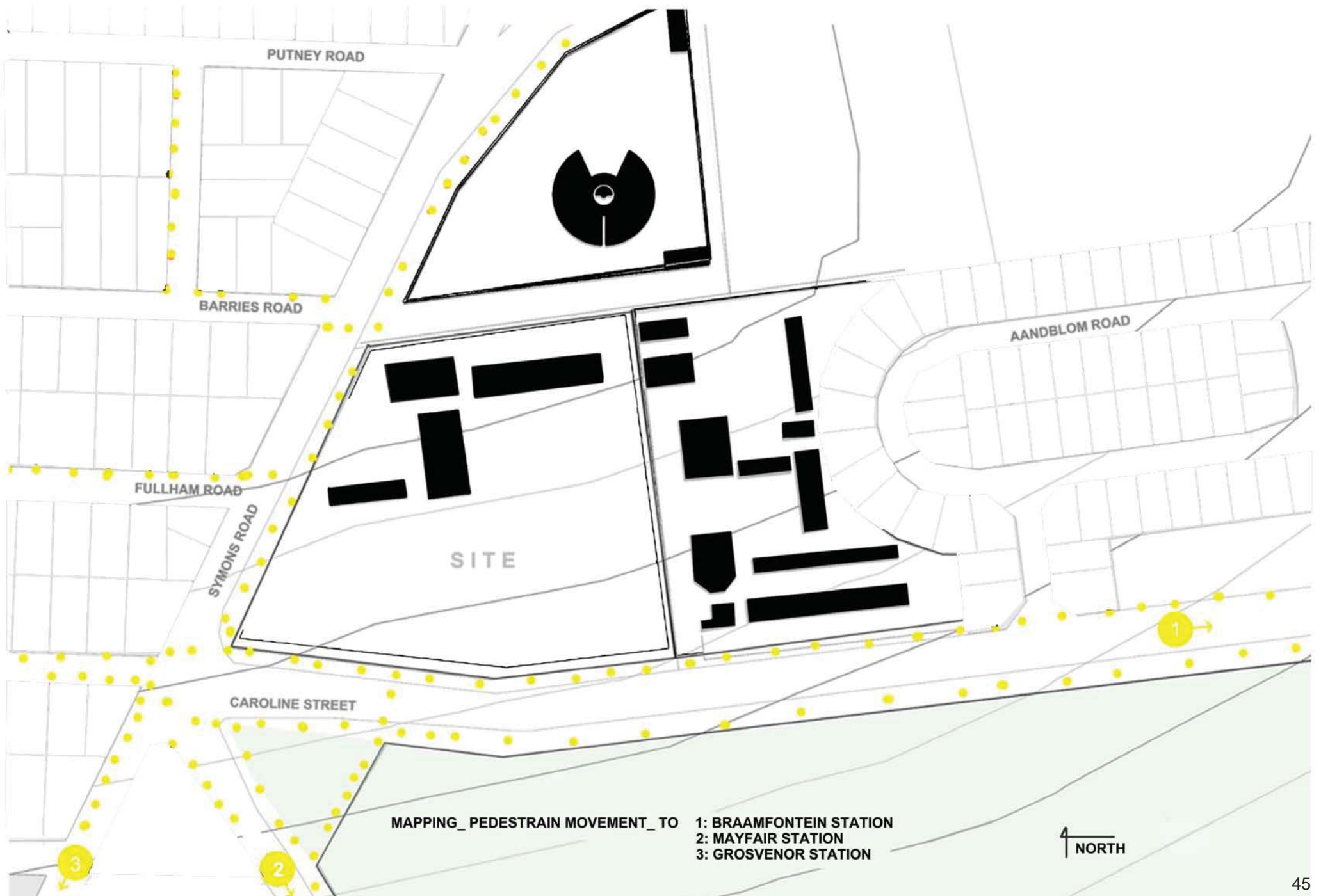
**SITE MAPPING\_EXISTING ABANDONED GOVERNMENT SCHOOL**

- |                            |                                      |
|----------------------------|--------------------------------------|
| 1 SCHOOL HALL              | 5 CLASSROOMS                         |
| 2 ADMIN AND STAFF QUARTERS | 6 SCHOOL ENTRANCE                    |
| 3 CLASSROOMS               | 7 LEVEL GROUND FOR FIELDS            |
| 4 HALL COURT PLATFORM      | 8 REINFORCED CONCRETE RETAINING WALL |





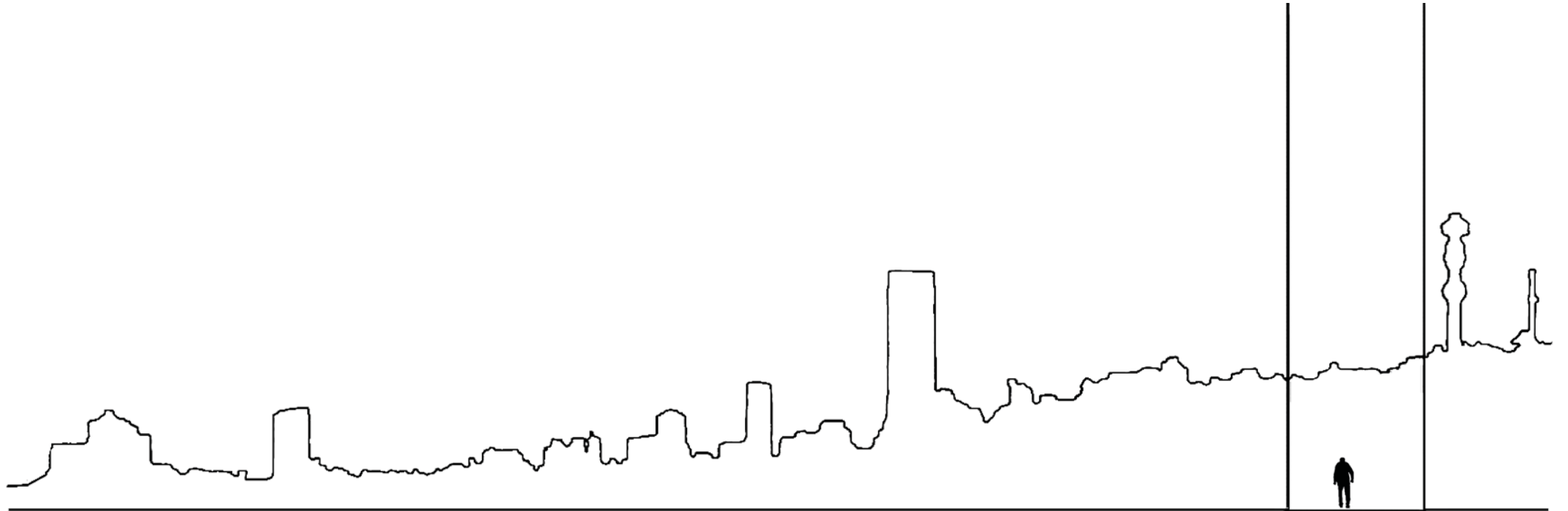




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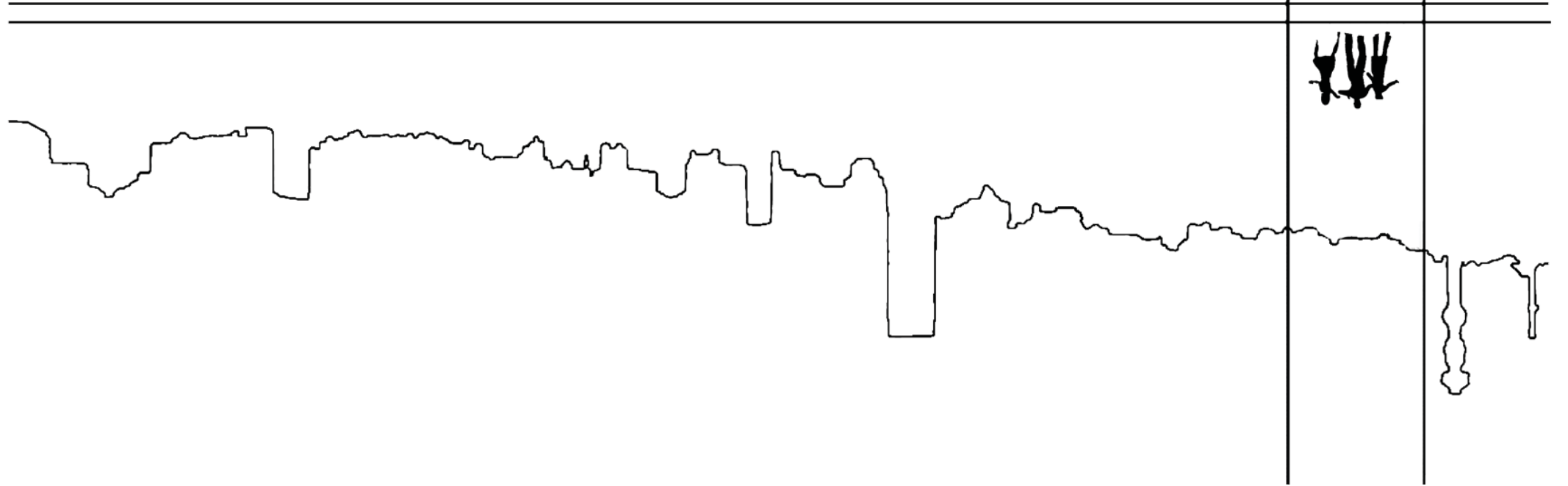
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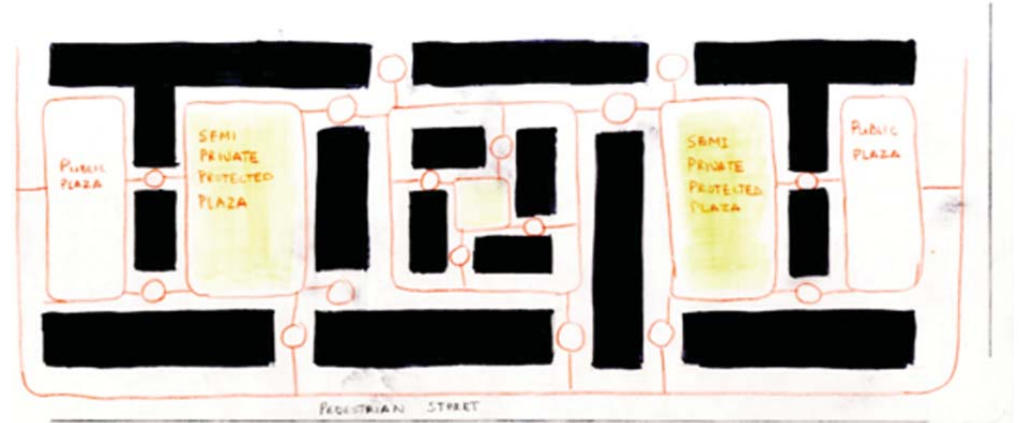
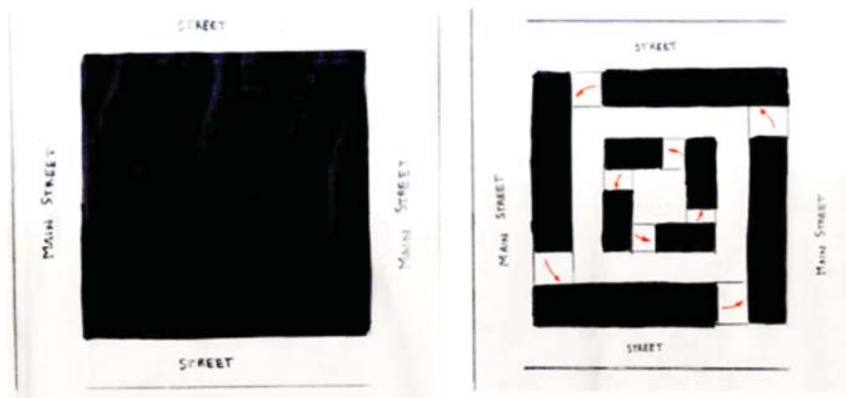


4. SOCIAL INTEGRATION

47



Square That Breathes



4.1

Figure 4.1: Public to Private courtyards analysis of 'A square that breathes' Aldo van Eyck

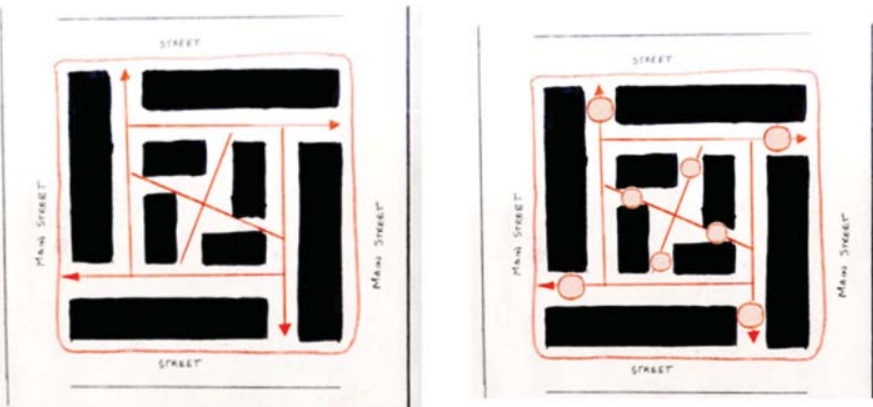
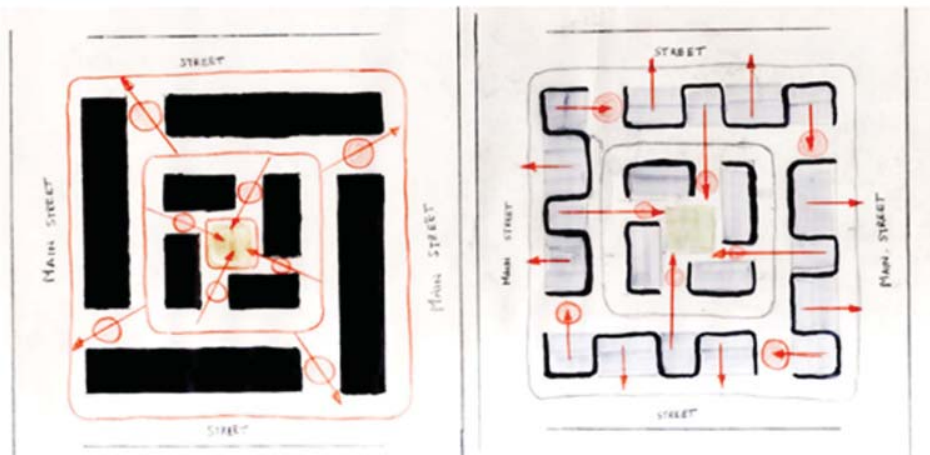


Figure 4.2: 'A square that breathes' Aldo van Eyck" Amsterdam (Ligtelijn, 1999:115)



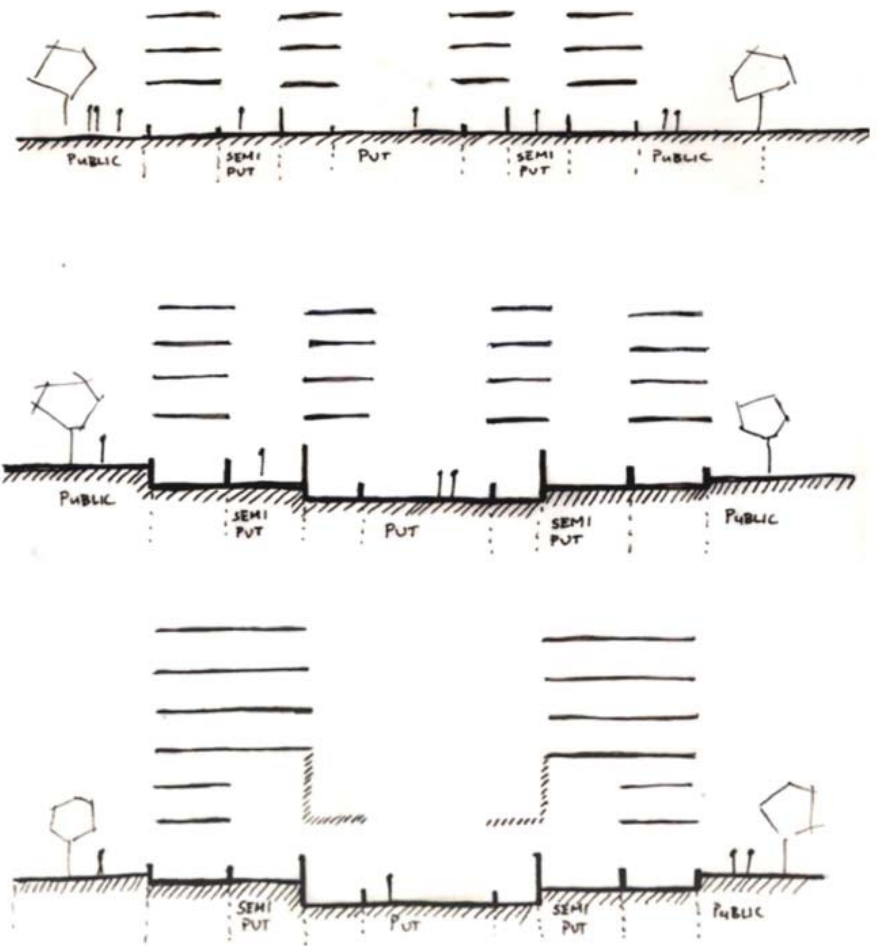
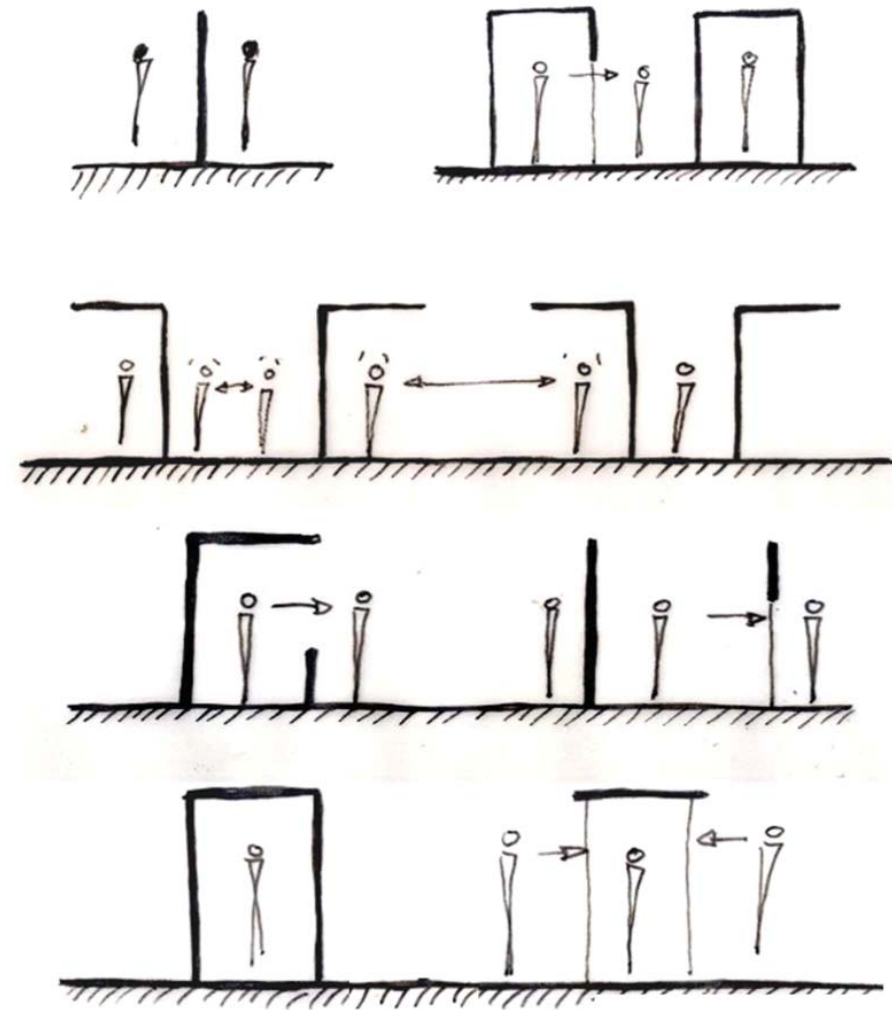
4.2

*“When public spaces are successful ... they will increase opportunities to participate in communal activity. In the parks, plazas, markets, waterfronts, and natural areas of our cities, people from different cultural groups can come together in a supportive context of mutual enjoyment. As these experiences are repeated, public spaces become vessels to carry positive communal meanings” (Kihato, Ruble & Massoumi, 2010:21).*

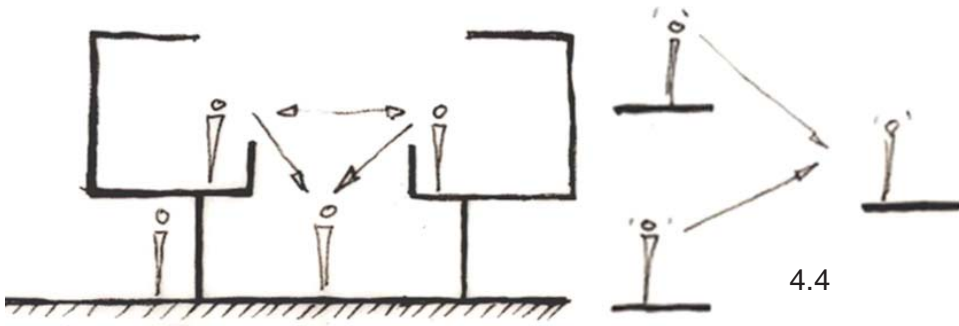
### **a. Principles and Theories**

Searching for principles and meaning for how a public space can be treated to achieve accessibility and ease of movement, I had stumbled across a principle “the square that breathes” by Aldo van Eyck (Ligtelijn, 1999:115). By simply taking a solid or void form van Eyck distinguishes the opportunity of making healthy breathable spaces, forms which encourage ease of movement from public to private spaces and social zones between forms where accidental meetings occur.

With no particular site in mind, van Eyck identifies a simple circulation of the street edge around a solid square, breaking the solid form to provide access and movement patterns between the forms. As a clear canvass without the use of existing fabric and defining routes, the principle of “the square that breathes” can establish comfortable public to private spaces.



4.3



4.4

Figure 4.3: Sectional Analysis of Social Connections

Figure 4.4: Sectional Analysis of social connections, based 'A square that breathes' Aldo van Eyck

In order to unpack the “square that breathes” one needs to consider how the comfortable public to private spaces can be determined within a sectional analysis. Figure 4.3 indicates how the simple projections of the forms of the square that breathes can determine public to semi-public and private spaces. The transitional spaces of public to private can be determined with the use of level changes and various heights of vertical elements such as walls and screening devices. By simply enclosing the semi-private space a further transitional space between what defines public and private spaces is established.

The principles of Aldo van Eyck introduced certain ideologies of various sectional social inclusive and breathable spaces. From the analysis of various combinations of sectional spaces one can achieve social connections within the open and closed public, semi public and private spaces. With the simple use of vertical elements, open spaces, enclosed spaces and levels differences one can achieve a hierarchy of social connections.

I believe the successful use of sectional spaces will achieve not only different combinations of social connections but a sense of dignity for the user, with a clear hierarchy between the user and the visitor. The various combinations of sectional spaces can be applied to open public, closed public and semi public, to private spaces.

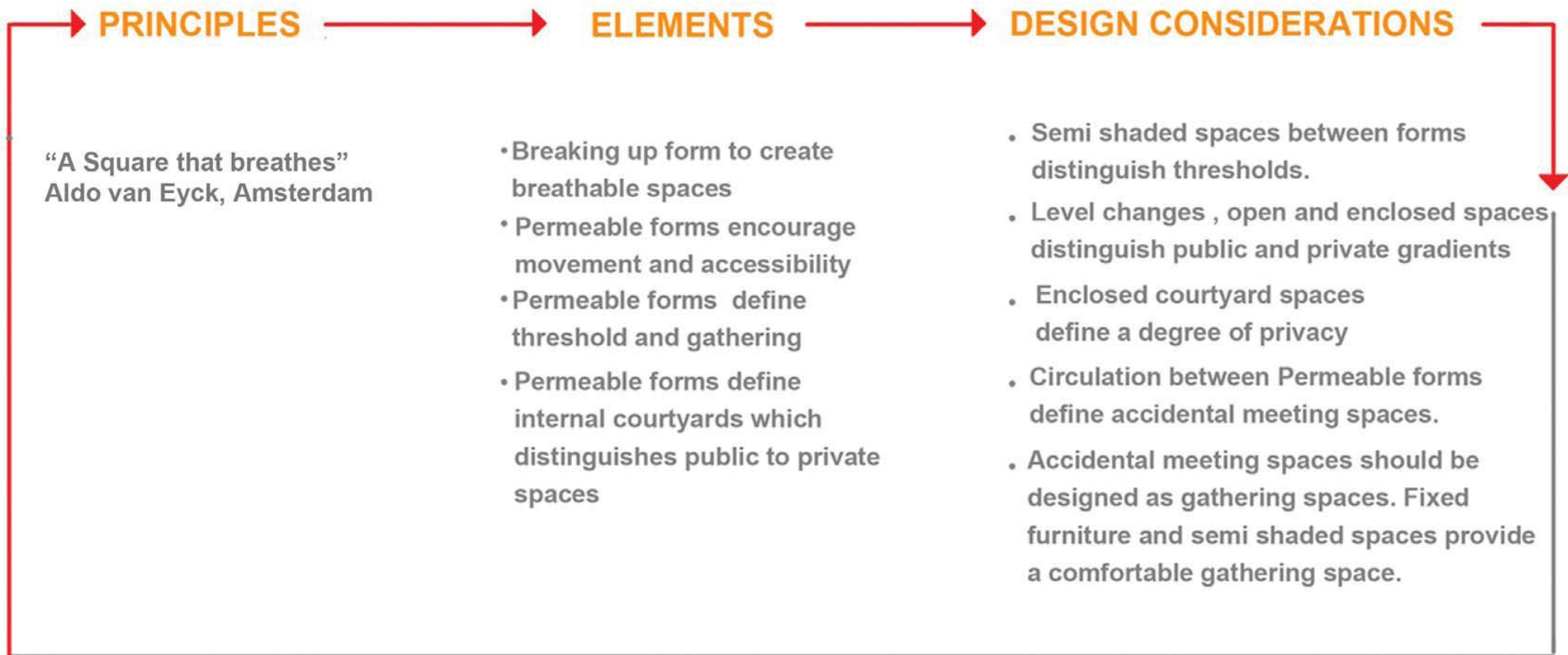
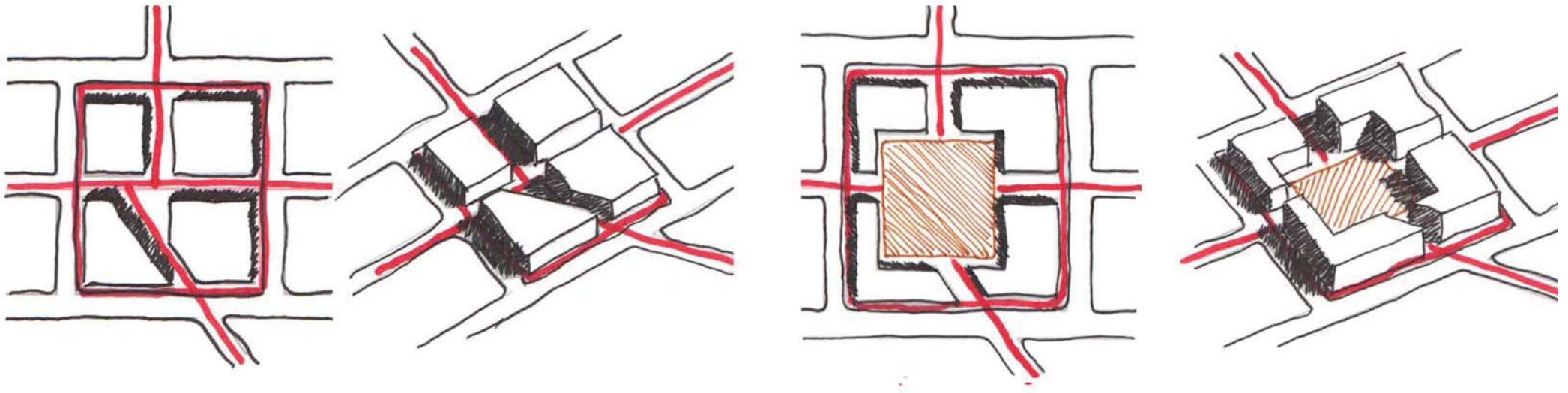


Figure 4.5: Conclusion Diagram “A square that breathes” Aldo van Eyck

One can judge the accessibility of a public space by the connection of existing streets and walkways. The accessibility of a successful public space is both a visual and physical connection and therefore the surrounding context becomes a crucial template to the placement of the a public space. The first two figures below provide an example of how a single mass can be broken down by the existing fabric allowing a visual and physical connection to proposed public spaces. The second two figures below provide an example of how an internal public space can act as a gathering space for proposed closed public functions. A successful public space is easy to get to and get through; it is visible from both a distance and up close. (Project for Public Spaces, 2009: para.4).



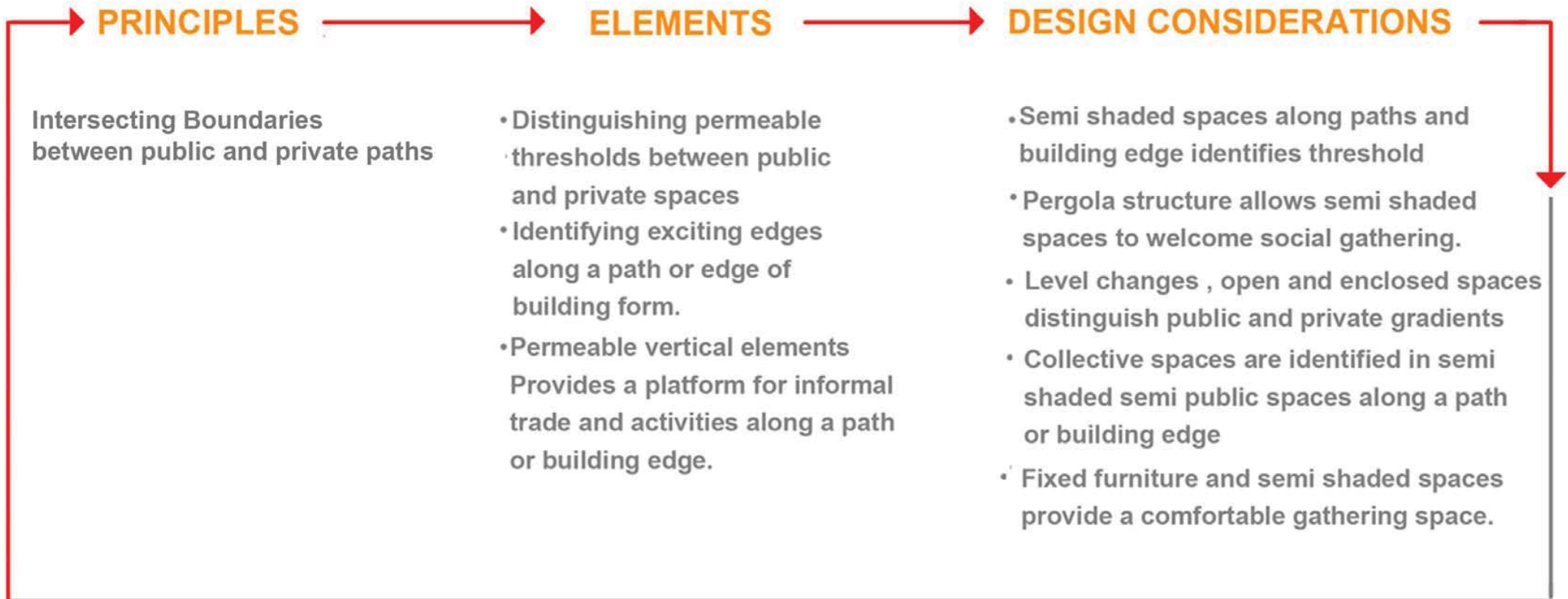


Figure 4.6: Conclusion Diagram \_Intersecting boundaries between public and private paths.

From the understanding of including a public space which is easily to access and filter through, I began to question the edges of building form and path. As people filter through and walk along the edges of a form it is more interesting and generally safer to walk by a row of shops or activities rather than a blank wall or an empty lot.’ (Project for Public Spaces, 2009: para.4).

In order to begin an analysis of the edges of a form and the potential for shops or activities I began with the analysis of social connections of sectional spaces in mind figure 4.7 and distinguished a privacy gradient along a straight path. To begin the process of the privacy gradient along a path I analysed public, semi-public and private spaces as separate entities.

By simply breaking up a vertical element such as a blank wall which separates public, semi-public and private spaces the boundaries of these spaces become permeable. The user of the proposed straight paths can freely move from public to private spaces passing into each threshold defined by the vertical elements. The size of gaps within the vertical elements creates thresholds which allow more permeable spaces within the public space, and enclosed and controlled access points in the private space. By distinguishing the patterns of thresholds between public and private spaces this module highlights the potential of thresholds from the build form to the public space.

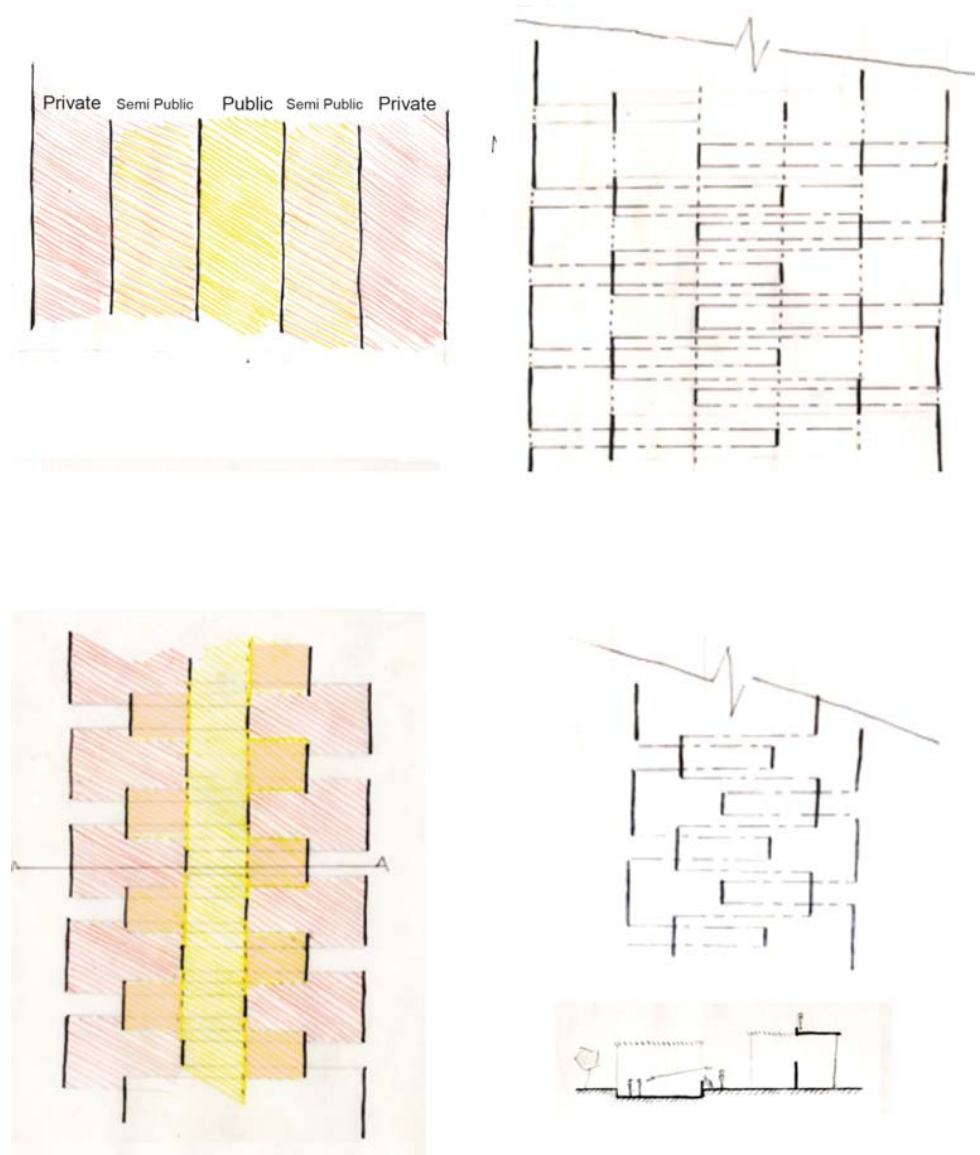
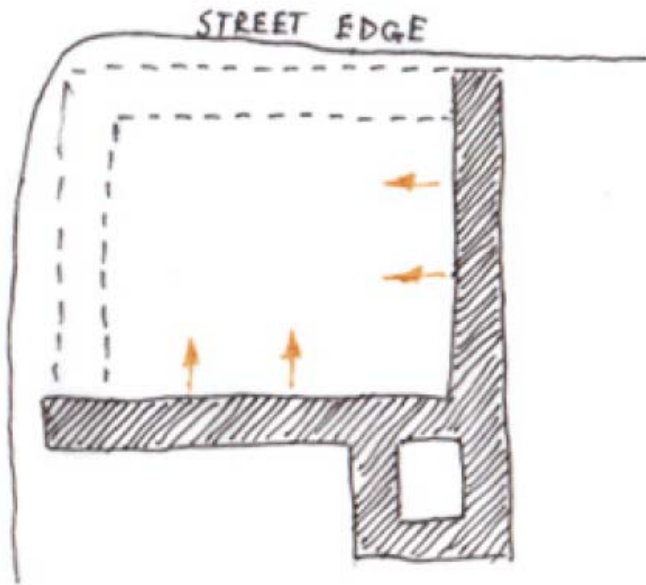
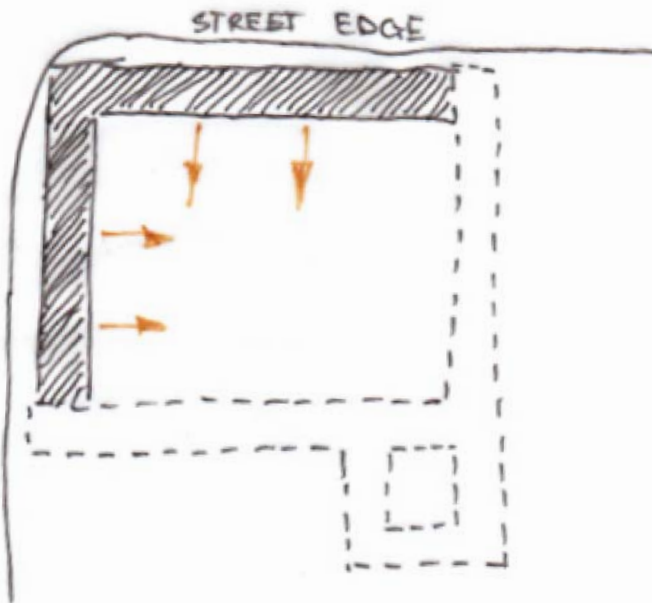


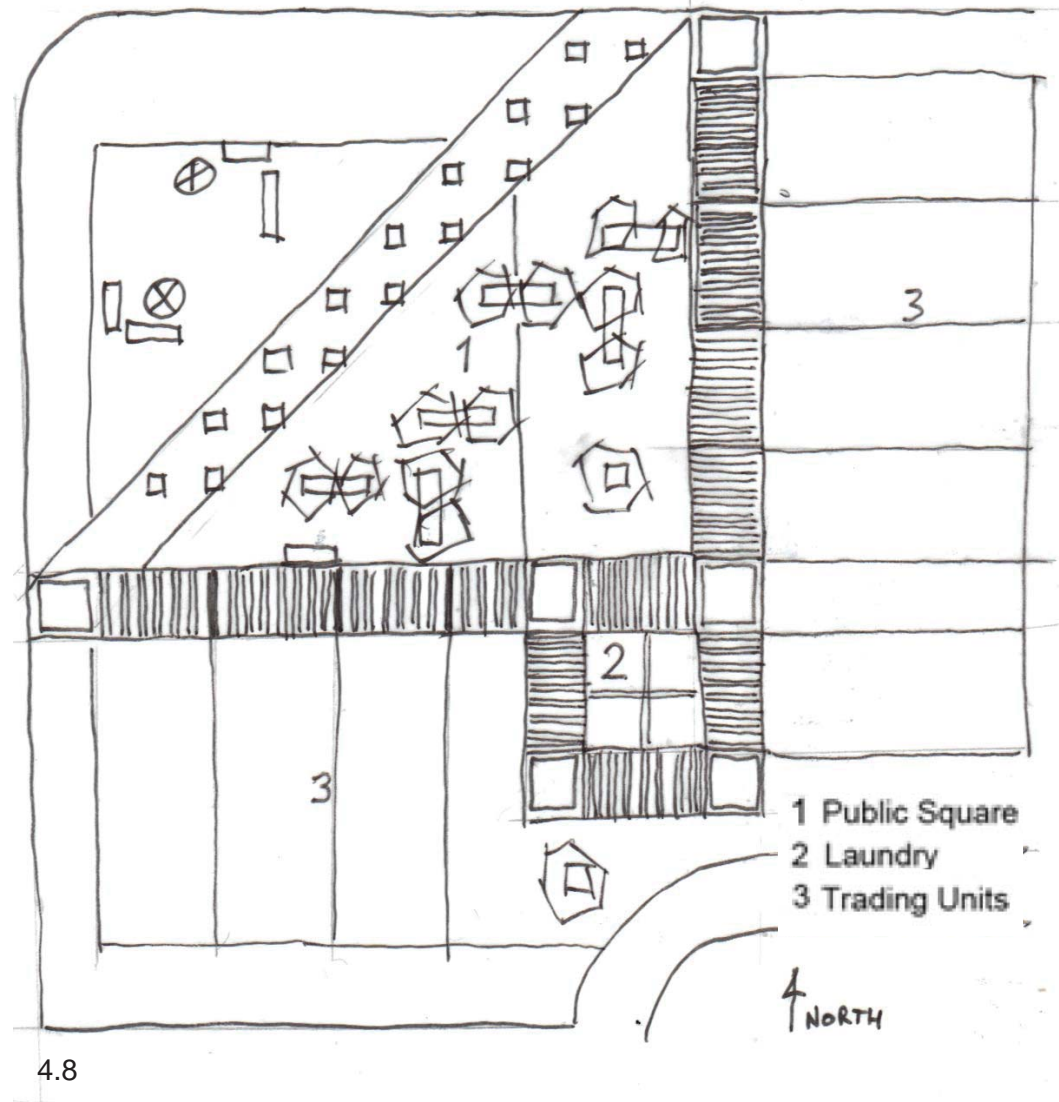
Figure 4.7: Intersecting boundaries along a straight path\_ Public to Private



4.9



4.10



4.8

Figure 4.8: Plan view of Public Square, Laundry, Trading Units (Barac 2007:65)

Figure 4.9: Introverted, Inclusionary space

Figure 4.10: Extroverted, Exclusionary space

### **c. Case Studies**

#### **The Philippi Lansdowne Public Space Project Cape Town, South Africa. Du-Toit and Perrin Associates (2002)**

The project for Philippi Lansdowne public space is a great example of architects who understood how to socially include an immediate community within a residential design. The project is based in the context of a poor and informal community in need of development. The architects designed the building in order to include the community, and allow the local residents to act as a means to better the poor township and initiate the development of the area from a “township into a town”. (Barac, 2007:64) The architects understood that no matter the approach of the design the building would be reinterpreted by the community to suit their own needs. Rather than turning their back on the community the architects designed well articulated spaces that welcomed the community and considered the needs of privacy for the residents. (Barac, 2007: 64)

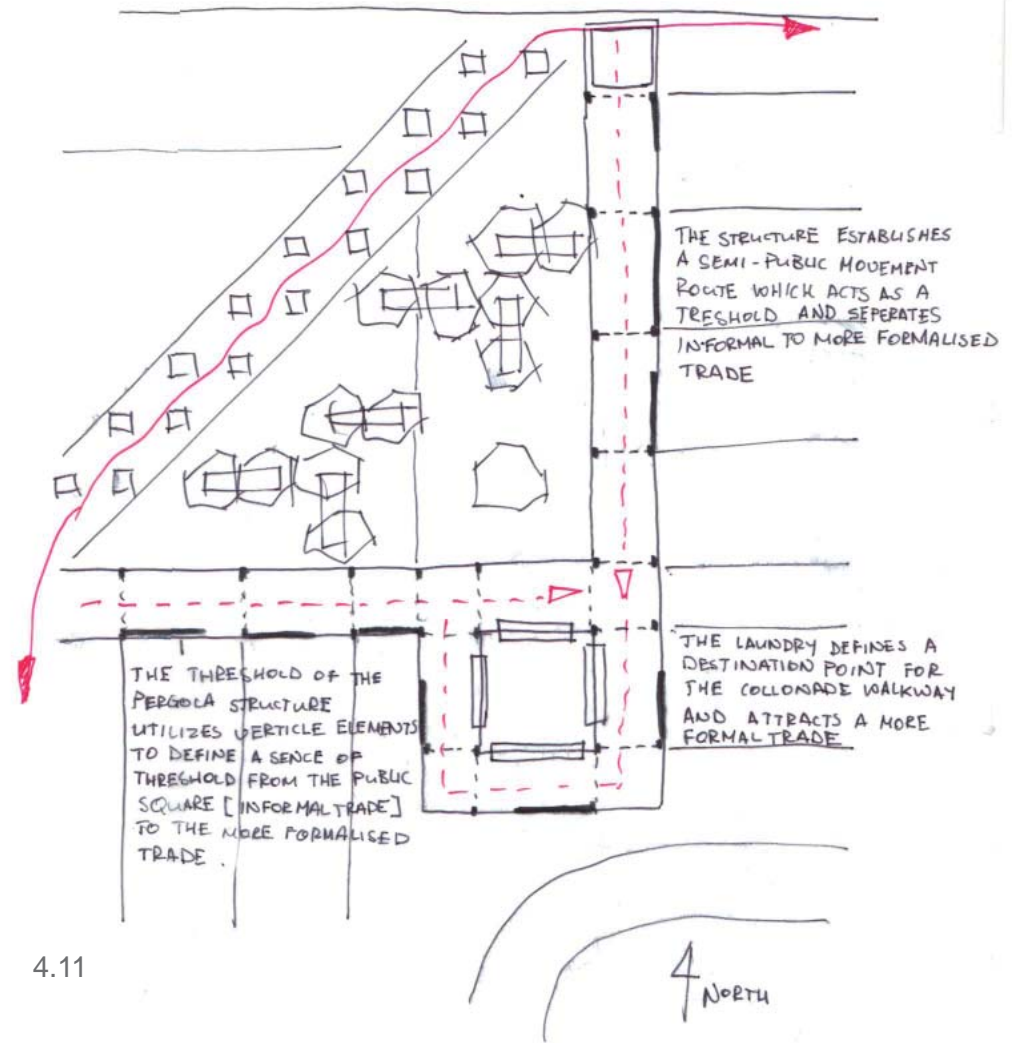
The success of an accessible and permeable public space became a crucial element to encourage the community to interact with the space. In order to define a successful public space the building form was designed to open up to most interactive part of the site. A defining L- Shaped structure creates the edges of public space while opening to the corner of the site. The introverted figure 4.9 form which welcomes the community becomes an inclusionary space rather than a extroverted form which is perceived as exclusionary. (Rowe, 1996:169) The inclusionary space becomes a platform for informal trading units which follow an inviting and accessible diagonal path which splits the public square into two pieces.



4.13



4.13



4.11

Figure 4.11: Analysis of pergola walkway and colonnade (Barac, 2007:65)

Figure 4.12: Section view of pergola walkway and colonnade (Barac, 2007:65)

Figure 4.13: Images of covered walkway and public square (Digest of South African Architecture, 2003:58)

The inviting form of the L - Shaped structure becomes the boundary of the public square as well as a threshold to residential units located behind the development. The colonnade becomes a public pavilion which is partially shaded by the pergola structure allowing for a comfortable social gathering space. The threshold from public to private is achieved by vertical brickwork wall elements placed between various points of the colonnade. Users are able to adopt areas of trade as the structure is fragmented reacting to the temporary flexible nature of the informal trade (Le Roux, 1998:355)

As a semi-public social gathering point the L-shaped structure gives way to a laundry facility which acts as a destination point from the two semi-shaded walkways. Certain Levels of hierarchy are achieved by low rise walls which provide the opportunity for social interaction whilst sitting in the shade. The residents within the surrounding context are able to utilise the development as the shops can be built on the structure allowing for more formal trading activities to occur.

An interesting and successful element of the Philippi Lansdowne Public Space Project is the use of the lightweight pergola form. What makes this form successful is the inviting threshold it creates from the public square to the residential units, the pavilion it creates for public interaction, and the opportunity for informal shops which relates to a diagonal path of informal trade.

*“As things are, often large trees are the most convivial objects of the city...” (Friedman & Schaur, 1990:60) The pavilion has become the welcoming aspect of this design and can be referred to as the tree or gathering point of the project. The lightweight pergola structure comes alive as various activities happen within against and around the structure.*

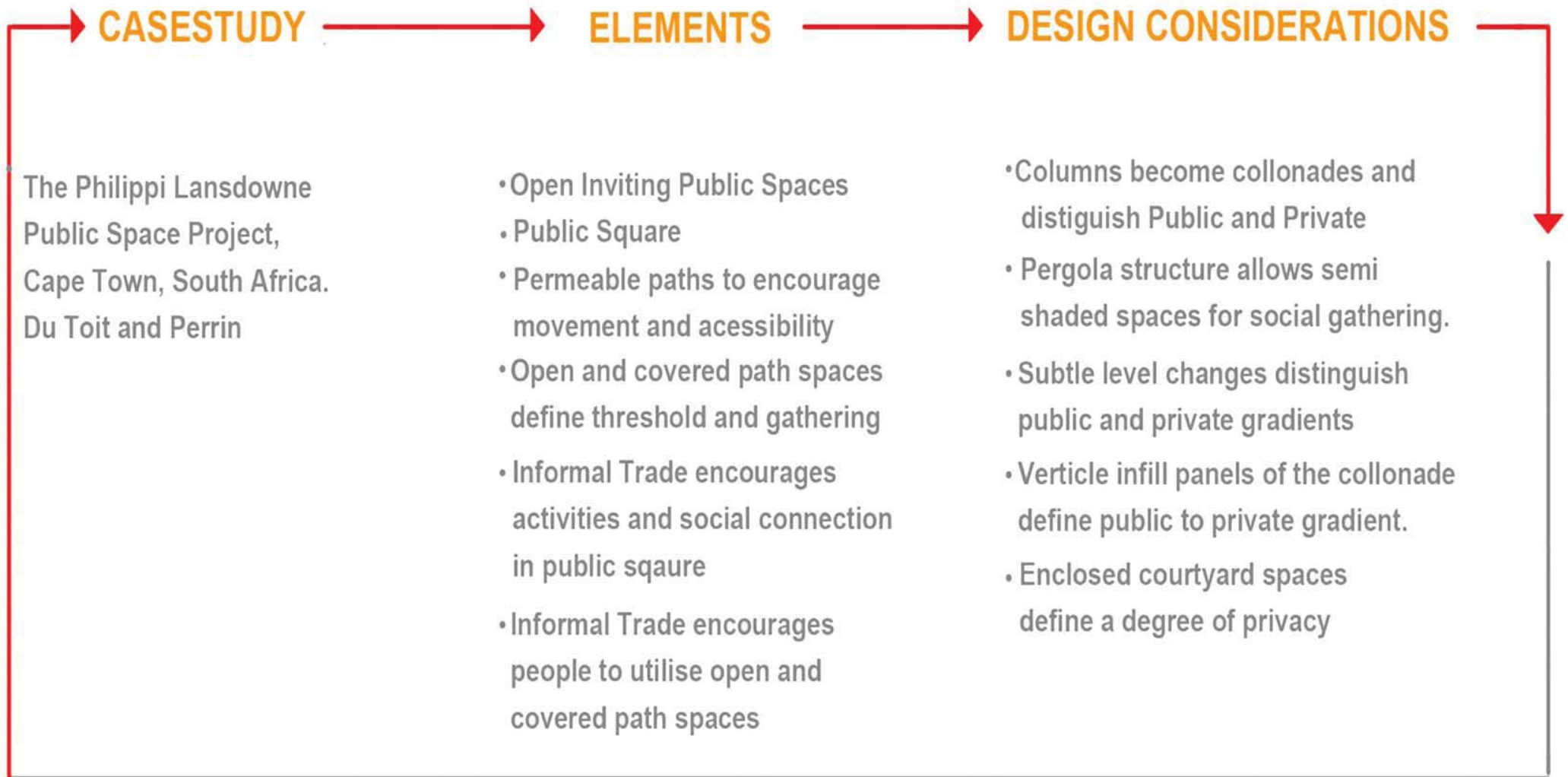


Figure 4.14: Conclusion Diagram\_ The Philippi Lansdowne Public Space Project

“As things are, often large trees are the most convivial objects of the city...” (Friedman & Schaur, 1990:60)  
The pavilion has become the welcoming aspect of this design and can be referred to as the tree or gathering point of the project. The lightweight pergola structure comes alive as various activities happen within against and around the structure. (Friedman & Schaur, 1990:60)



4.12



4.15

Figure 4.15: Aerial View Red Location Museum (Photo by Shi Zhou, via Flickr, 2011)



4.16

Figure 4.16: Western Facade (David Southwood, Nero Wolff Architects, 2011)



THE DROP OFF ZONE  
ON THE EASTERN EDGE  
ALLOWS SOCIAL GATHERING  
AND INFORMAL TRADE  
ALONG THE INTIMATE  
HUMAN SCALE LINEAR STRIP  
OF COVERED WALKWAY.  
THE FIXED SEATING AND  
INTERMATE SCALE PROVIDE  
A COMFORTABLE PERMEABLE  
PUBLIC SPACE WHICH IS  
FIT FOR TRADING AND INFORMAL  
GATHERING.

4.16

**Red Location Museum of Struggle (2006) .Eastern Cape, Red Location, Port Elizabeth, South Africa. Noero Wolff Architects**

A great example of a socially inclusive public spaces and socially integrated architecture is illustrated in the Red Location Museum of Struggle. The museum is located within the urban fabric where it is surrounded by informal living and a nearby industrial area. The Red Location is unlike the traditional approach of distinguishing a museum through physical separation from residential units but rather becomes integrated within its context and “the daily act of coming to terms with the past” (Findley, 2011:para.4).

Red Location was the first black township of Port Elizabeth established in 1902 after the end of the Anglo-Boer War. The Black township of Red Location was one of the first to confront Apartheid laws. The museum was designed to overcome or come to terms with the past and revive the city. The programme of the museum dealt with public spaces encompassing an auditorium, library, art gallery and office space. There is also a memorial space to commemorate the local hero’s of the struggle (Findley, 2011:para.4).

The Red Location Museum is designed to strengthen the city as it becomes integrated with the township in terms of the material utilized. The museum becomes appropriate to its context with the use of concrete, inexpensive corrugated steel and tin to generate a museum “of its people” and “for its people”. (Findley, 2011:para.5)

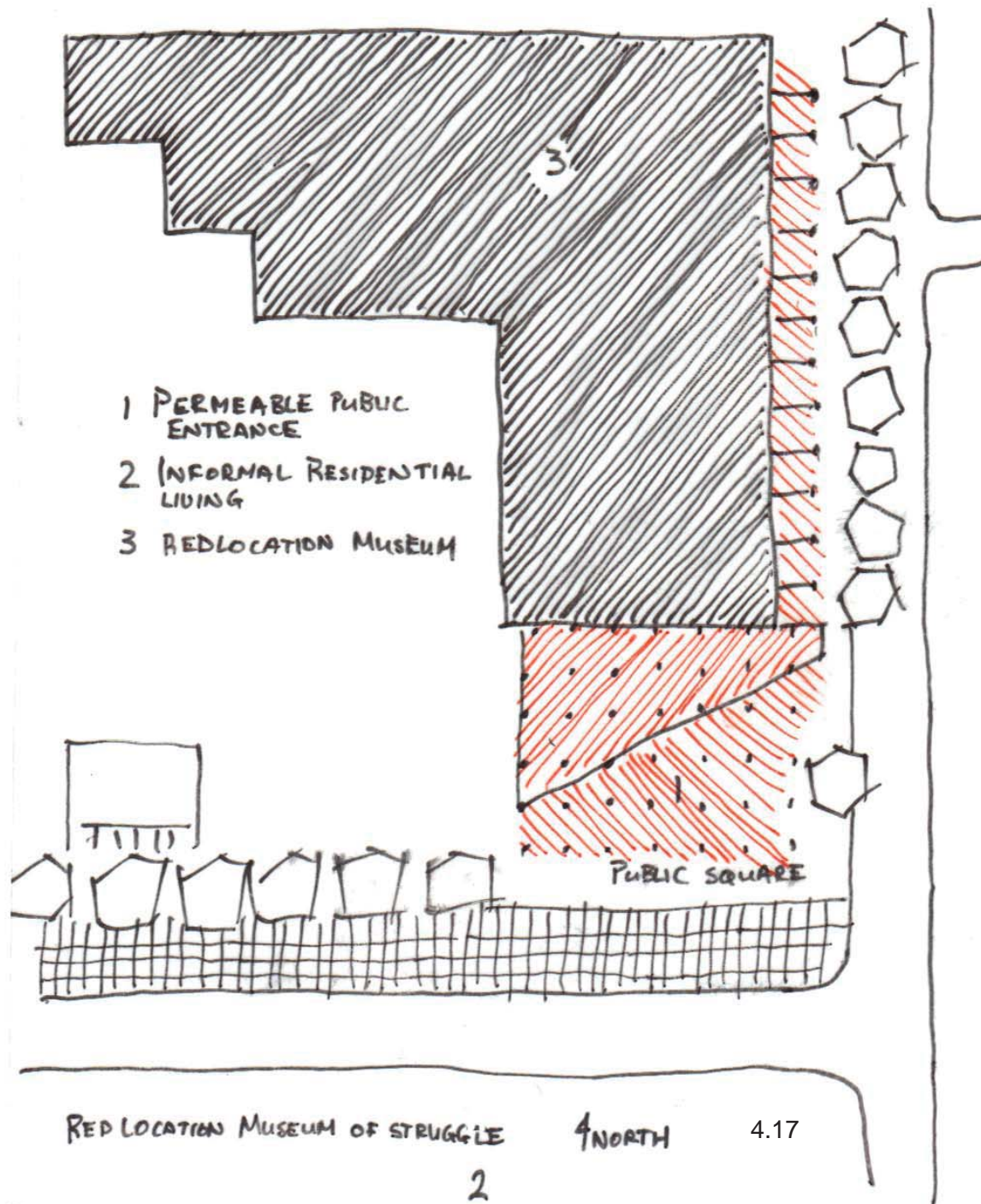
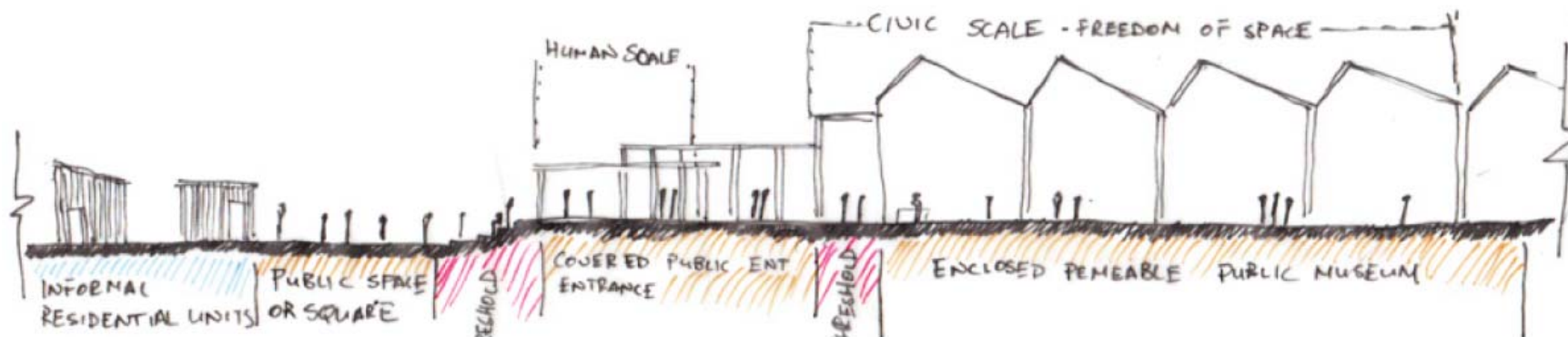


Figure: 4.17 Site Plan view \_Red Location Museum

Figure: 4.18 Section Through Public Square and Red Location Museum

In order to encourage the community to utilise the public space it was not enough to merely create a visually appealing, accessible and large public entrance. The edges of the form of the museum became important. The permeable, intimate scale of the eastern edge encourages residents to utilise the space for informal trading and gathering. Fixed concrete furniture of the drop off zone on the eastern edge allows the public to interact and engage with the informal trade.

The Red Location Museum engages with its community not only with the use of materials but with its form and large open permeable public entrance space. The main focus of the space is a museum, where the exterior and edges of the built form respond to the context and allow for other informal activities to occur around the museum space. The public entrance space becomes successful as it is permeable, accessible and visually appealing. The public platform does not confine its user but rather welcomes them to engage with the museum and in return remains active during the day. (Findley, 2011:para.5&6)



4.18

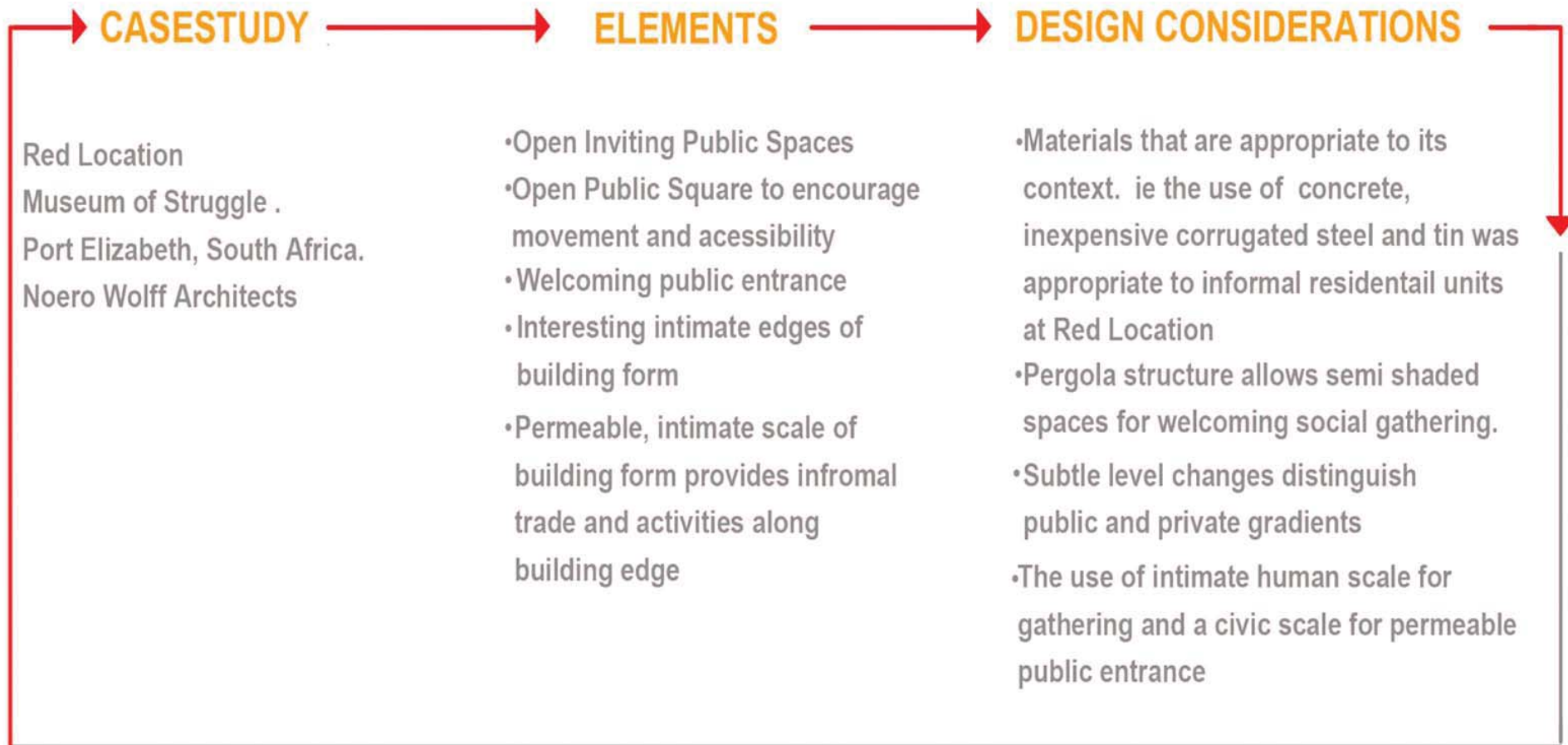


Figure 4.19: Conclusion Diagram\_ Red Location Museum of Struggle

#### **d. Case Study Summary**

What makes a successful public space?

In whatever form, trading is a positive step towards the development of a community, both economically and socially. Formal and informal trade should be encouraged as they both benefit from each other and provide a variety of opportunities (Dewar and Watson, 1990:22). The use of formal and informal trading encourages inclusive spaces to the community where functions can mix within a public structure. By socially including the community with inclusive spaces, public space becomes continuously active and exciting, whereas exclusionary spaces ignore the community and become dull and uninviting.(Project for Public Spaces, 2009:para.1).

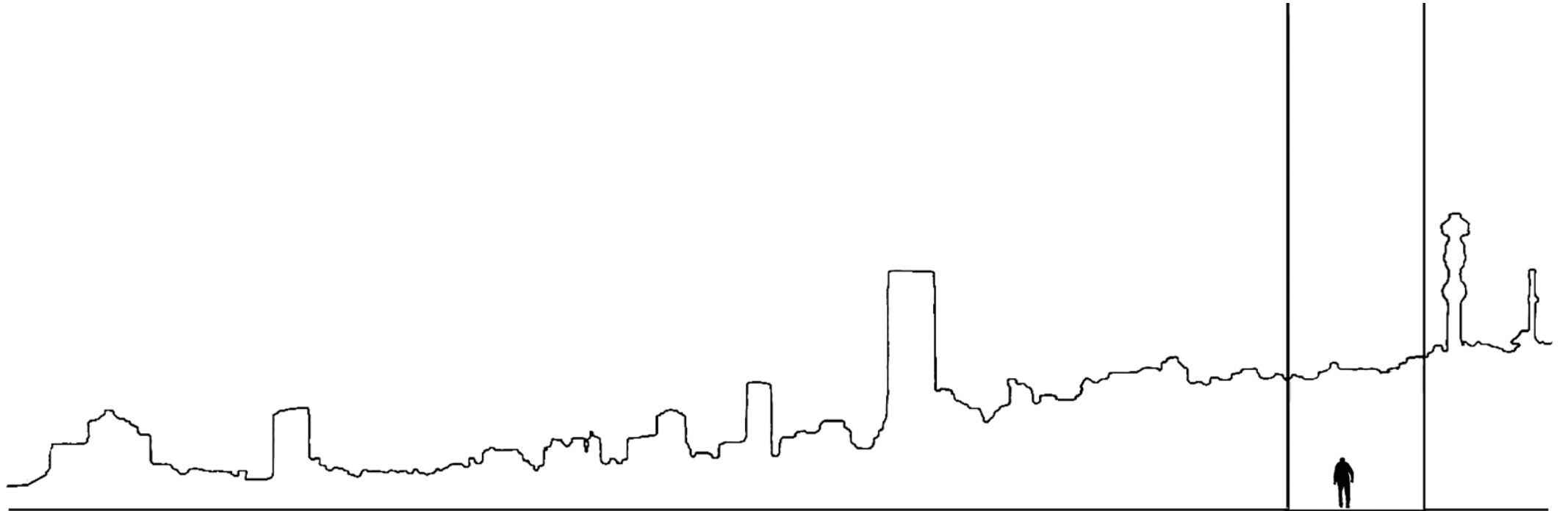
Although public spaces are diverse and include various programmatic resolutions, forms and scales, they can be interpreted as open spaces, parks, markets, streets and squares. A public square may be empty by night and populated by day depending on the surrounding context and the public facilities that surround that square. The fundamentals of a public square include a free space which allows a comfortable gathering of the community. Closed public spaces such as malls, libraries, town halls, clubs and parks have their own rhythms of use and regulation that give it its own identity. The transition between the public square and closed public spaces become an important in fill to how people gather and experience one function to the next. A square that is empty at night becomes full during people's lunch break. The street that is confined and quiet can become a gathering point for a protest (Kihato et al., 2010:27).

Great open public spaces are where social events are held, economic exchanges take place, friends meet each other and cultures mix. They are transitional spaces of our public institutions. 'When public spaces work well they serve as a stage for our public lives'. According to the institute, PPS Project for Public Spaces, the characteristics of a successful public space include; accessibility to the community, activities which the community engage in, a comfortable healthy space that allows people to engage with these activities, and most of all it is a social place where people meet, gather and collect visitors. (Project for Public Spaces, 2009:para.1).

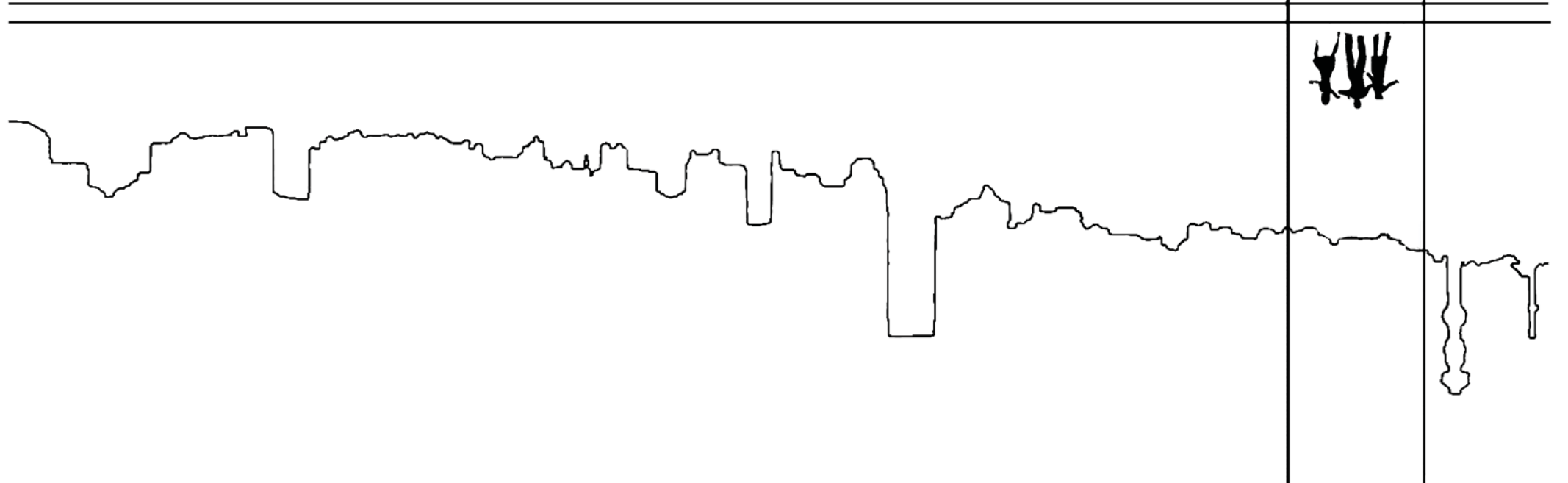
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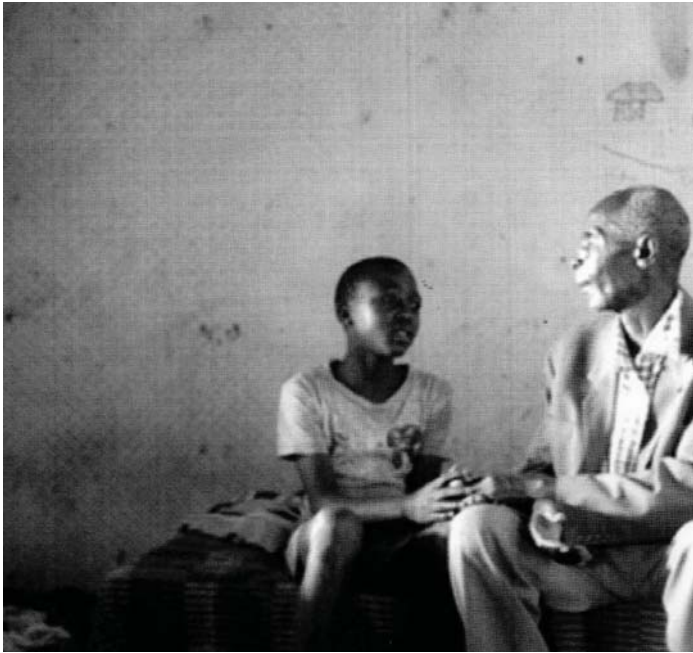
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5. PLAYFUL SPACES

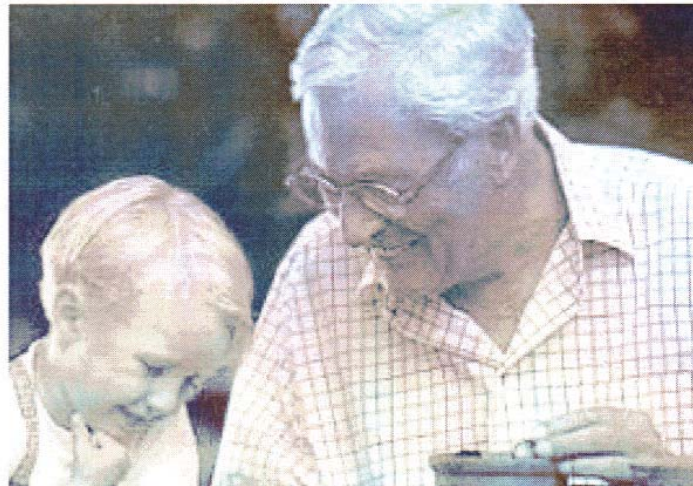




5.1



5.3



5.2



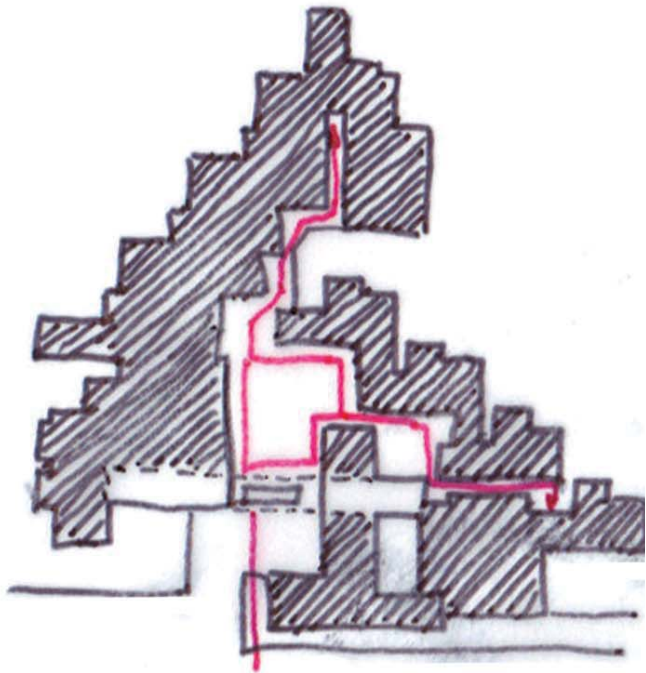
Figure 5.1: Elderly advising youth  
Figure 5.2: Senior with Grandson  
Figure 5.3: School Children of Mayfair

## 5. PLAYFUL SPACES

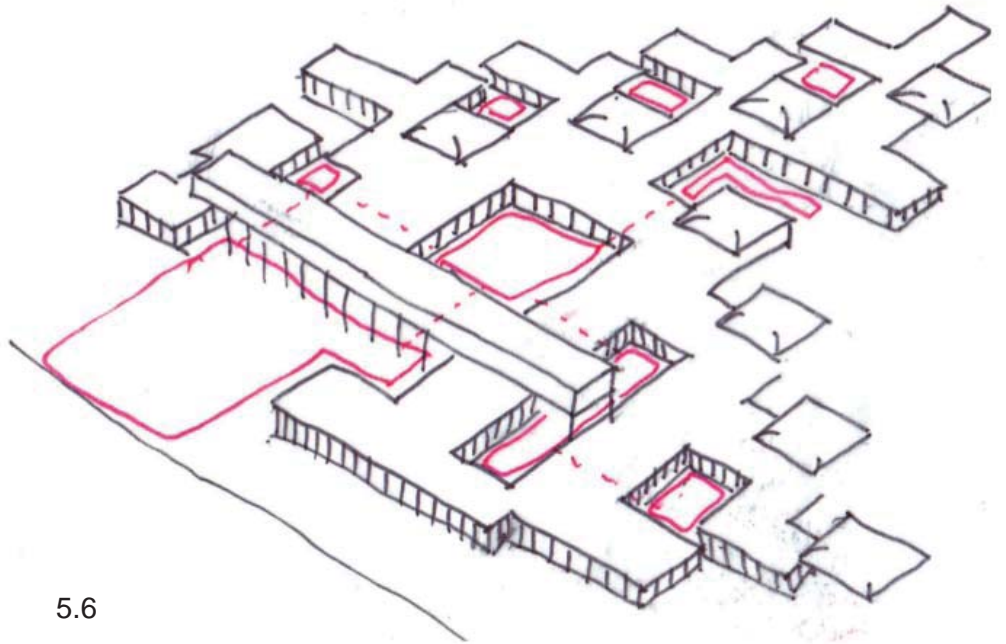
Throughout my research I have discovered that the elderly enjoy the company of children. They are able to educate and advise children through the experiences and problems they themselves faced when growing up. Children need time to develop and within our contemporary society it is common for both parents work full-time and they do not have the time that senior citizens have to give. *“I enjoy quality time with my two grandsons, playing, building puzzles and reading stories”* (Elphin lodge resident questionnaire refer to appendix)

Story telling is a very strong part of African culture and tradition. In the old days the elderly would advise the youth in their memory bank of experience, but in the modern day we have isolated the elderly depriving ourself of their wisdom.

The objective of creating a playful space is to encourage both young and old to benefit from one another. Facilities such as homework assistance, teaching, day care and storytelling will integrate the elderly with children.



5.4



5.6



5.5

Figure 5.4: Site Plan View\_ Amsterdam Orphanage Aldo van Eyck\_ Circulation Analysis (Strauven, 1997:18)

Figure: 5.5: Site Plan View \_ Amsterdam Orphanage Aldo van Eyck\_ Form and Courtyards (Strauven, 1997:19)

Figure: 5.6: 3D View\_ Interlinking courtyards Amsterdam Orphanage Aldo van Eyck (Strauven, 1997:21)

### **a. Amsterdam Orphanage. Aldo van Eyck**

In order to unpack not only the programmatic resolution of the day care facility but the playful architectural elements which give character to the building, I looked at the spaces and elements within the Amsterdam Orphanage by Aldo van Eyck (Strauven, 1997).

Deeply engaging himself thoroughly in the mental world of the building's youthful inhabitants, Aldo van Eyck introduces spaces which are interwoven around centres of encounter, interaction and exchange. The translation of these playful spaces cater for its residents of 120 children from the age groups of 0-10, 10-14 and 14-18 years old (Strauven, 1997:4).

In order to design successful spaces that cater for the diversity of age groups, Aldo van Eyck utilizes architectural elements which create a stimulating learning environment for its youth. Some of the elements utilised consists of separate courtyards, the relationship between interior and exterior spaces and detailed design that encourages a playful interaction with the built form (Strauven, 1997:3).

Aldo van Eyck utilises separate courtyard spaces to define the relationship between interior and exterior spaces. Designing for the diversity of age groups, the courtyards respond to separate sectors which cater for the needs and lifestyles of each age group. Although the separate courtyards become a stage for interaction and exchange within an external environment the courtyards spaces are permeable and connect to each other along two corridors which zigzag through the building and provide a threshold between the interior and exterior space.

The relationship between interior and exterior spaces is connected with the two generous walkways. The space of the corridors encourage children to run and play along their journey though the spaces. The colonnade threshold between interior exterior spaces also allow for its user to linger, encouraging encounter, interaction and exchange.

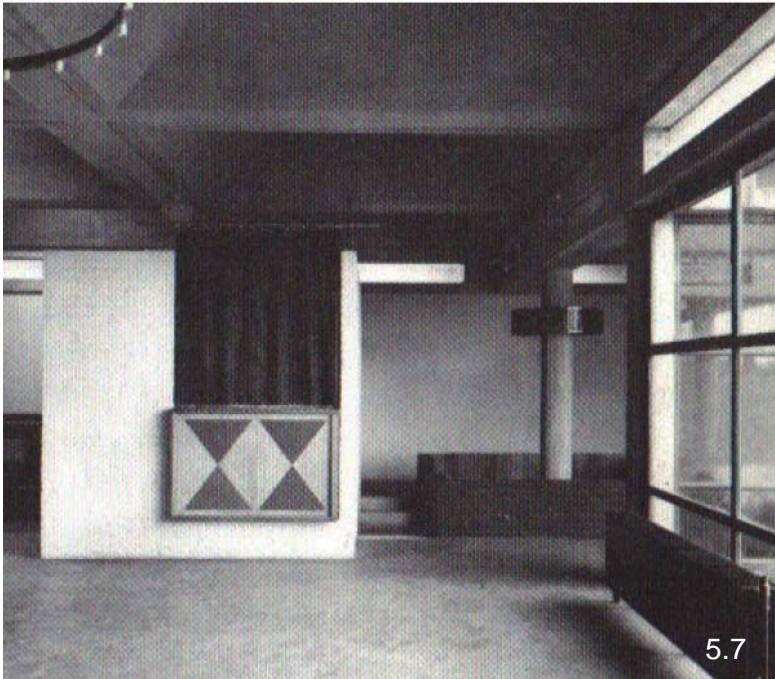


Figure 5.7: Interior Puppet Space\_Amsterdam Orphanage Aldo van Eyck (Strauven, 1997:6)

Figure 5.8: Interior Reading\_Interior Puppet Space\_Amsterdam Orphanage Aldo van Eyck (Strauven, 1997:6)

Figure 5.9: Discovery by Child\_Amsterdam Orphanage Aldo van Eyck (Strauven, 1997:14)

Figure 5.10: Access to Interior Street and Central Court)Amsterdam Orphanage Aldo van Eyck (Strauven, 1997:15)

Some of the more important characteristics of the playful nature of the building lies in detailed design of the orphanage. The well articulated spaces of the walkways filter through to the external courtyard space and give way to void forms which introduce interesting and playful niches within interior spaces. The strategic placement and cosy areas create intimate gathering spaces. These niches differ in function from reading niches to a puppet theatre and cosy sitting nooks.

When it comes to the detailed design and the relationship of interior to exterior spaces, Aldo van Eyck utilises low concrete furniture which carry its user from the interior to exterior. The use of low concrete furniture create intimate spaces of exchange within interior spaces, places of social connection and encourage gathering in the external courtyards.

The use of floor to ceiling panels create windows that allow free movement between the built form and exterior courtyards. Threshold spaces are detailed to encourage a playful interaction with the built form as its users linger between the built form and the exterior space.

Aldo van Eyck (Strauven, 1997) creates a place of discovery rather than a place of order. He achieves this through the well articulated spaces of connecting intimate courtyards, creating a relationship between interior and exterior spaces, and through detailed design that encourages a playful interaction with the built form.

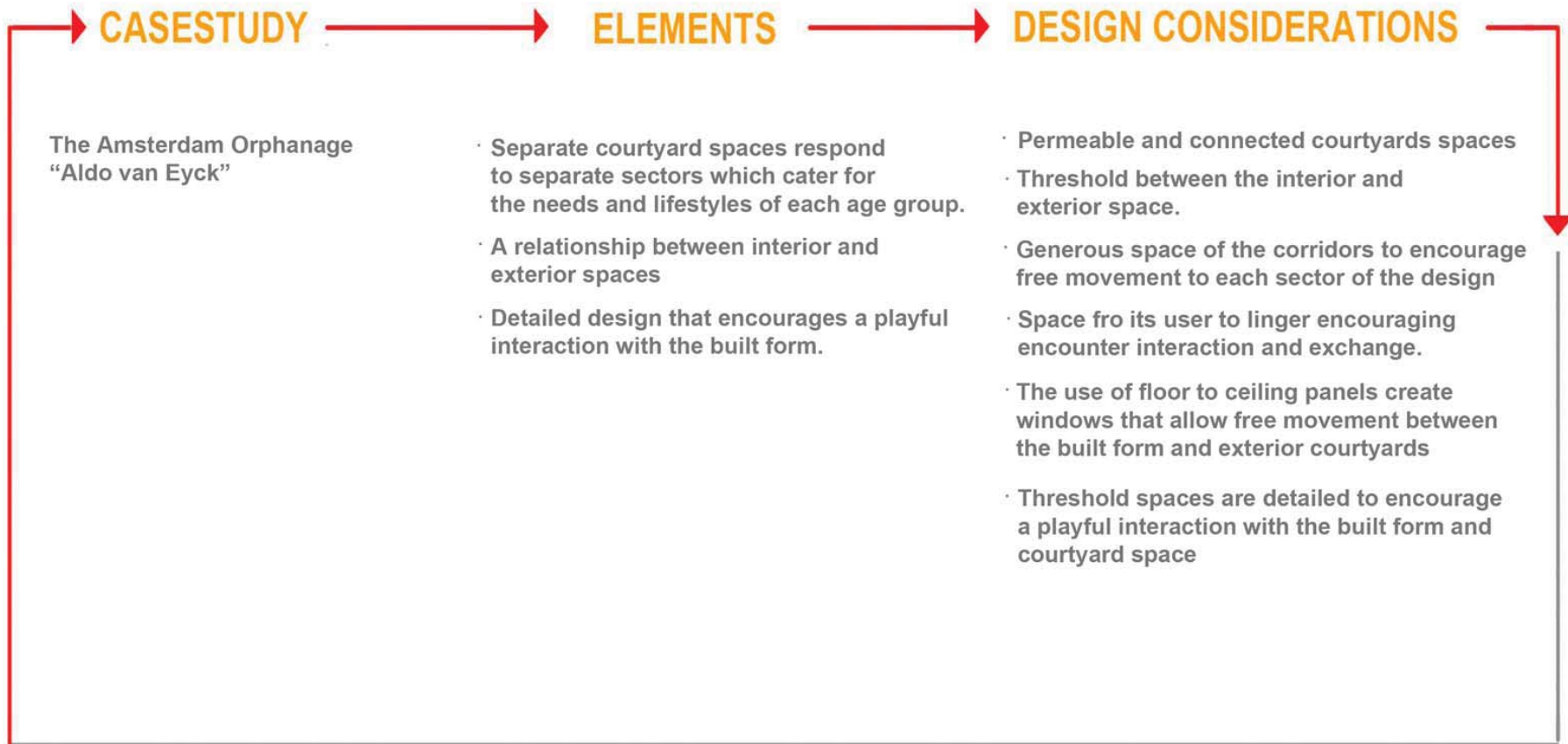
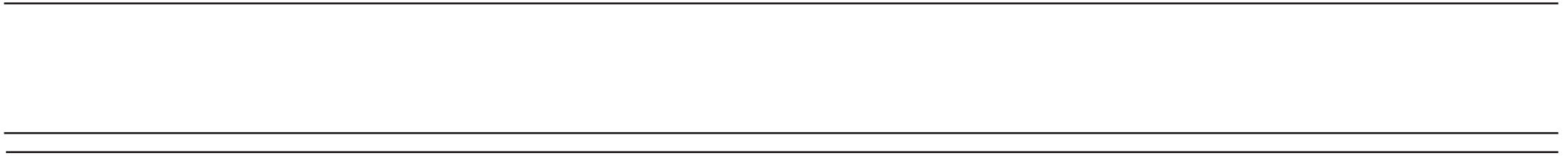
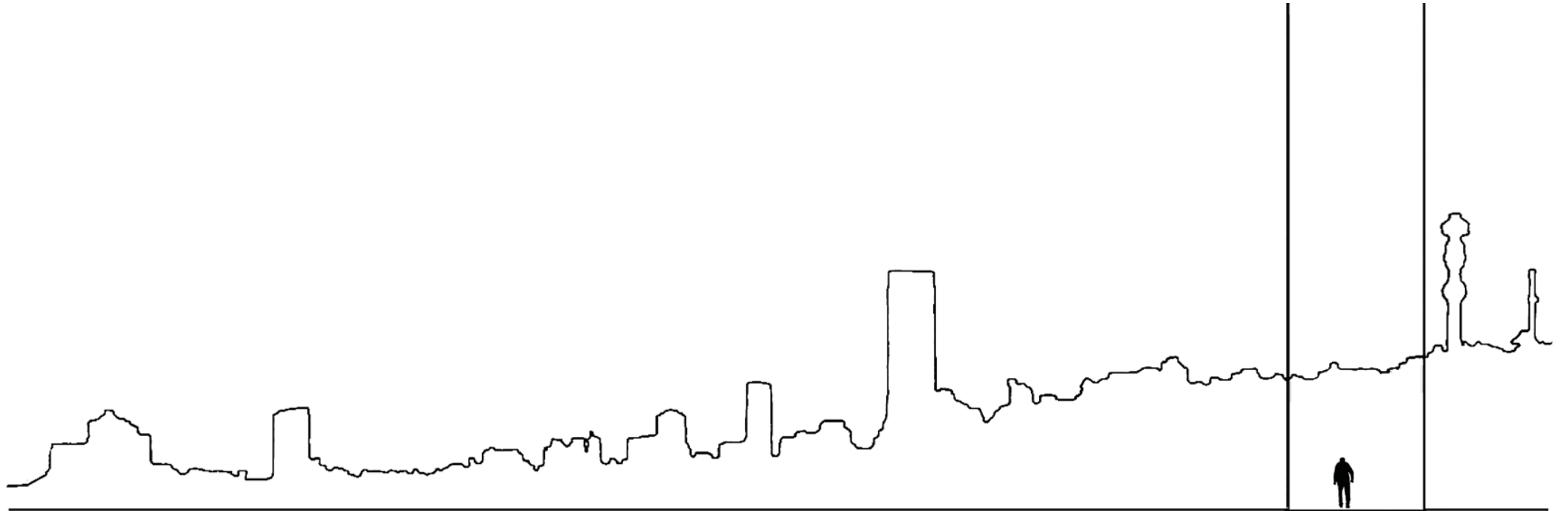


Figure 5.11: Conclusion Diagram\_ The Amsterdam Orphanage 'Aldo van Eyck" (Strauven, 1997)

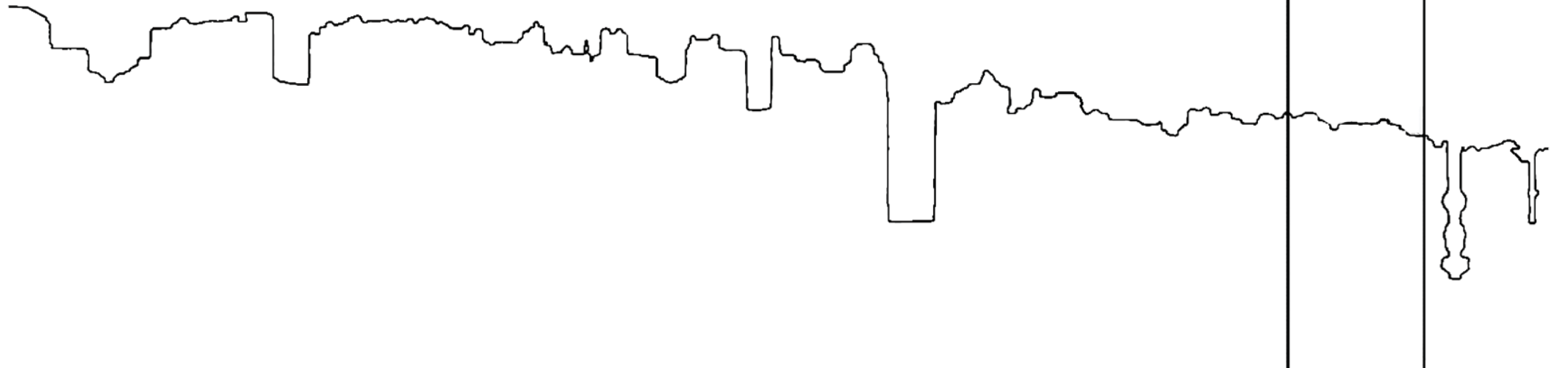






**6.** DESIGN DEVELOPMENT

**79**



## CASE STUDIES

## CONSIDERATIONS

## PROGRAMMATIC RESOLUTION

### Elphin Lodge Retirement Estate, Modderfontein, Johannesburg

#### RECREATIONAL FACILITY

- Admin Block - Reception & Offices
- Hall Space - bingo, musical evenings  
movies and social events

- Library Space - Reading room
- Clinic Space - Consultations  
Physiotherapist  
Podiatrist

- Hairdresser Beautician
- Superette, Village shop
- Large Dining space and Kitchen
- Interdenominational chapel

#### FRAIL CARE FACILITY

- Semi frail care - Nursing stations  
communal lounges
- Frail Care - Nursing stations  
- communal lounges  
and bathrooms

- INDEPENDENT RESIDENTIAL UNITS
  - Bedroom
  - Bathroom
  - Kitchen
  - Dining

### Eden Haven Retirement home, Edenvale

#### Johannesburg

#### RECREATIONAL FACILITY

- Admin Block - Reception & Offices
- Multifunctional hall
  - bingo, musical evenings  
movies and social events
- Large Dining space and Kitchen
- Interdenominational chapel

- Clinic Space - Consultations  
Physiotherapist
- Hairdresser
- Library Space - Reading room

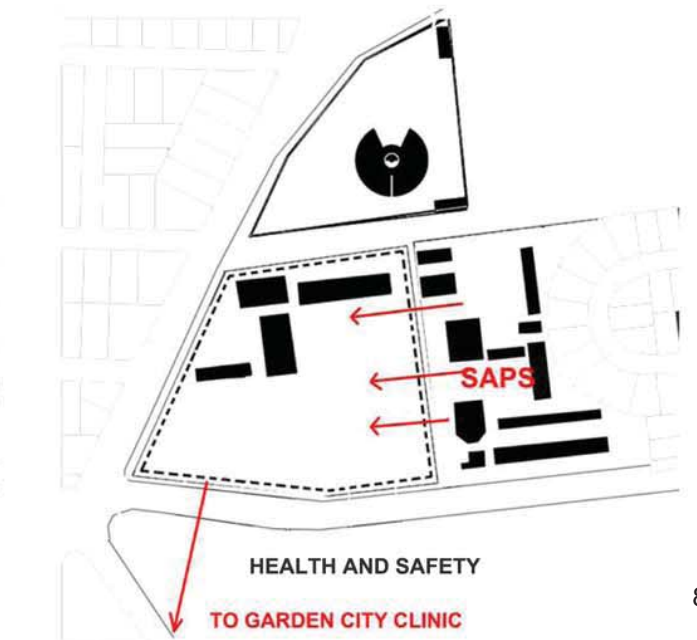
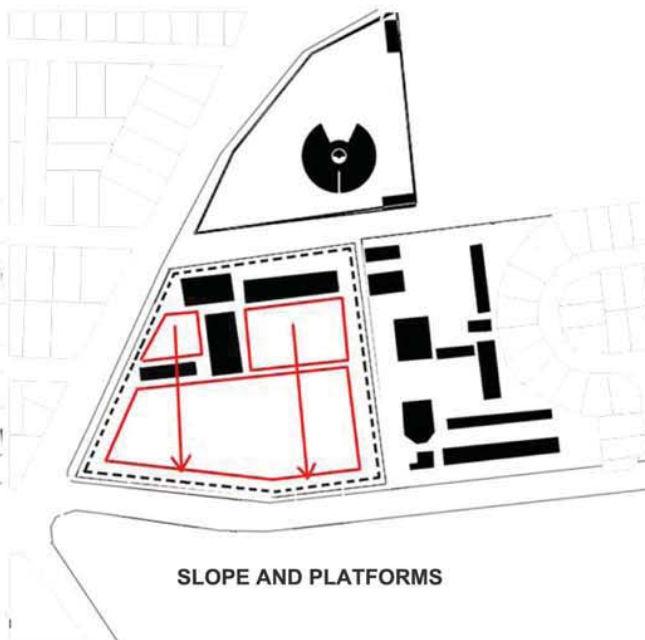
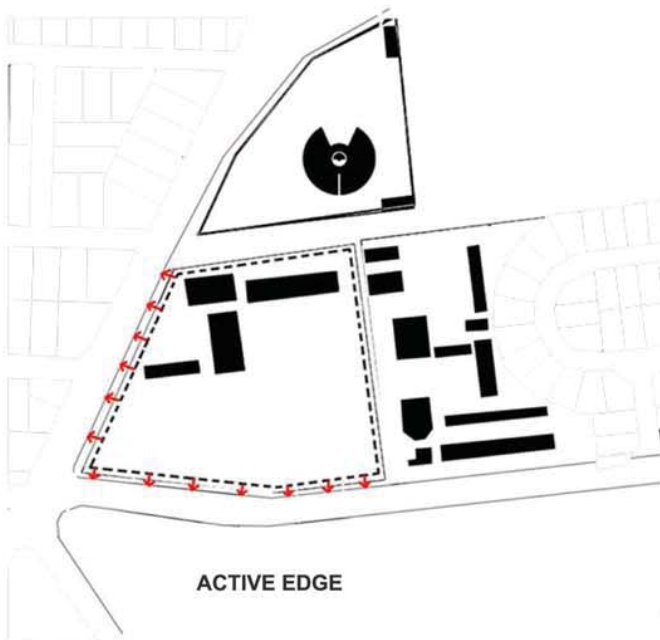
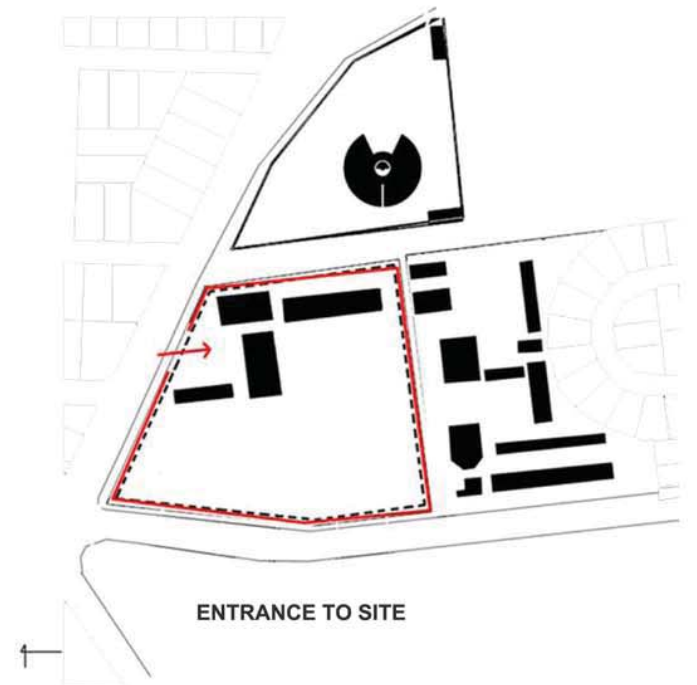
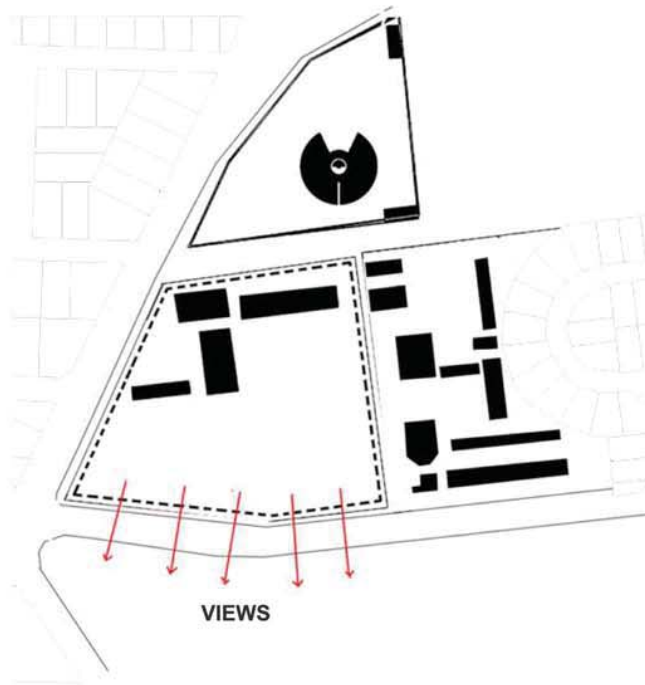
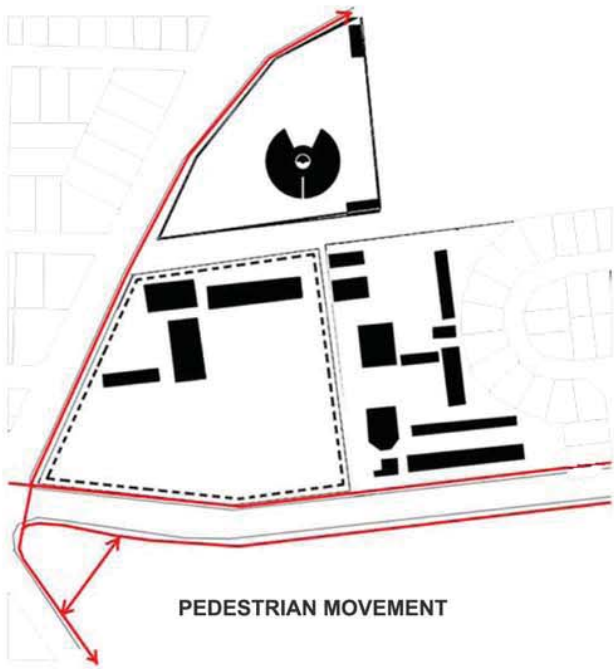
#### FRAIL CARE FACILITY

- Semi frail care - Nursing stations  
communal lounges
- Frail Care - Nursing stations  
- communal lounges  
and bathrooms

#### INDEPENDENT RESIDENTIAL COTTAGES

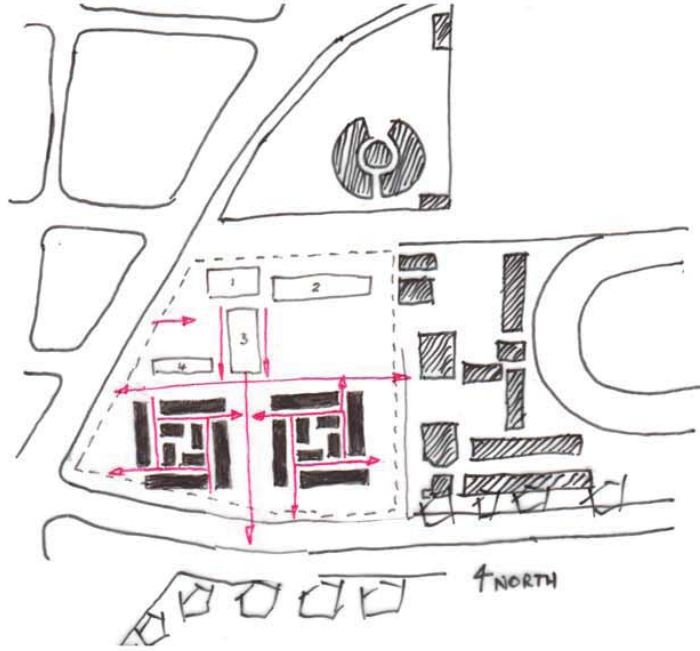
|                                       |  |
|---------------------------------------|--|
| ADMIN BLOCK                           | 250m <sup>2</sup>  |
| MULTIFUNCTIONAL HALL                  | 680m <sup>2</sup>  |
| LIBRARY                               | 340m <sup>2</sup>  |
| CLINIC SPACE                          | 140m <sup>2</sup>  |
| SUPERETTE                             | 140m <sup>2</sup>  |
| DINING SPACE AND KITCHEN              | 245m <sup>2</sup>  |
| HAIRDRESSER                           |  |
| SEMI FRAIL CARE                       | 600m <sup>2</sup>  |
| FRAIL CARE                            | 600m <sup>2</sup>  |
| RESIDENTIAL APARTMENTS                | 80m <sup>2</sup> x 18 1140m <sup>2</sup>                                     |
| INFORMAL TRADING SPACE                |  |
| FORMAL TRADING                        | Arts and Craft shop<br>Flower Shop<br>110m <sup>2</sup><br>110m <sup>2</sup> |
| DAYCARE FACILITY                      | 300m <sup>2</sup>  |
| STUDIO SPACE                          | 110m <sup>2</sup>  |
| WORKSHOPS                             | Arts and Craft<br>Wood Work<br>110m <sup>2</sup><br>240m <sup>2</sup>        |
| HOMEWORK ASSISTANCE AND READING ROOMS | 140m <sup>2</sup>  |
| GAMES FIELD                           | 1400m <sup>2</sup>   |
| ROOF GARDENING                        |  |
| PARKING                               |  |
| SECURITY                              | Neighbouring SAPS  |
| HEALTH CARE                           | On-route Garden City Clinic  |

a. Programmatic Resolution and Site Considerations

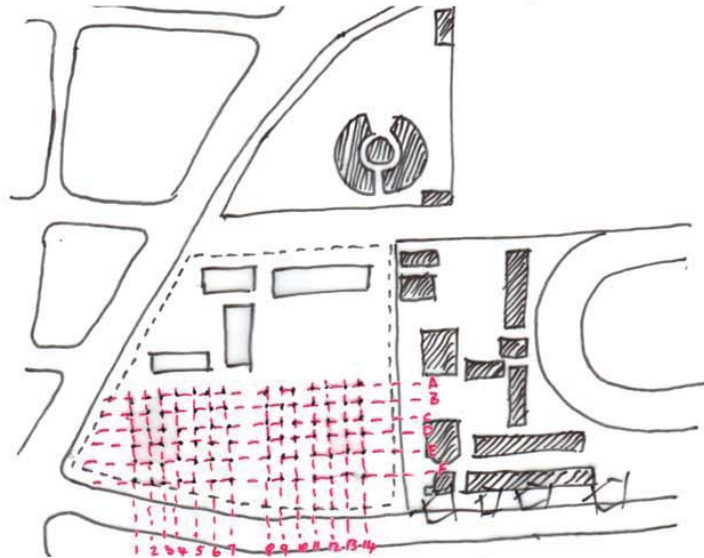


## b. First Response

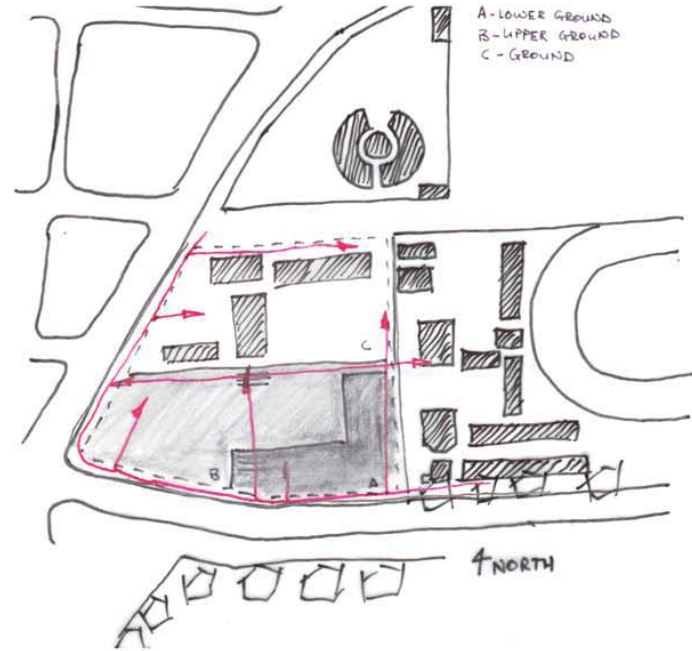
ACTIVATE EDGE 'square that breathes'



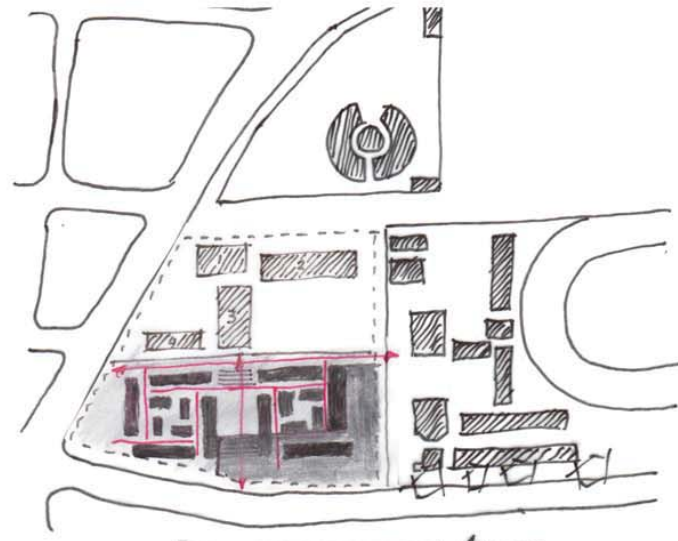
Single Grid System

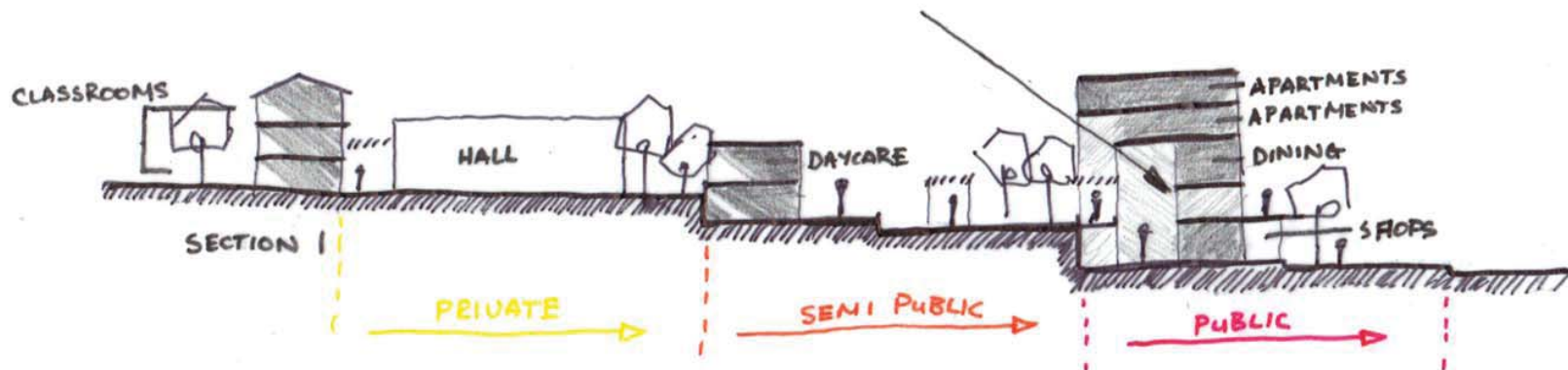
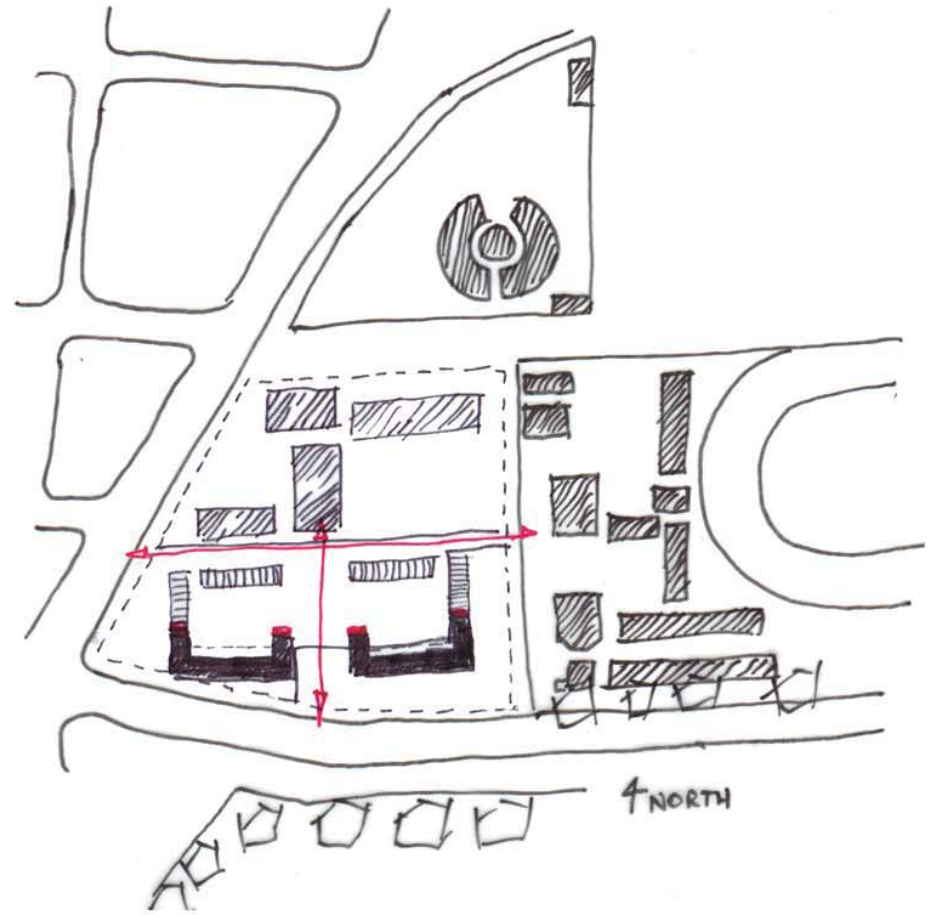
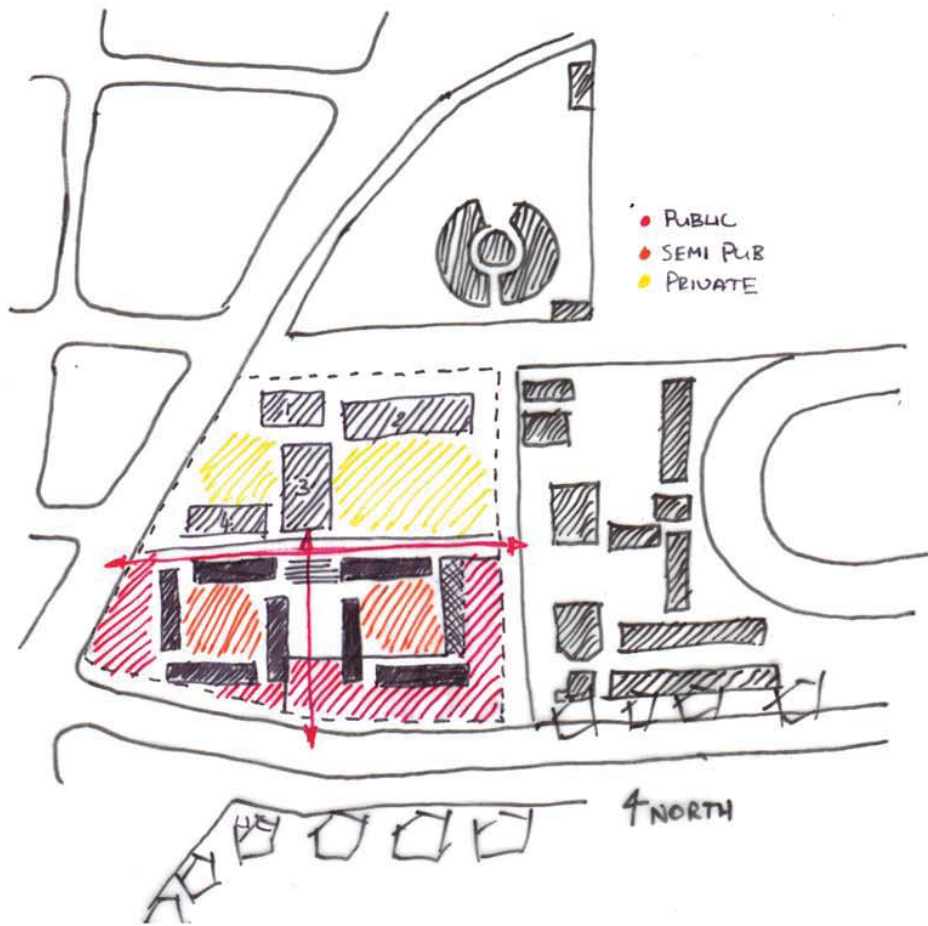


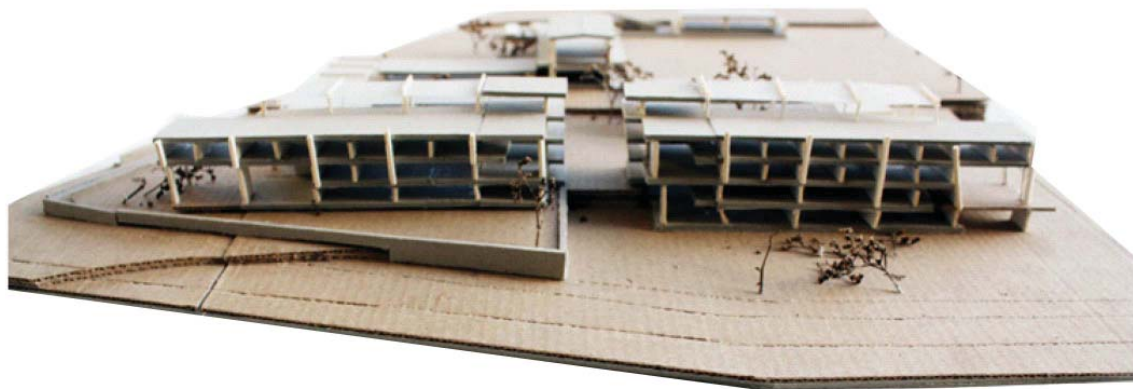
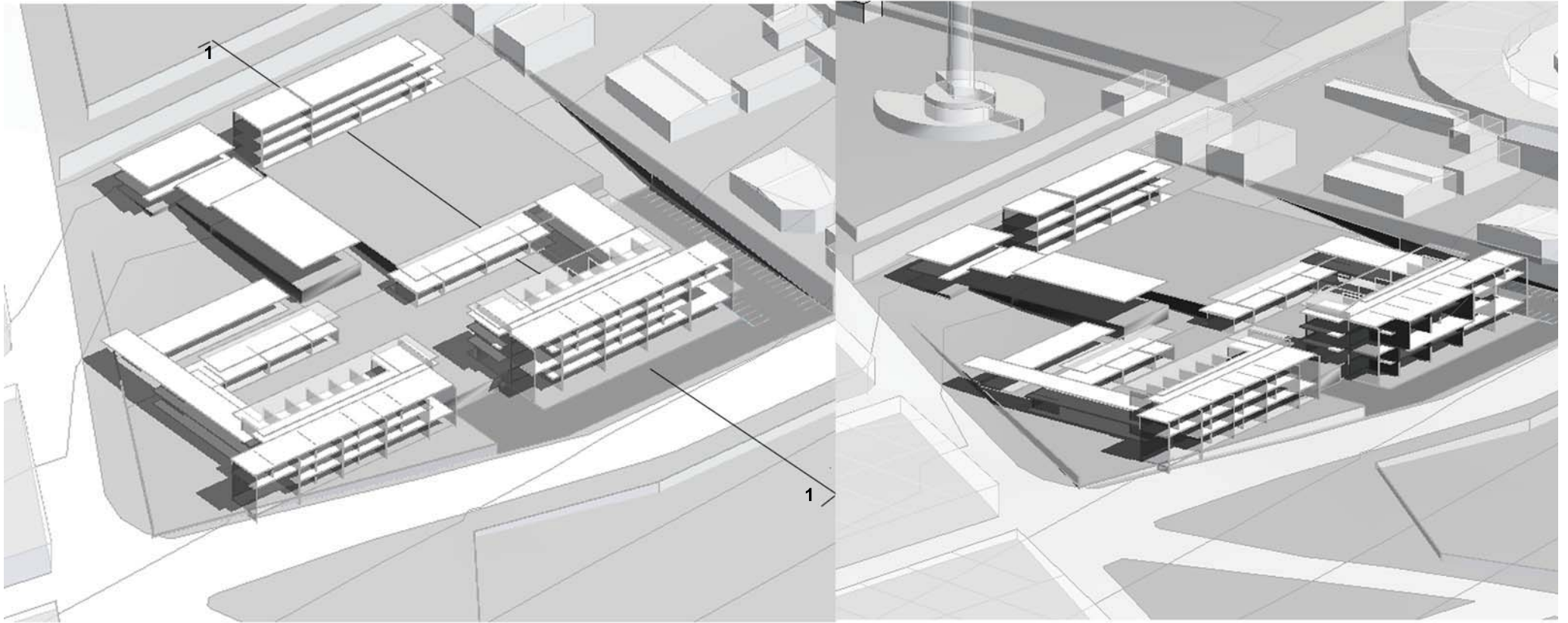
Lower Ground, Upper Ground and Ground Levels



Integrate Levels with Form







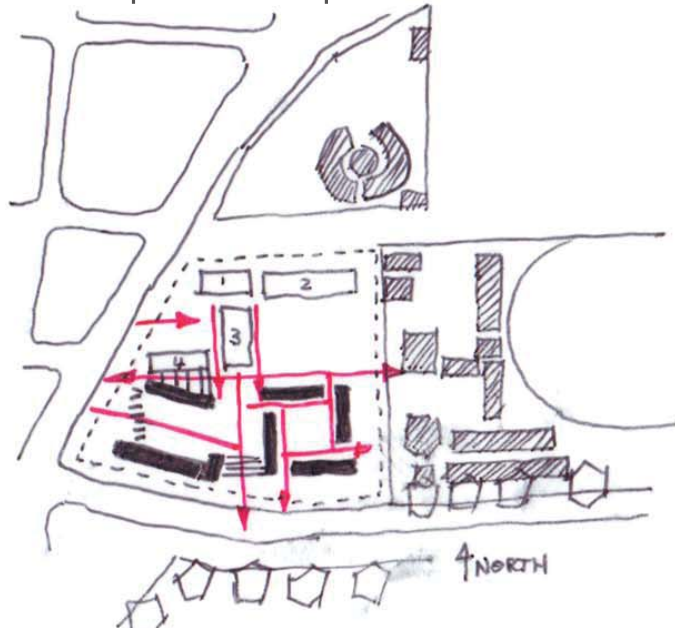
#### COMMENTS

Design is not responsive to surrounding context and the foot print of the site.

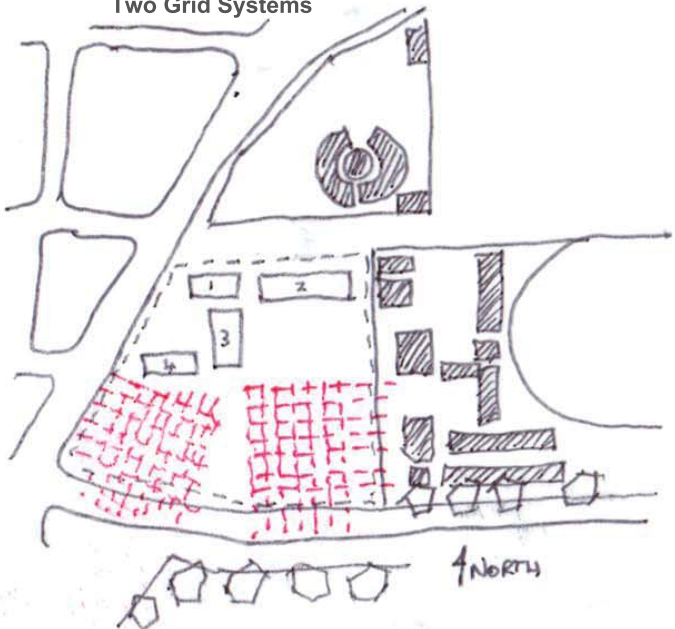
Consider active pavement edges.  
Encourage Interaction on ground floor.

### c. Second Response

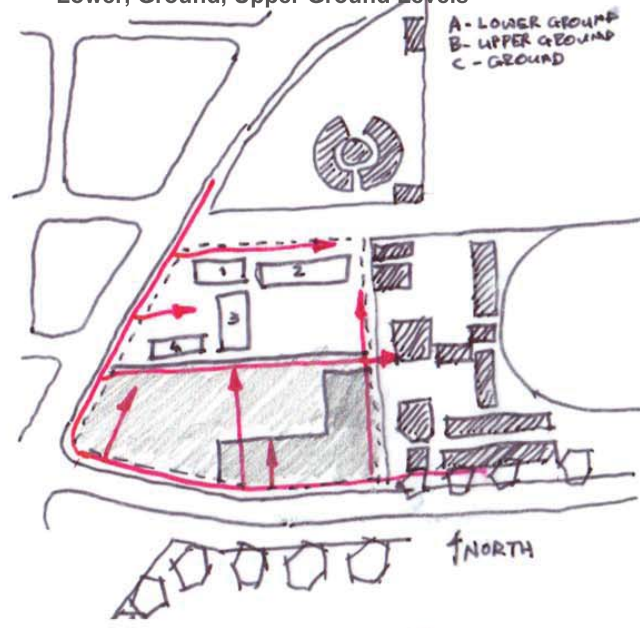
Response to site footprint



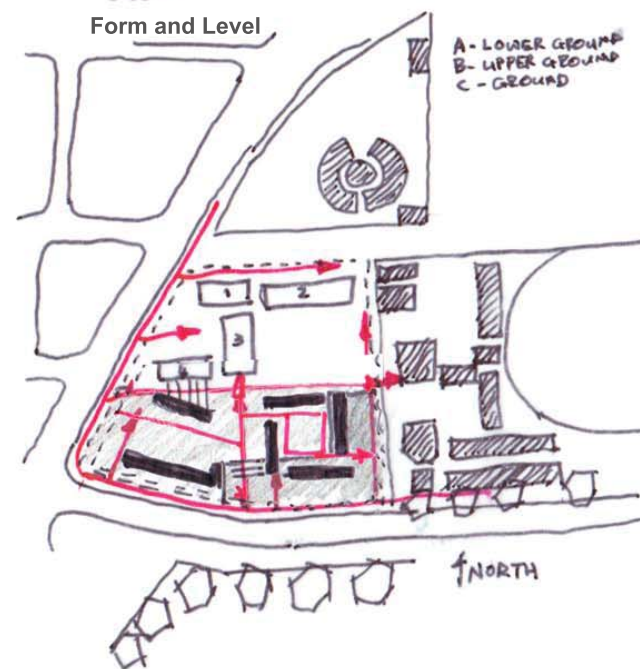
Two Grid Systems

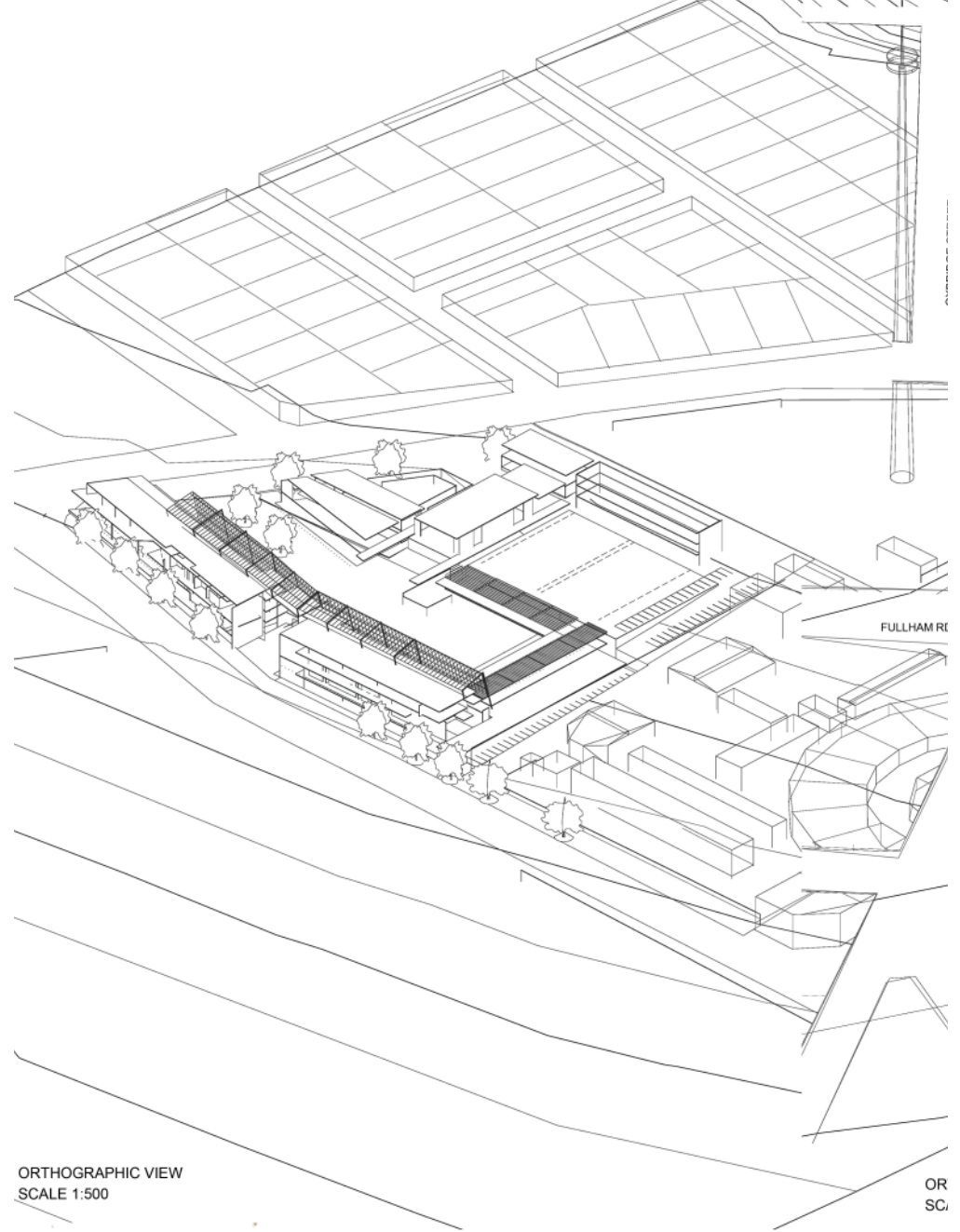
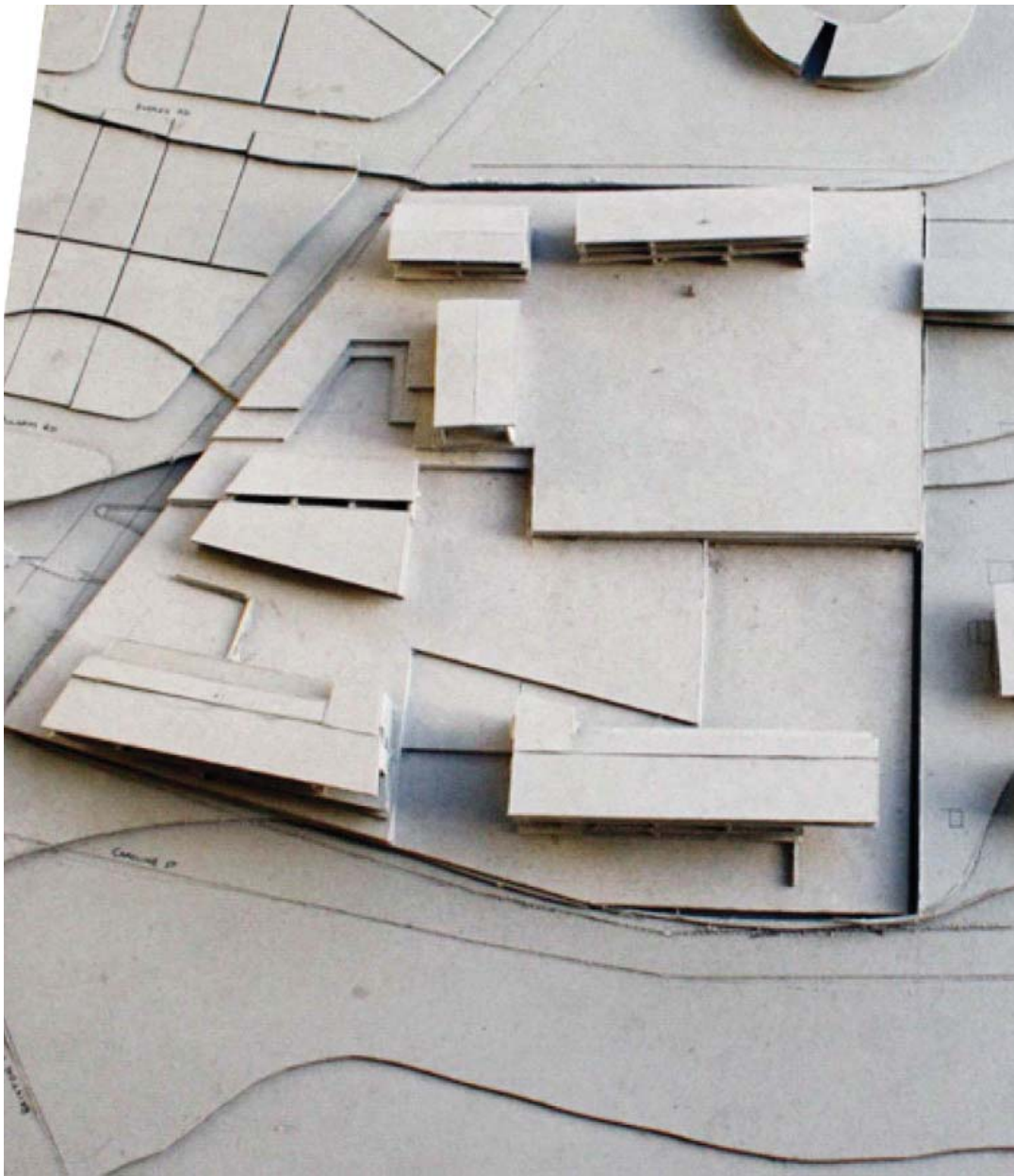


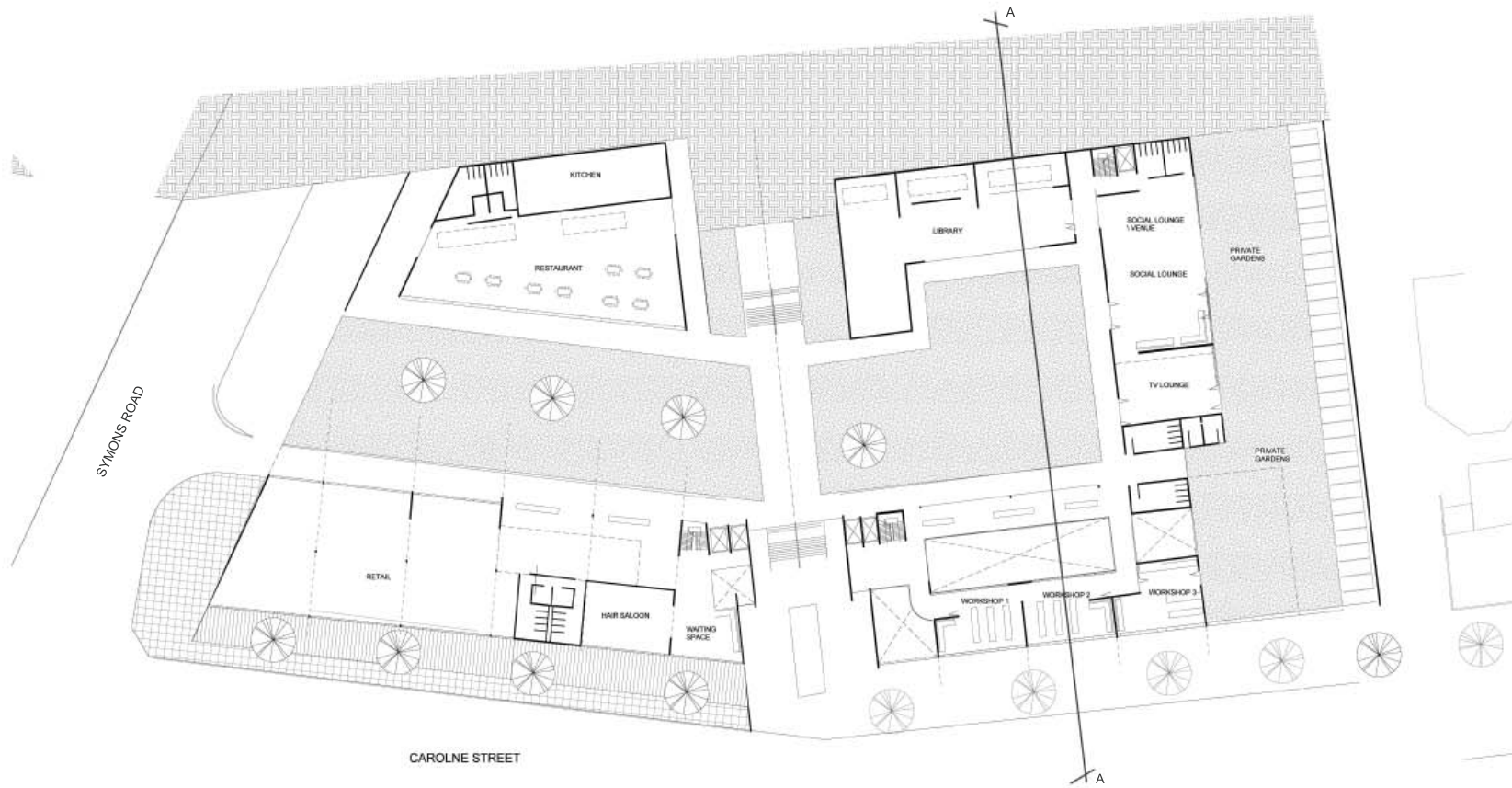
Lower, Ground, Upper Ground Levels



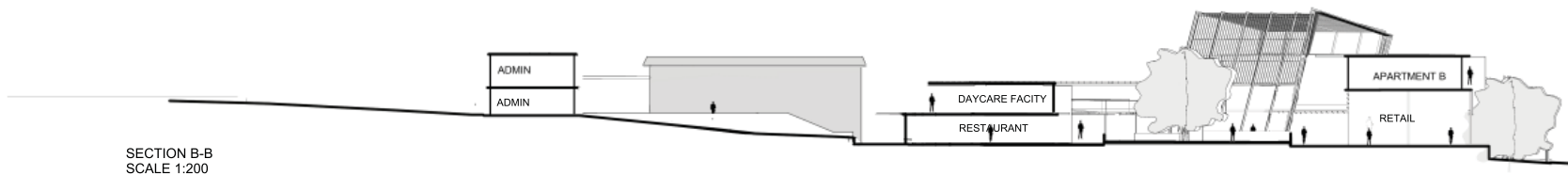
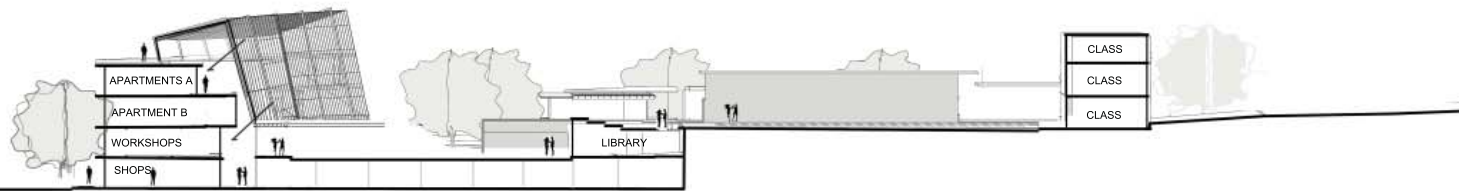
Form and Level





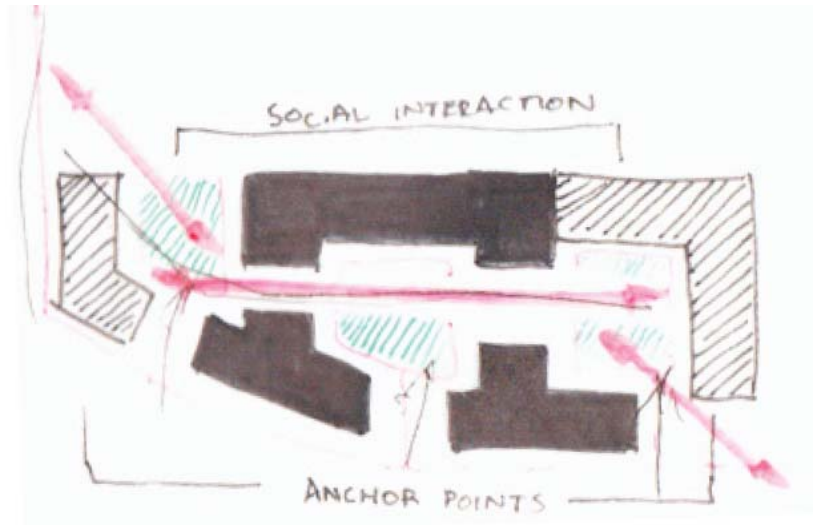
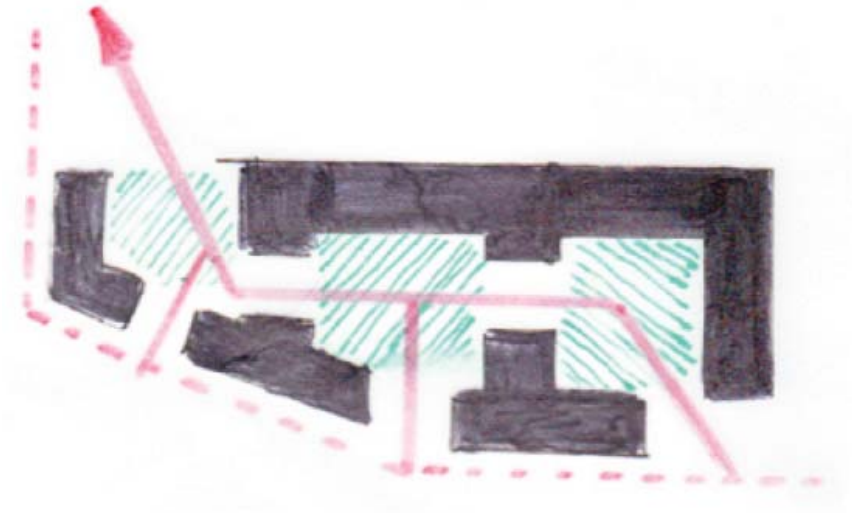
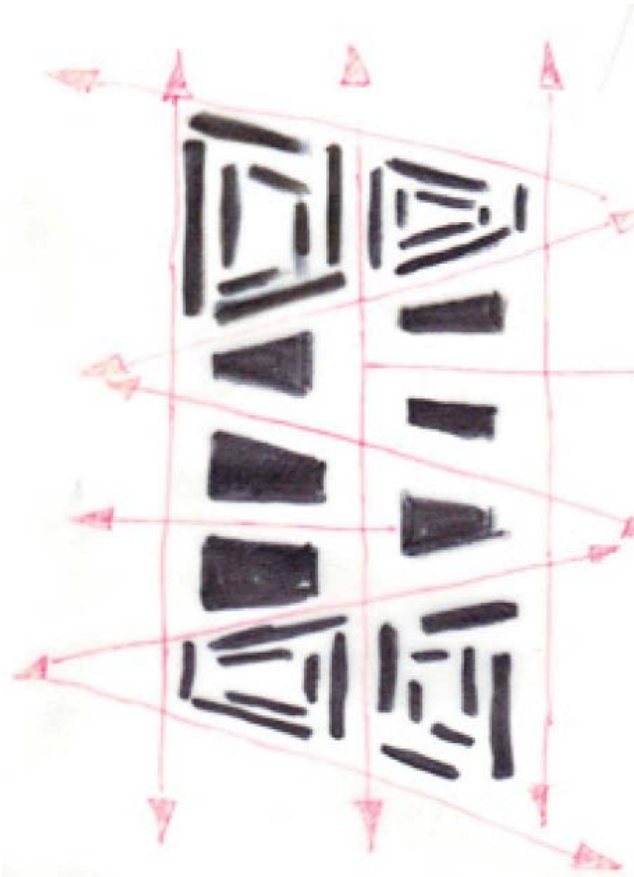


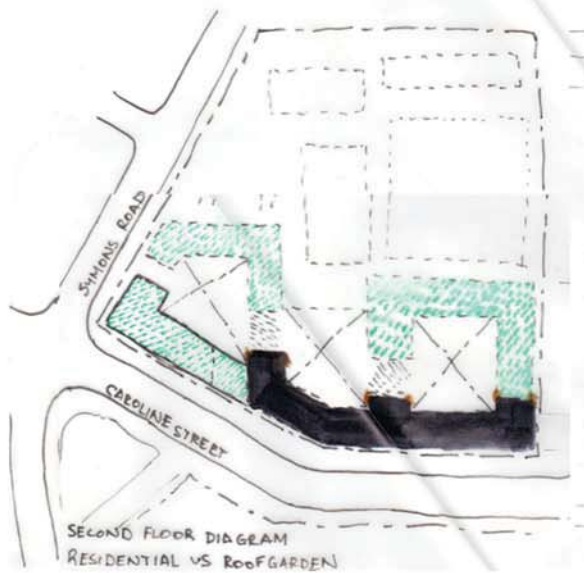
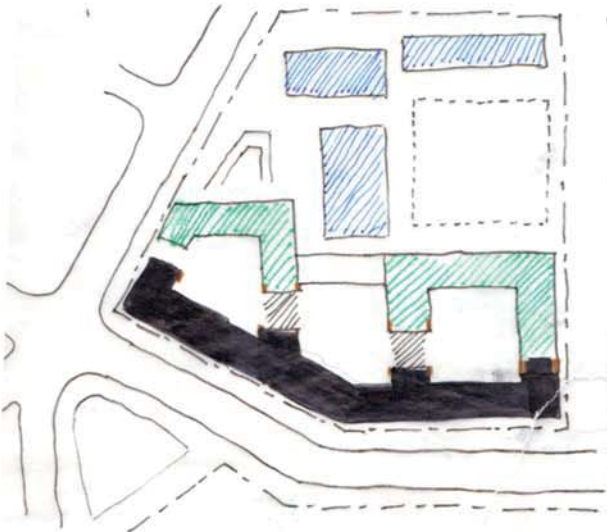
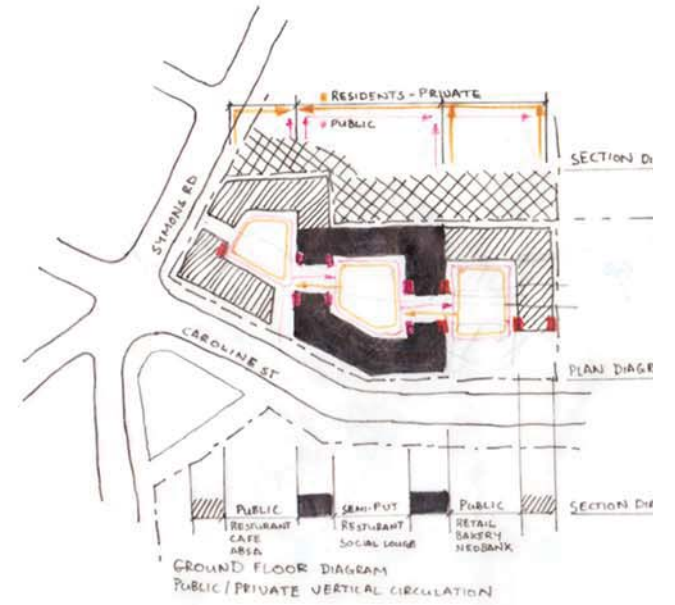
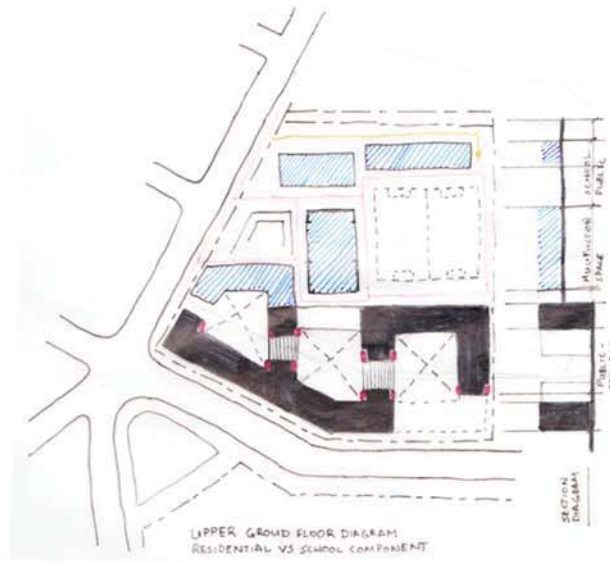
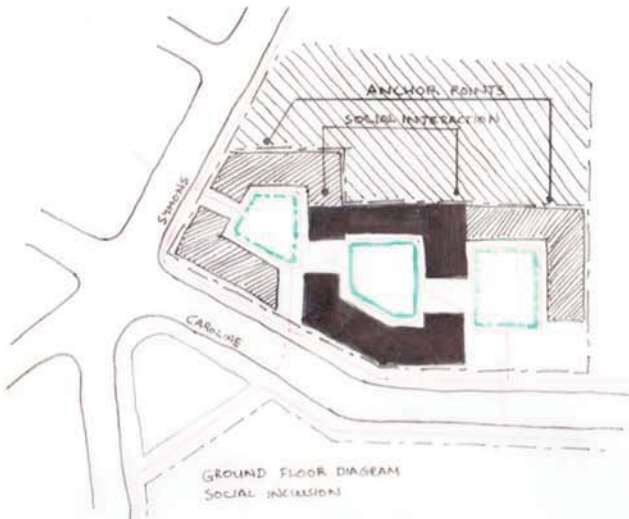
GROUND FLOOR  
SCALE 1:200

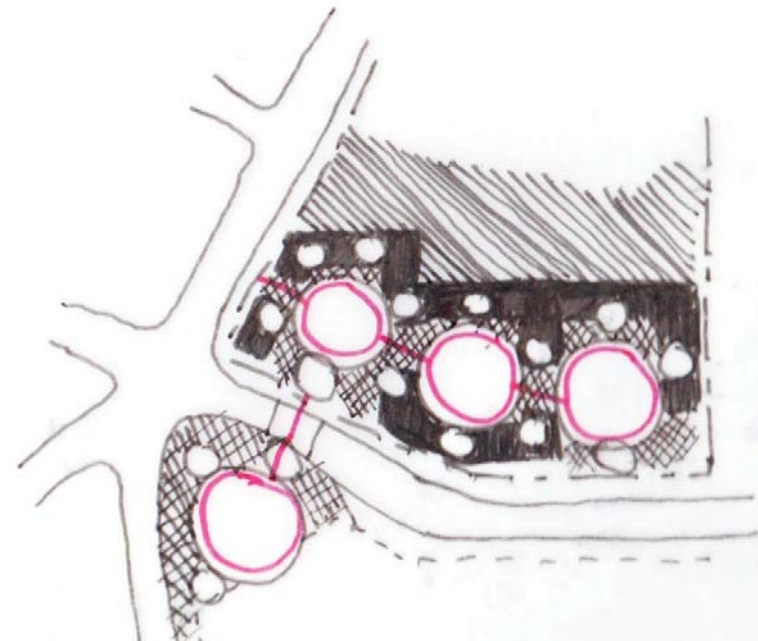
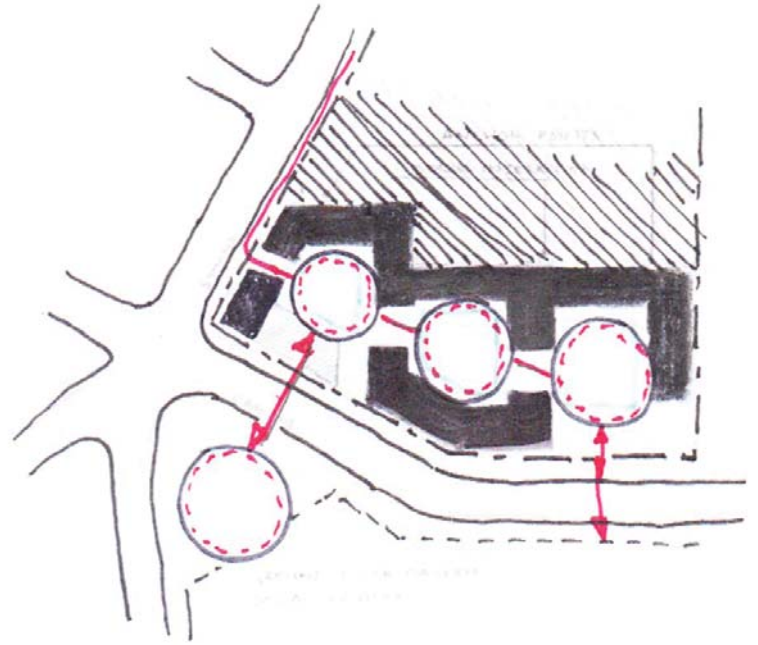
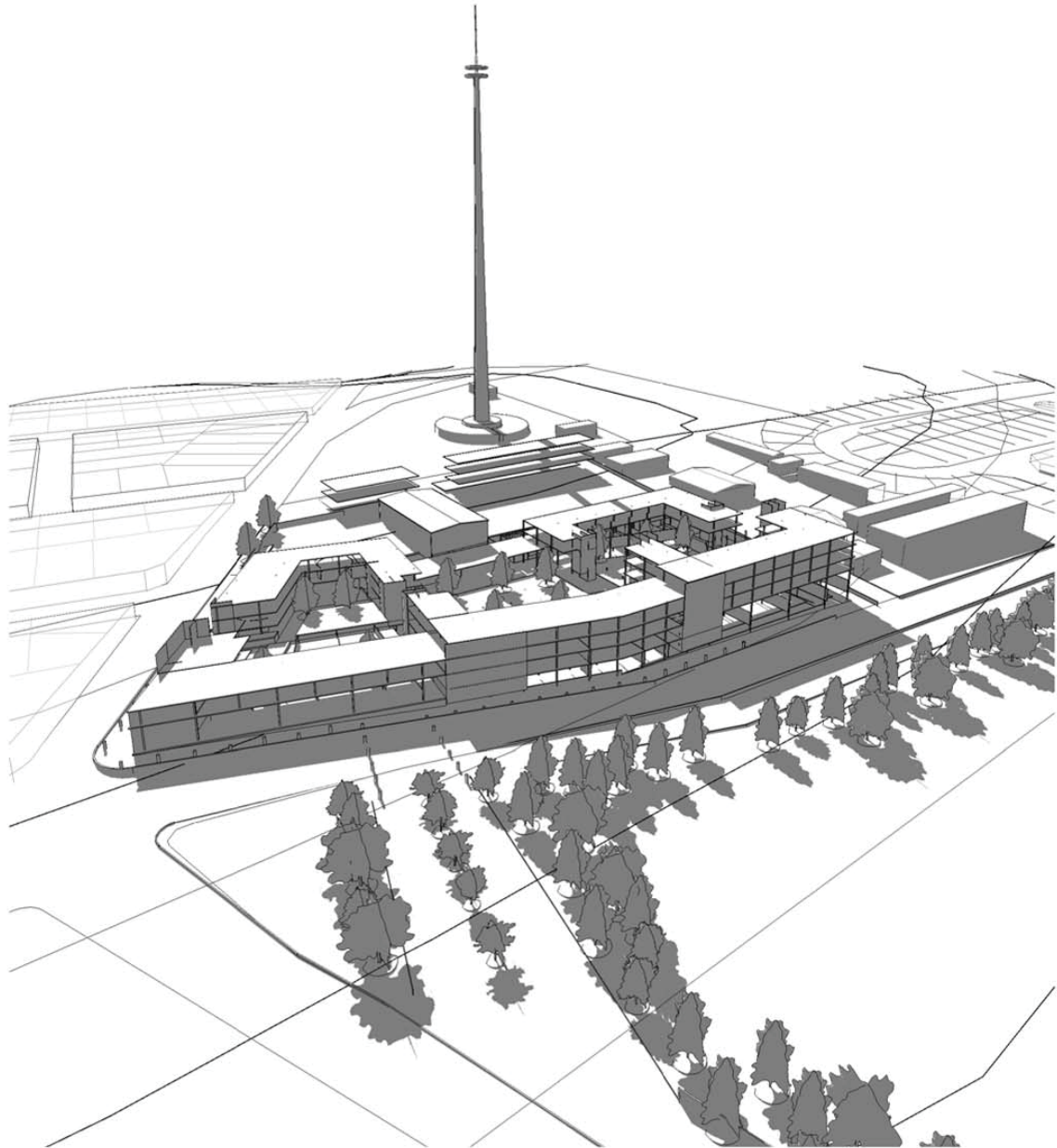


SECTION B-B  
SCALE 1:200

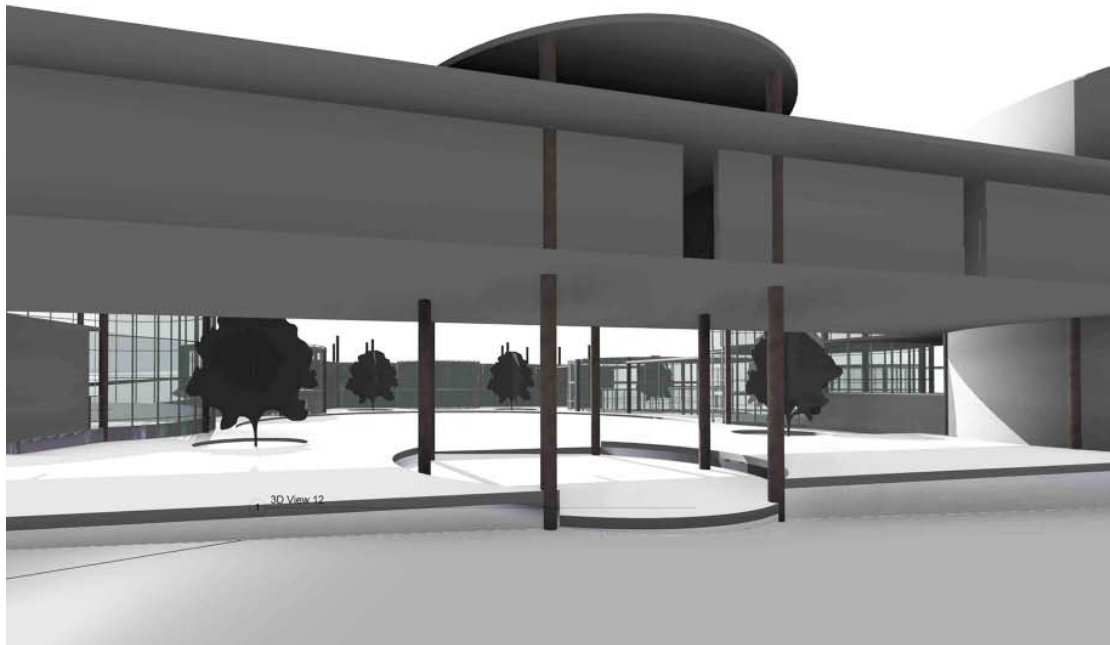
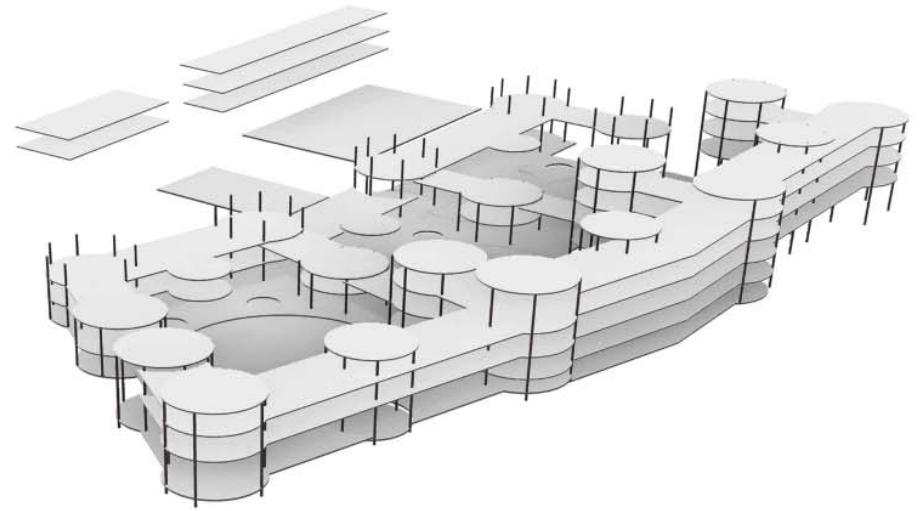
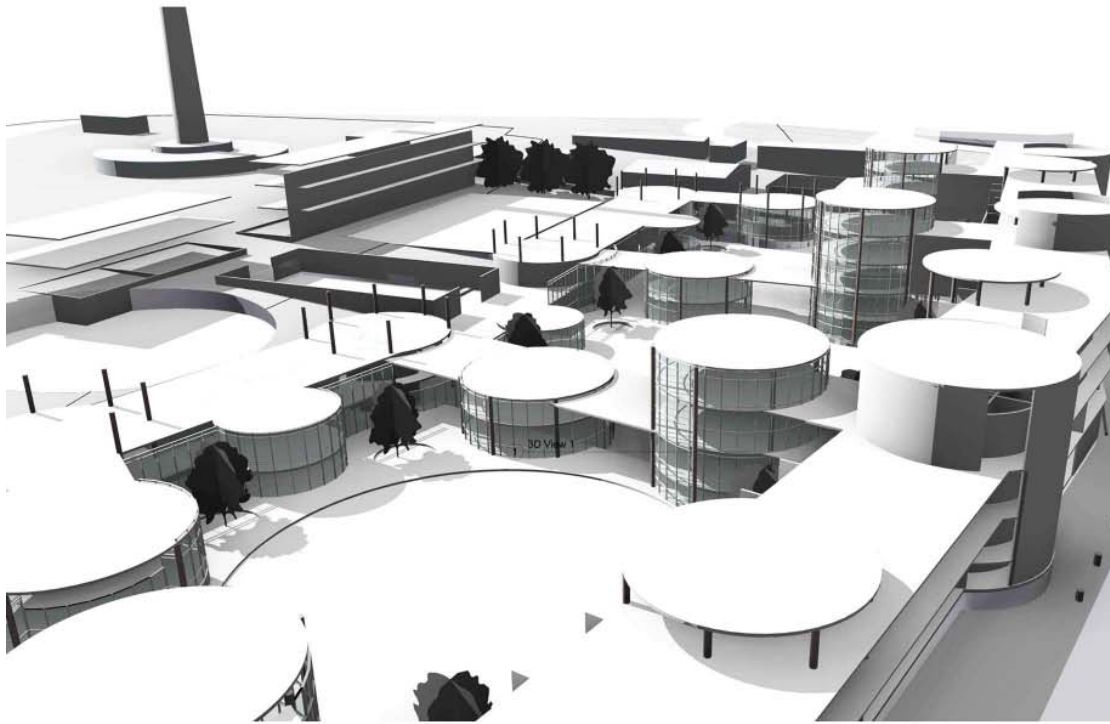
d. Third Response











#### COMMENTS

Circles are problematic.

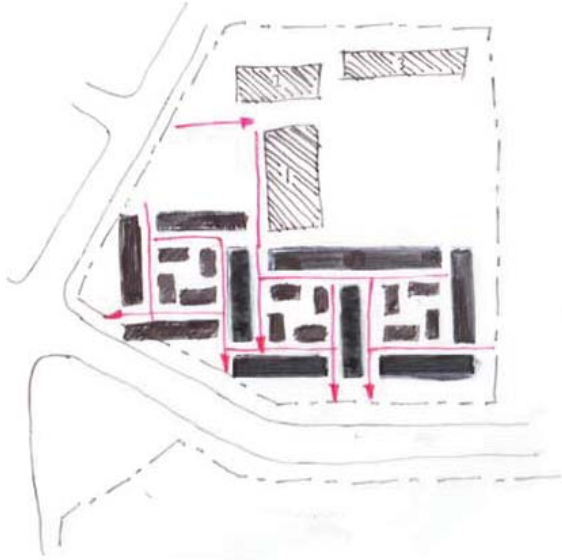
Design is too expressive.

Not a comfortable environment.

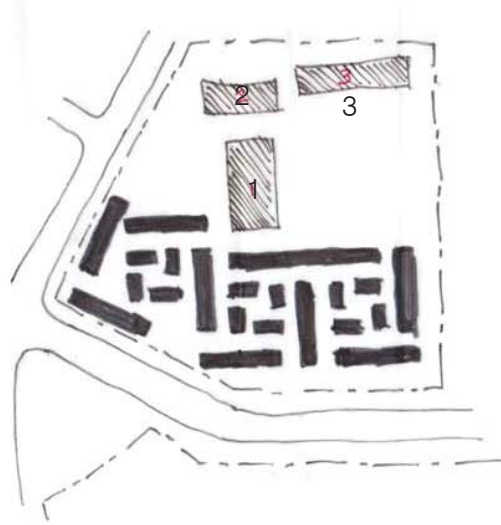
The building is too large for the site and needs to tone down.

Go back to previous responses, principles and theories.

## d. Final Response



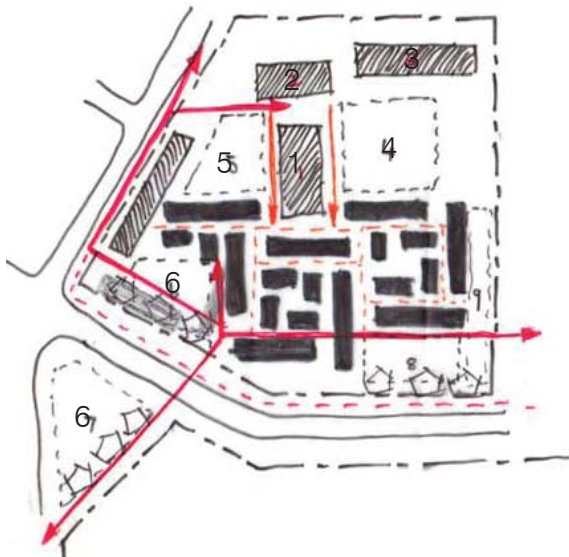
1. Permeable Spaces



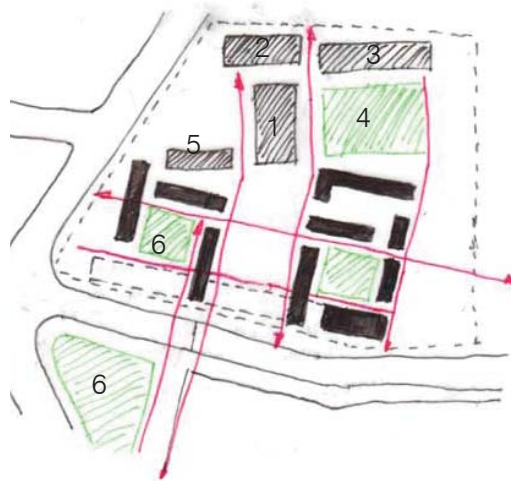
2. Responding to Edges



3. Creating Public Spaces



4. Main Routes: Health care & Security

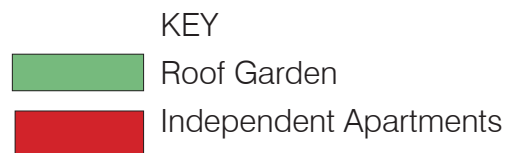


5. Courtyards & Public Spaces

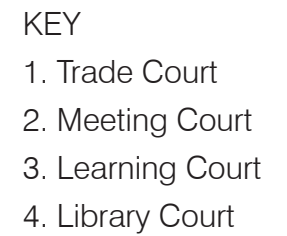
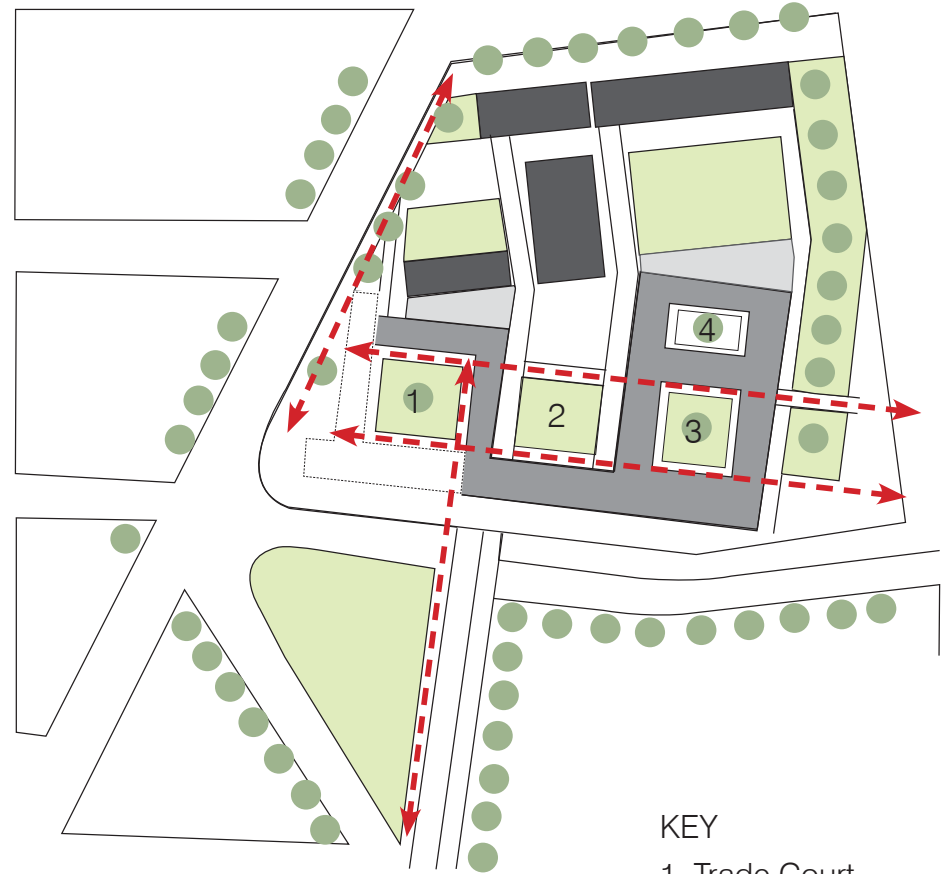
### KEY

- 1. Multi- purpose Hall
- 2. Administration
- 3. Clubhouse
- 4. Field
- 5. Playground
- 6. Public Square





Roofscape



Connecting Courtyards

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*'Rooftops are becoming the symbol of a new lifestyle - an extension and exclusive enjoyment of an area traditionally unused.'* (Daab, 2007)



Figure 7.1: Enjoyment on roof space (Daab, 2007:n.p.)

Too often the elderly will lose their social network and become trapped in the confinement of their living space. In these cases a person will find a social connection with nature, feeding birds and looking after gardens. Donald Changwa states in his thesis "Social Milleu" that nature has the ability to excite all the senses (Changwa, 2009:80) The challenge of maintaining the life of plants and flowers, and what they attract, provides a therapeutic work environment. Plants are a symbol of life that produces a nurturing environment for the aging, while also reinforcing an abundance of self-esteem and pride. (Changwa, 2009:80) Although a connection with nature has the ability to reinforce an abundance of self esteem and pride, without physical human connection you become dependant on nature to define your existence.

Throughout the design development I recognised the need for nature to become an integral part of the design and I considered the roof plane or the fifth facade as a means for social connections through roof gardening. Utilising the roof plane would create a private nurturing space for residents to maintain the growth of plants. With economic sustainabililty and environmental stainability in mind I began to unpack the potential the roof plane as a means to introduce a form of trade to the community, and reduce energy consumptions and water usage.

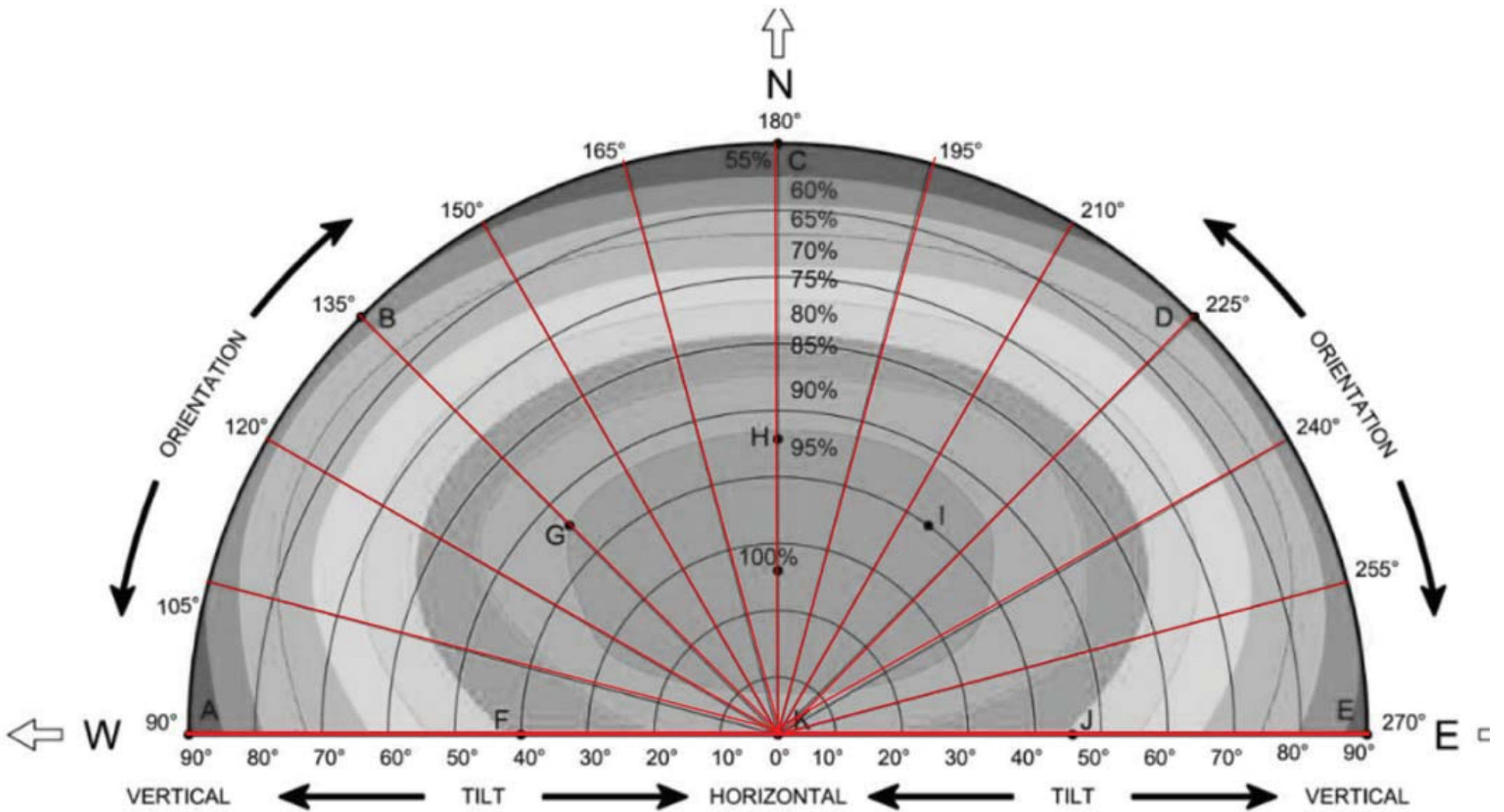


Figure 7.2: Irradiation Map for Johannesburg (Weiss, 2010:n.p.)

## ENERGY

Due to Eskom's present struggle in supplying electricity and with the electricity price hikes, design becomes an integral part of reducing energy consumption and achieving economic sustainability. Photovoltaic (PV) systems can be used to generate electricity. Considering the aesthetic concerns I began to explore solutions for the renewable energy source. Solar harvesting techniques have implications on the overall building form and how it is constructed and in order to understand the implications and provide a solution I unpacked the solar harvesting in terms of: Orientation and Pitch, Aesthetics, and Structure.

## ORIENTATION AND PITCH

In order to maximise the harvesting of sun energy it is important to design tilted surface of photovoltaic cells. A study completed in 2011, Roof Sphere Research Component, informed conclusive results to the orientation and pitch of solar panels. The annual Irradiation Map for Johannesburg Figure 7.2 was utilised in the study to identify the orientation and pitch for harnessing solar energy. The conclusive results of the study distinguished that vertical faces are considerably lower energy resources with regards to photovoltaic cells than the tilted and horizontal surfaces. A tilted surface that had orientation due north at an angle of  $25.8^\circ$  would achieve optimal results in Johannesburg's climate.

This information would help to design an energy efficient roof that achieves economic sustainability.

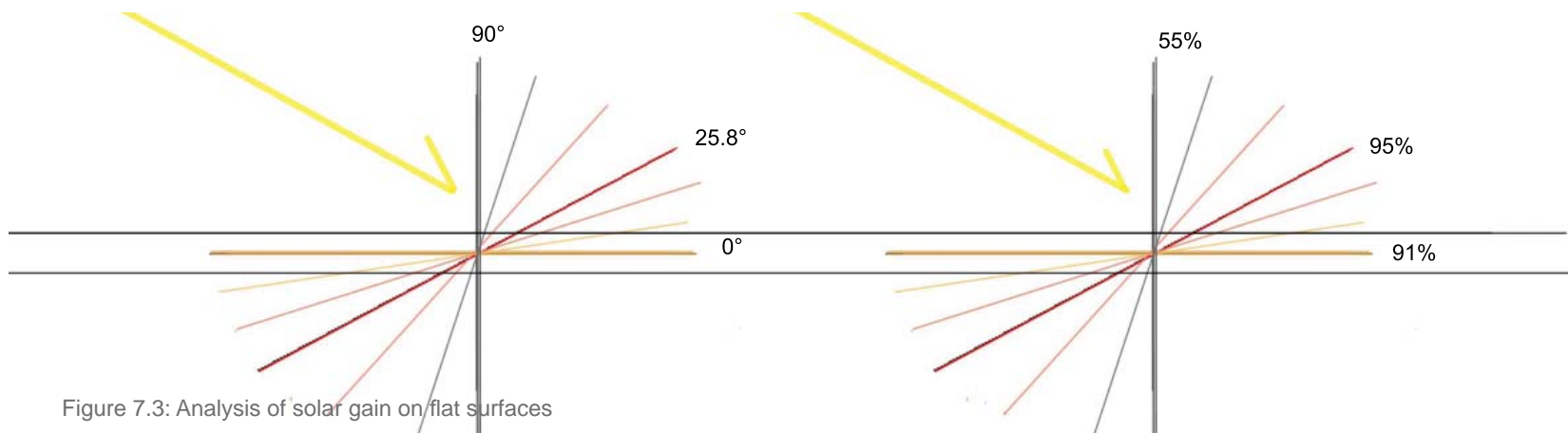


Figure 7.3: Analysis of solar gain on flat surfaces

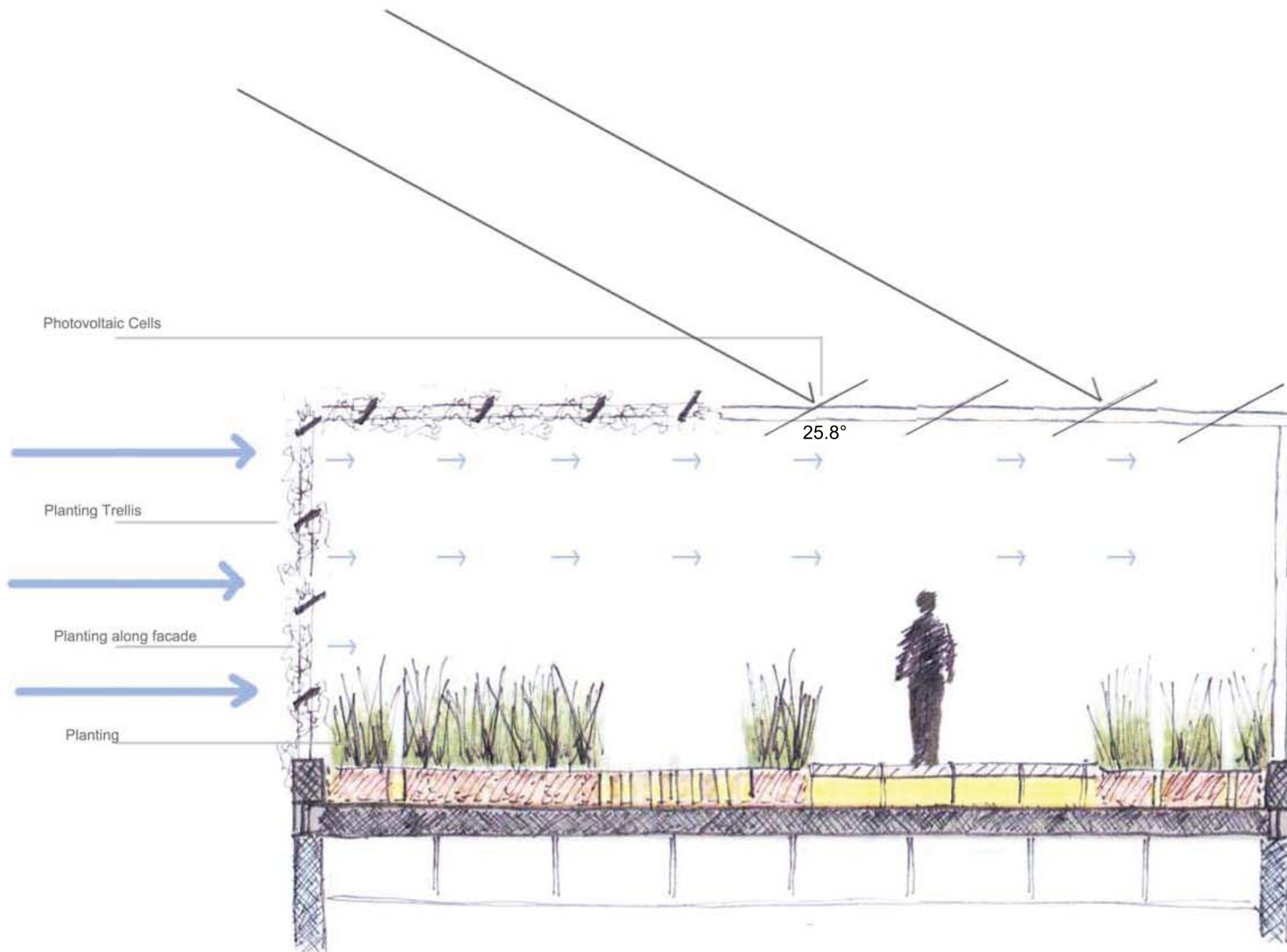


Figure 7.4: Sketch of roof terrace planting, pergola planting and solar harvesting

## AESTHETICS AND STRUCTURE

In order to achieve aesthetically pleasing results I began to look at the solar panel achieving the function of solar harvesting as well as becoming a detailed shading devise for the users of the roof plane. To achieve a comfortable environment, shaded spaces from the harsh conditions of the Johannesburg climate become important aspect of the roof plane. By utilising a comfortable shaded pergola structure and integrating solar panels to create the pergola, the residents of the space will benefit from economic sustainability as well as a comfortable social environment on the roof plane.

## ROOF GARDEN

Being one of the more important elements in achieving a nurturing environment for the aged, the roof garden becomes a great platform to socially integrate the residents in a private space of the design. The garden on the roof plane does not only become a social environment for nurturing nature, it becomes a unique platform for residents to grow plants and flowers and formally sell them to the community. In addition to the economic benefits of selling flowers to the community the use of gardening on the roof plane has the potential to insulate the roof creating comfortable interior spaces of the design.

In addition to the roof garden I analysed the potential of the facade in becoming a means to create comfortable interior spaces. Not only would vertical planting create an aesthetically pleasing result on the facade of the residential units it would also achieve sustainability in terms of comfortable temperatures of the residential units.

## WATER HARVESTING

Rain water is a resource that many people can take advantage of . Water collection, harvesting, recycling and storage all become important aspects to achieve economic sustainability. Experts have projected that the future climate of South Africa will see significant changes in terms of rainfall. Intensity and an increase in rainfall are predicted, but higher evaporation rates will lead to increased drought incidence and intensity. (Davis & Climate Change Research Group, 2010:11-15).

In order to achieve economic sustainability I decided to integrate water harvesting and storage. The roof becomes the primary aspect of rainwater capture and provides an irreplaceable platform for water capture.

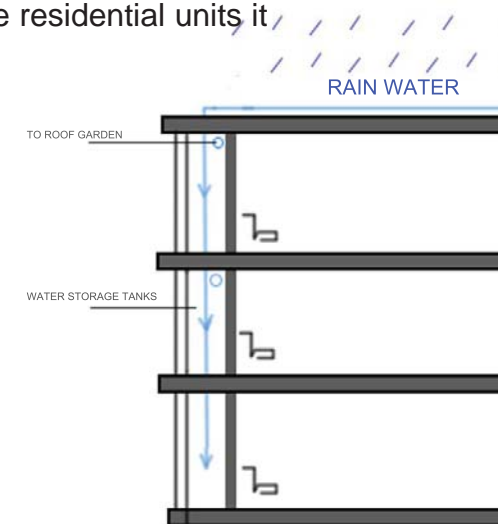
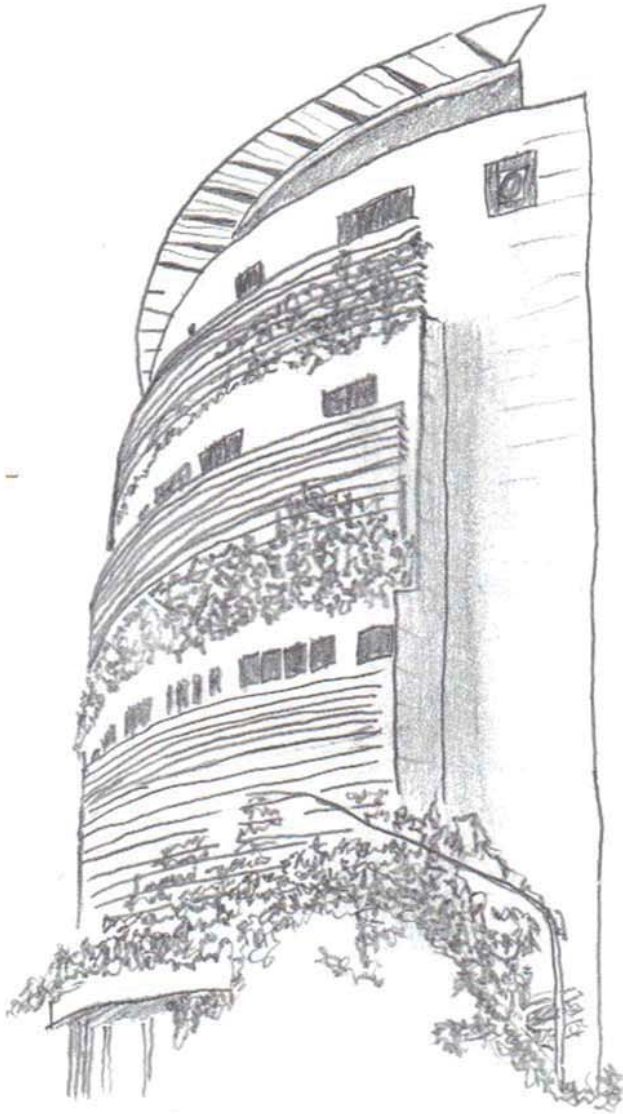
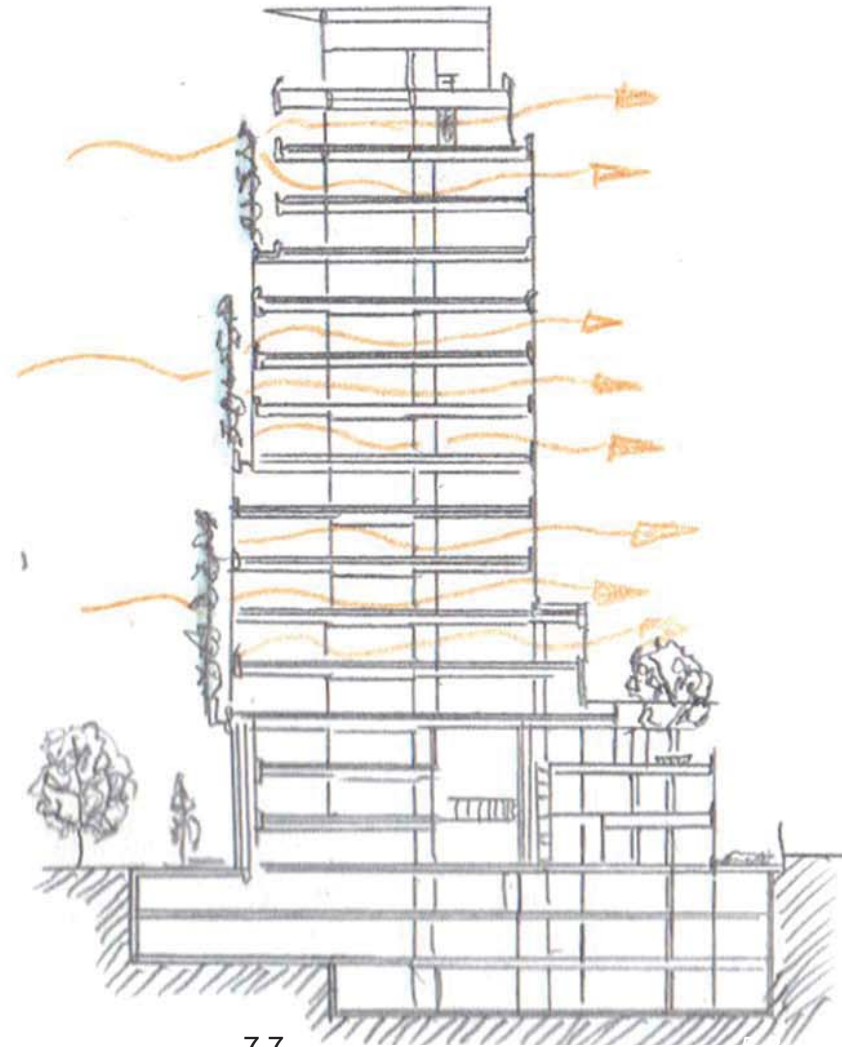


Figure 7.5: Rain Water harvesting and storage



7.6

Figure 7.6: Planted Trellises on Western facade\_ Consorcia- Vida, Santiago, Chile. (Vodvarka & Malnar, 2003:228).



7.7

Figure 7.7: Building Section\_Permeable Planted Trellises\_ Consorcia- Vida, Santiago, Chile(Vodvarka & Malnar, 2003:228).

## CONSORCIA - VIDA, SANTIAGO, CHILE

To create comfortable temperatures within the building, Consorcia-Vida utilises growth on its facade which diffuses light and crates a permeable screen for natural ventilation. The natural cross ventilation through the planted trellis filters wind and allows for a comfortable flow through the residential units.

The western facade of the building is vulnerable to solar gain and overheating within Santiago and therefore the use of plant covered trellises diffuse light, soften the elevation and creates shade. These screens reduce solar gain by 60% (Vodvarka & Malnar, 2003:228).

The natural use of Planted cladding become beneficial as planting changes through the season providing shade in summer but dying in winter and allowing for solar gain. Plants change with seasons creating a comfortable internal temperature all year round (Vodvarka & Malnar, 2003:228).

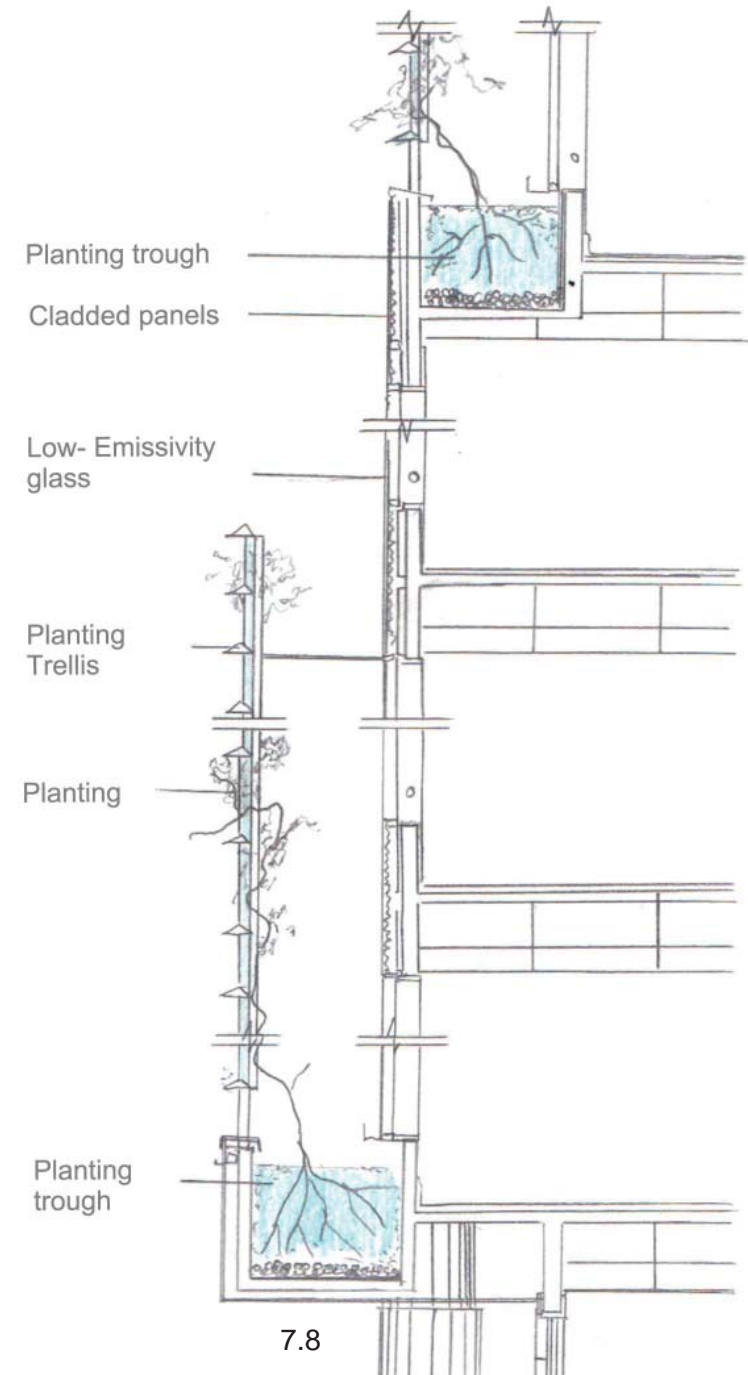
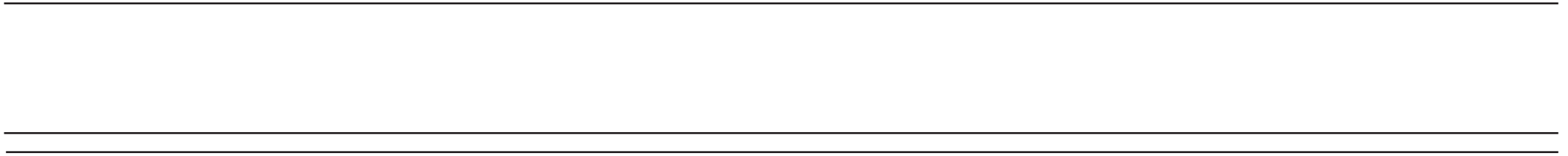
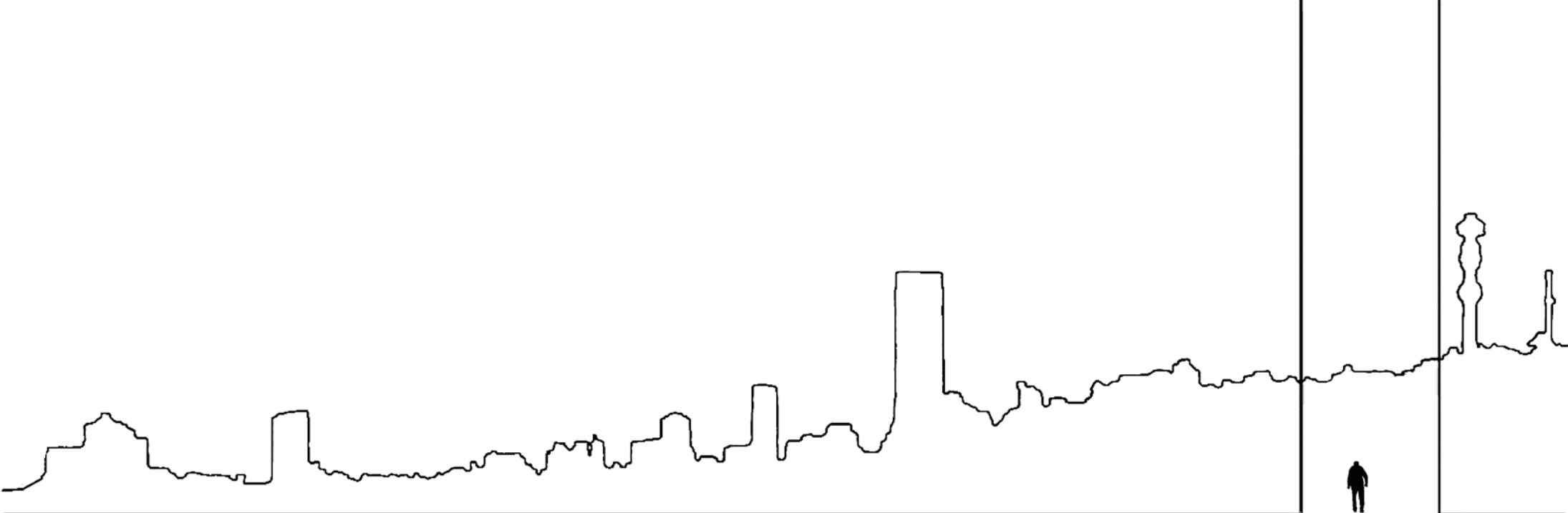


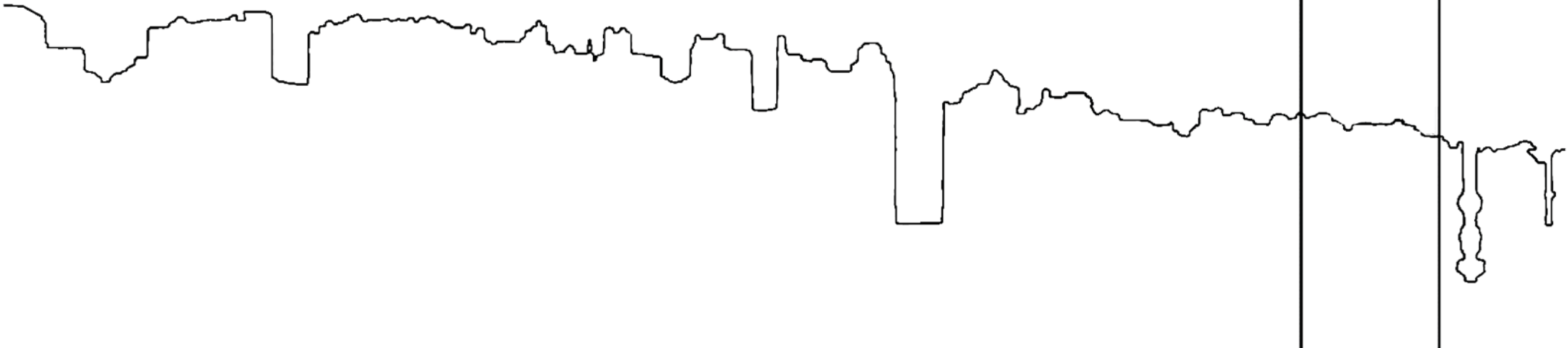
Figure 7.8: Detail of Permeable Planted Trellises\_ Consorcia- Vida, Santiago, Chile(Vodvarka & Malnar, 2003:228).





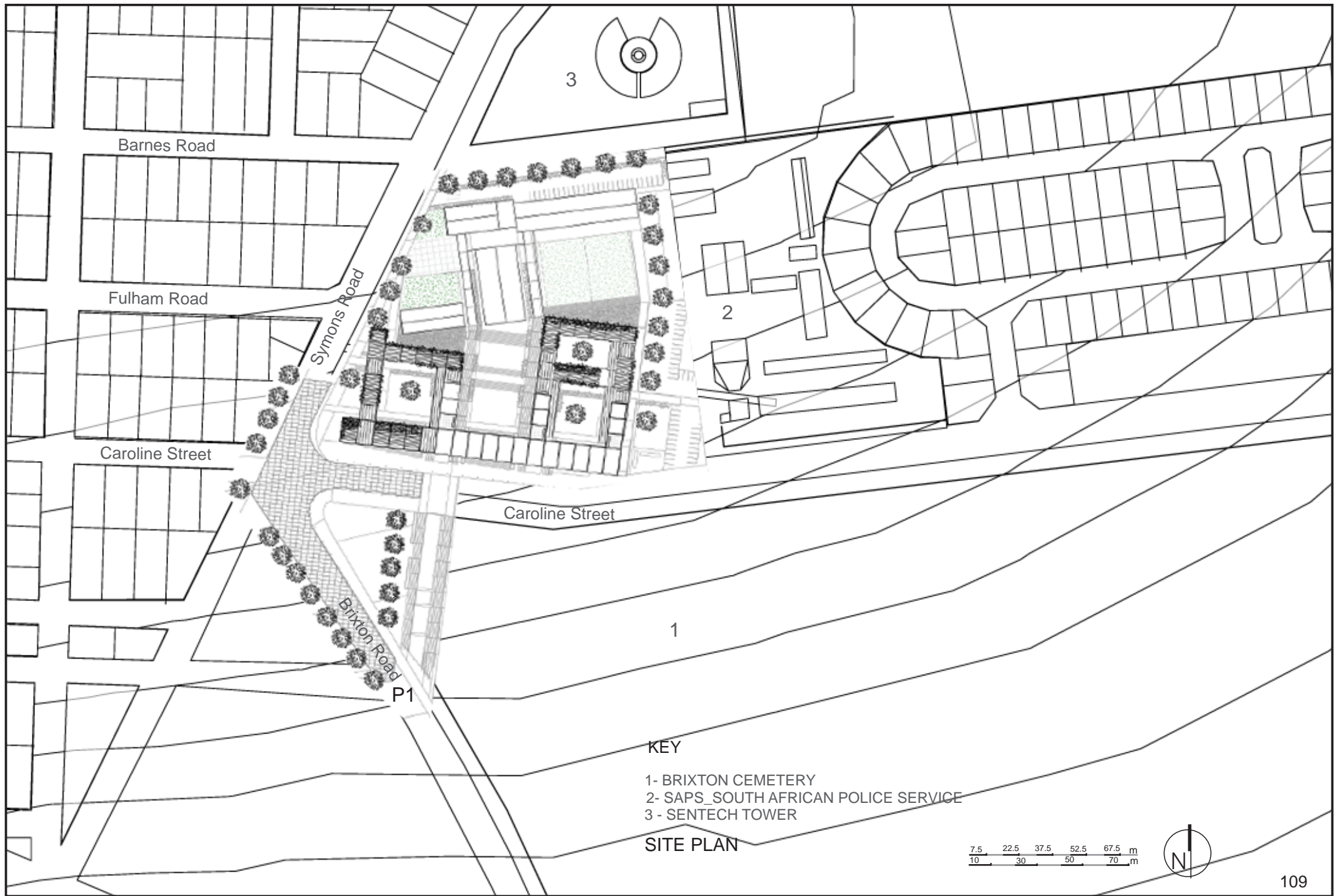
8. FINAL DESIGN

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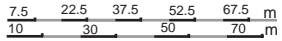
PERSPECTIVE P1 - PUBLIC INTERFACE



KEY

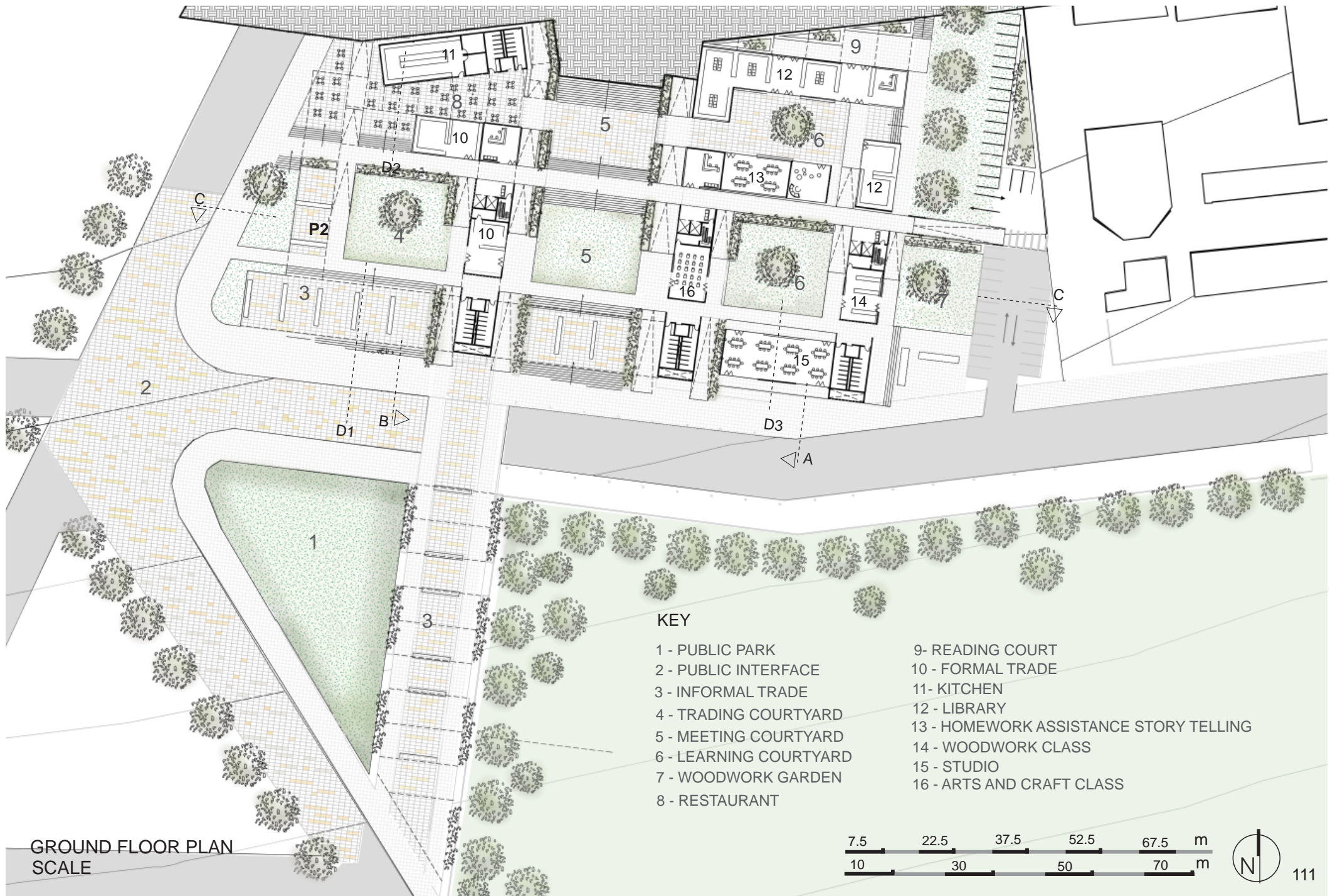
- 1- BRIXTON CEMETERY
- 2- SAPS\_SOUTH AFRICAN POLICE SERVICE
- 3 - SENTECH TOWER

SITE PLAN





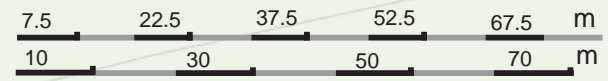
PERSPECTIVE P2 - TRADING COURTYARD

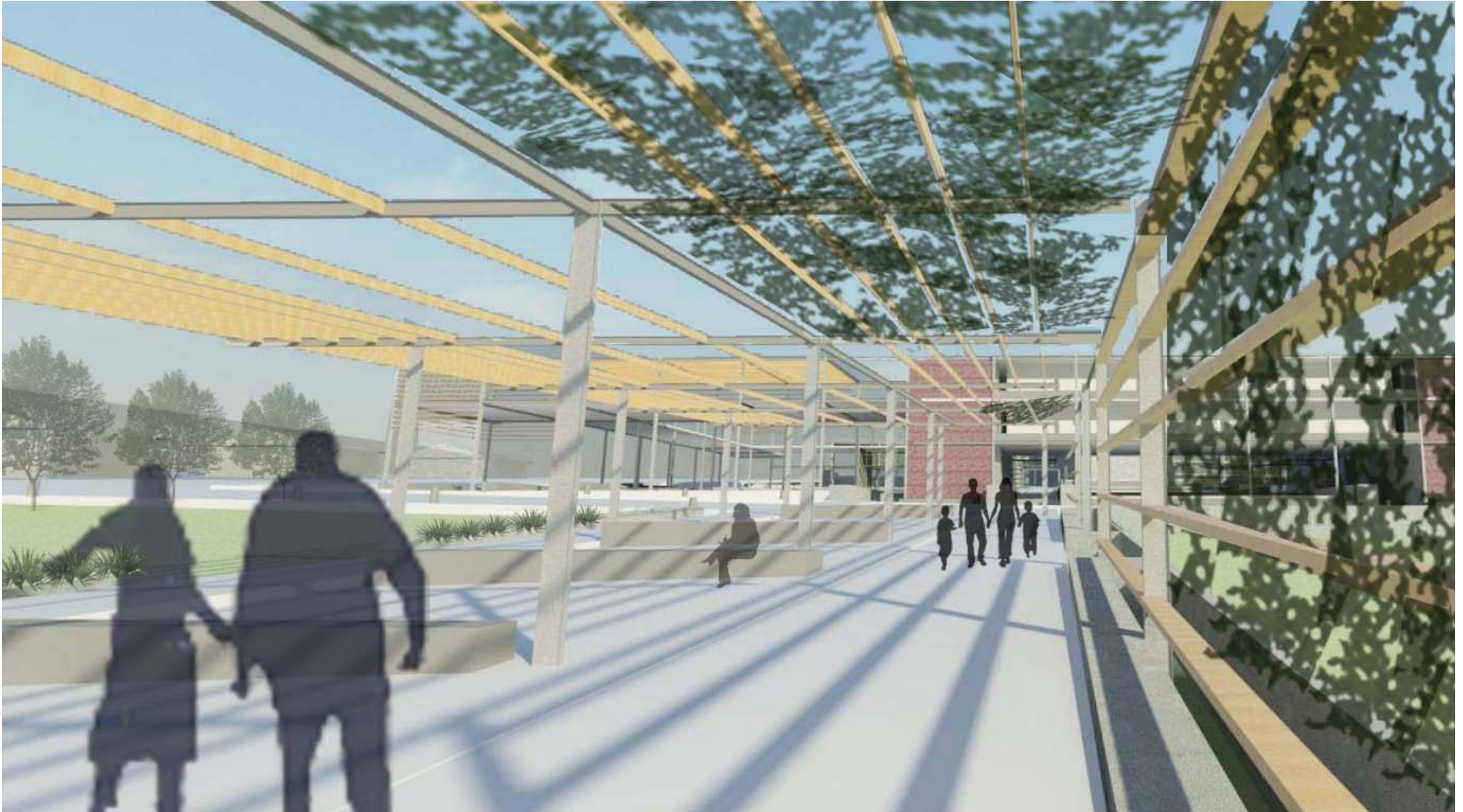


**KEY**

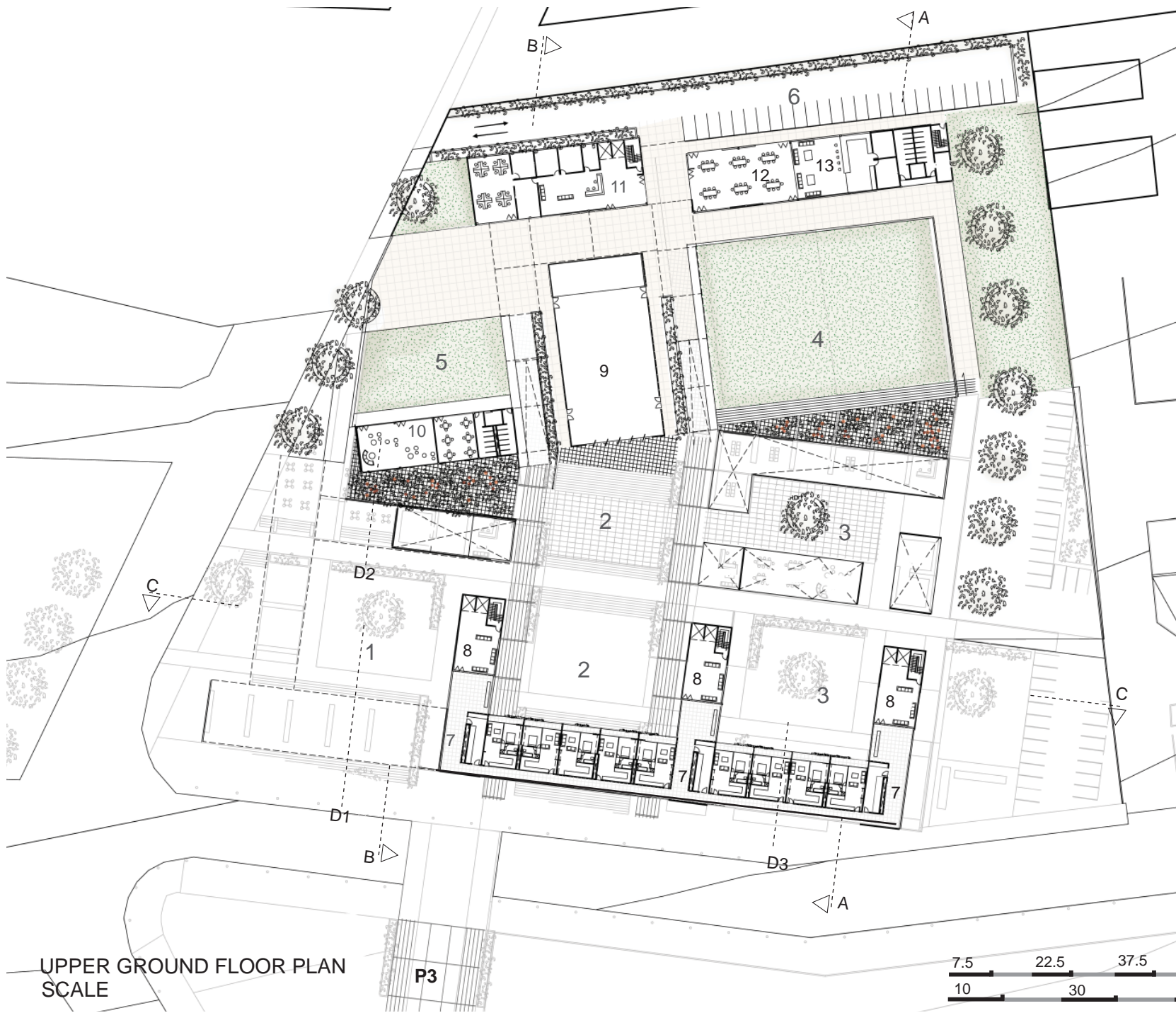
- 1 - PUBLIC PARK
- 2 - PUBLIC INTERFACE
- 3 - INFORMAL TRADE
- 4 - TRADING COURTYARD
- 5 - MEETING COURTYARD
- 6 - LEARNING COURTYARD
- 7 - WOODWORK GARDEN
- 8 - RESTAURANT
- 9- READING COURT
- 10 - FORMAL TRADE
- 11- KITCHEN
- 12 - LIBRARY
- 13 - HOMEWORK ASSISTANCE STORY TELLING
- 14 - WOODWORK CLASS
- 15 - STUDIO
- 16 - ARTS AND CRAFT CLASS

GROUND FLOOR PLAN  
SCALE





PERSPECTIVE P3 - ENTRANCE FROM PUBLIC INTERFACE



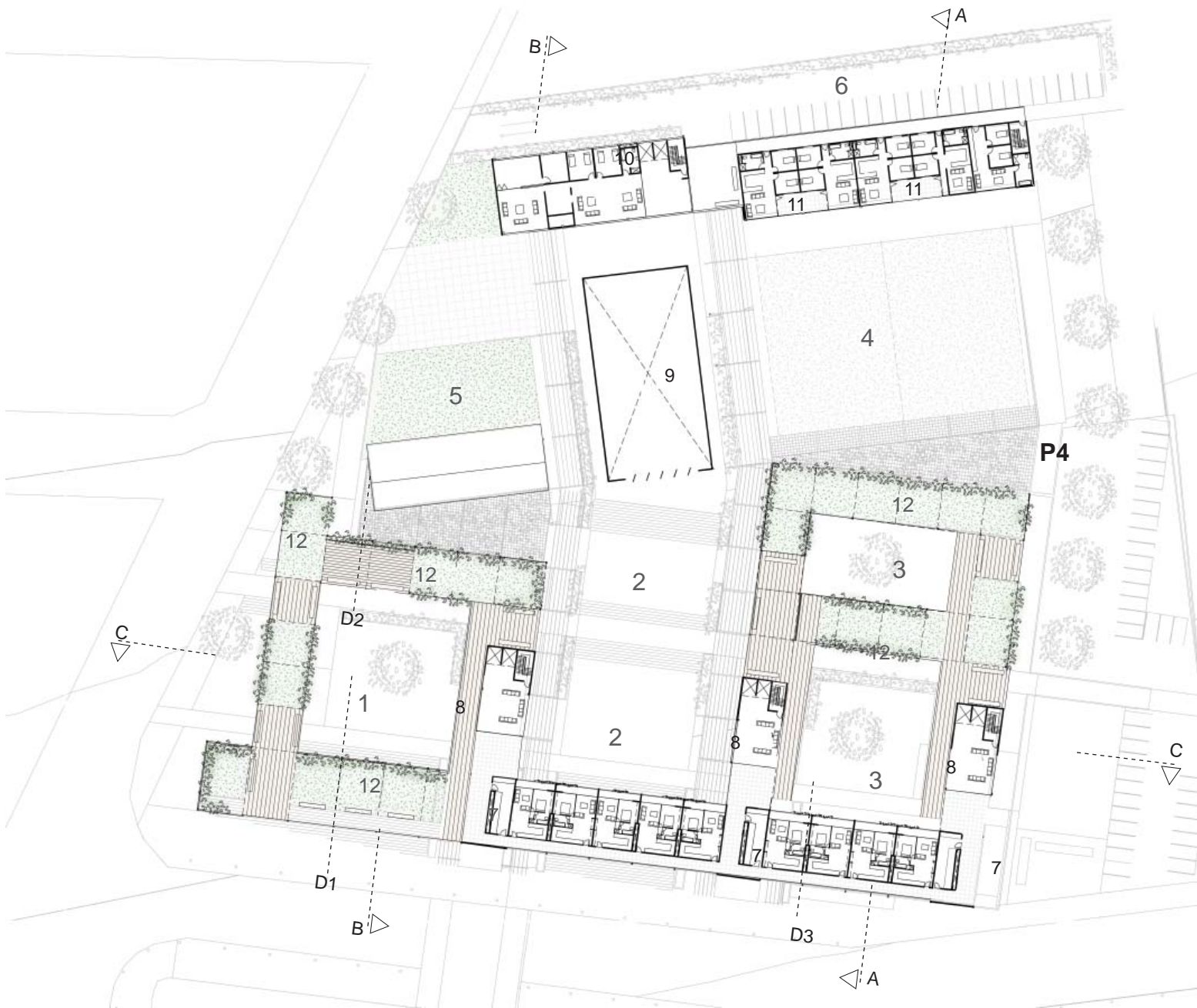
- KEY**
- 1 - TRADING COURTYARD
  - 2 - MEETING COURTYARD
  - 3 - LEARNING COURTYARD
  - 4 - FIELD
  - 5 - PLAYGROUND
  - 6 - STAFF PARKING
  - 7 - INDEPENDENT LIVING APARTMENTS
  - 8 - WAITING LOUNGE
  - 9 - MULTIPURPOSE HALL
  - 10 - DAY-CARE FACILITY
  - 11 - MEDICAL CONSULTATIONS
  - 12 - DINNING HALL
  - 13 - CLUBHOUSE

UPPER GROUND FLOOR PLAN  
SCALE





PERSPECTIVE P4 - LIBRARY READING COURTYARD



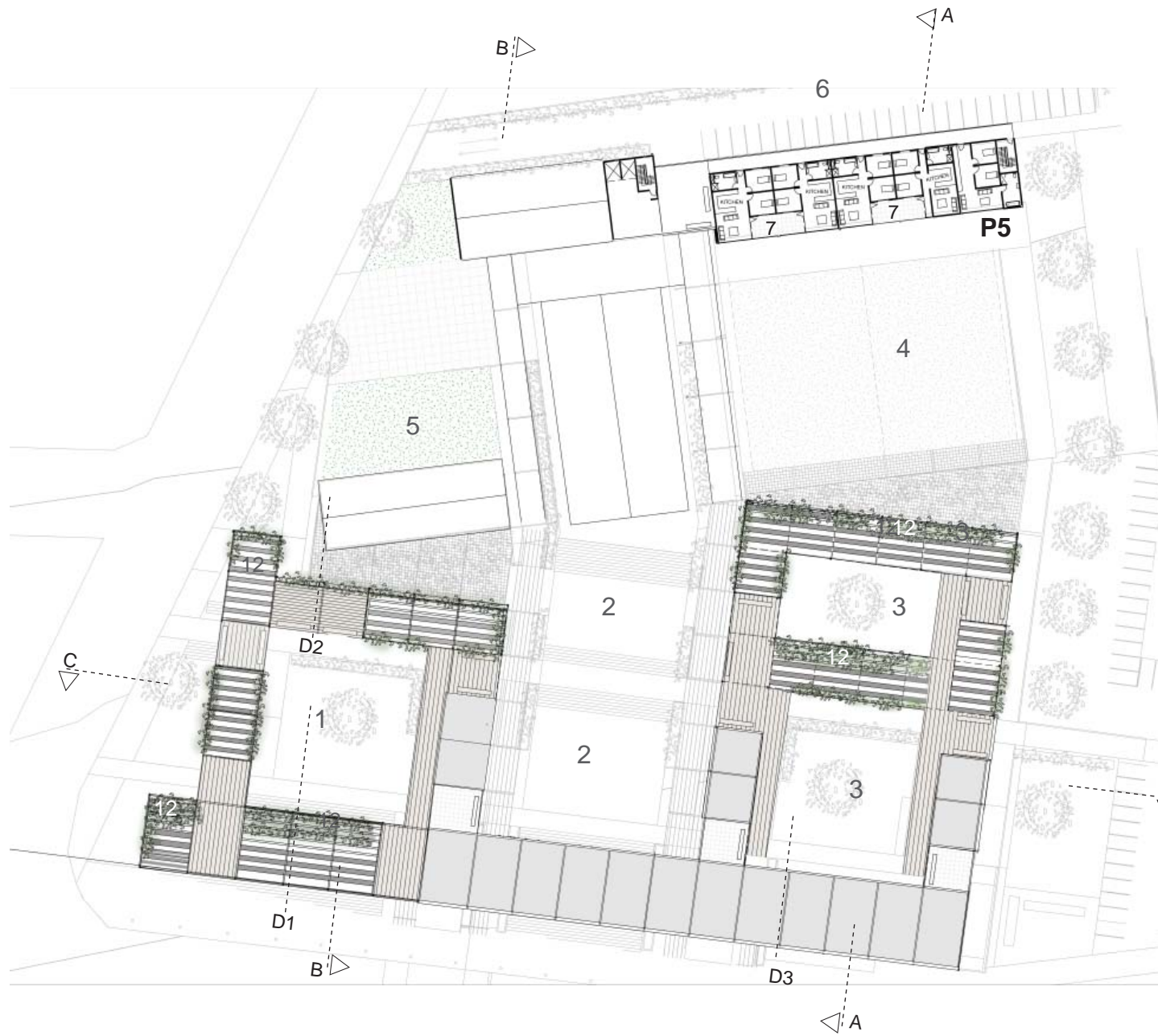
- KEY**
- 1 - TRADING COURTYARD
  - 2 - MEETING COURTYARD
  - 3 - LEARNING COURTYARD
  - 4 - FIELD
  - 5 - PLAYGROUND
  - 6 - STAFF PARKING
  - 7 - INDEPENDENT LIVING APARTMENTS
  - 8 - WAITING LOUNGE
  - 9 - MULTIPURPOSE HALL
  - 10 - NURSING STATIONS AND RECOVERY UNIT
  - 11 - SEMI -FRAILCARE UNITS

FIRST FLOOR PLAN



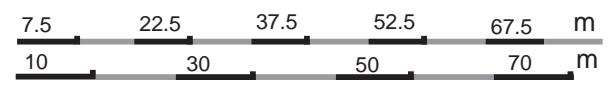


PERSPECTIVE P5 - FIELD

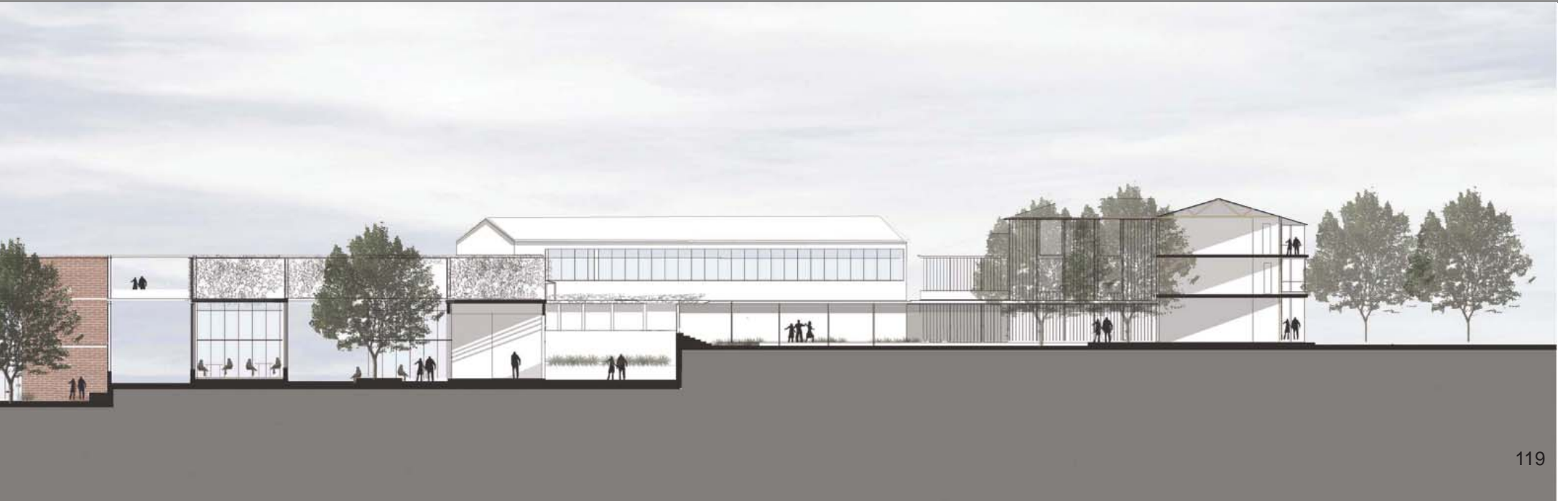


- KEY**
- 1 - TRADING COURTYARD
  - 2 - MEETING COURTYARD
  - 3 - LEARNING COURTYARD
  - 4 - FIELD
  - 5 - PLAYGROUND
  - 6 - STAFF PARKING
  - 7 - FRAIL CARE UNITS

SECOND FLOOR PLAN









WEST ELEVATION\_SCALE 1:500



SECTION B - B\_SCALE 1:500

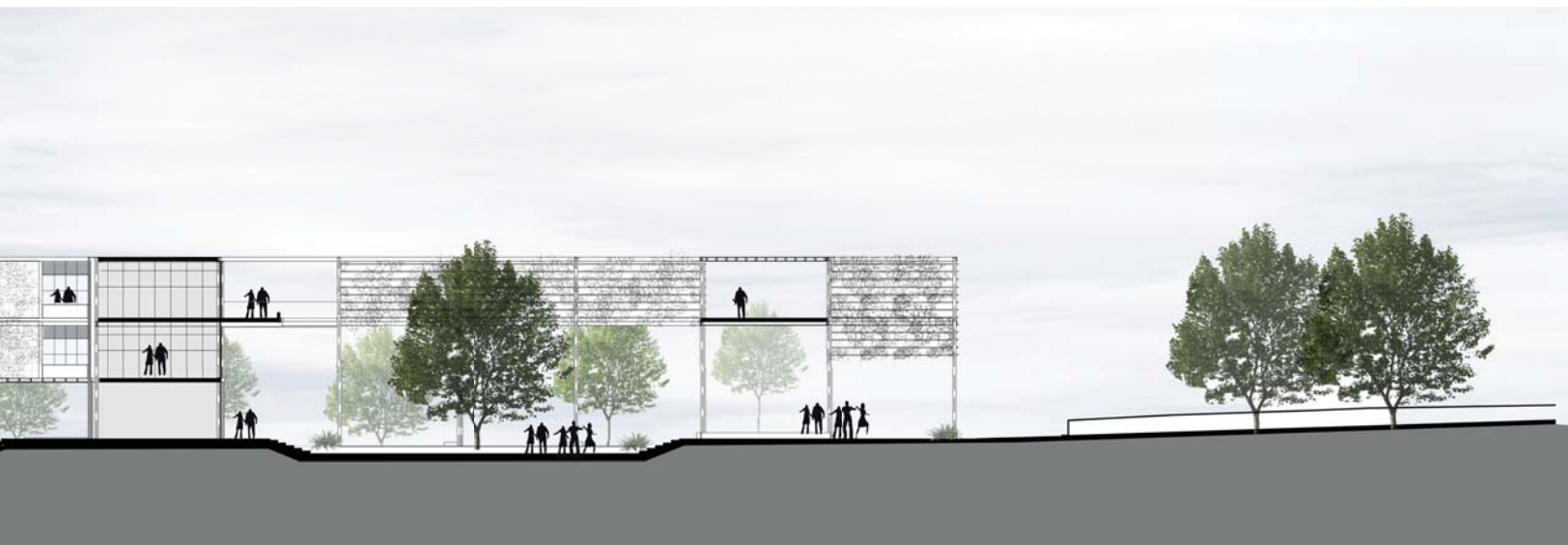
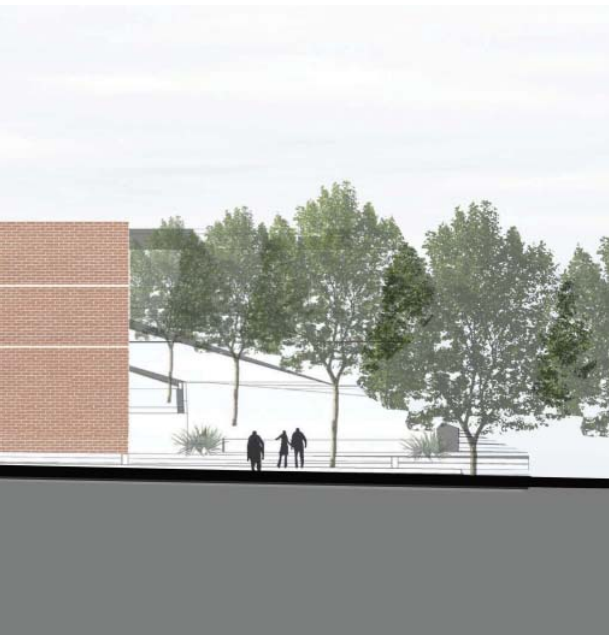


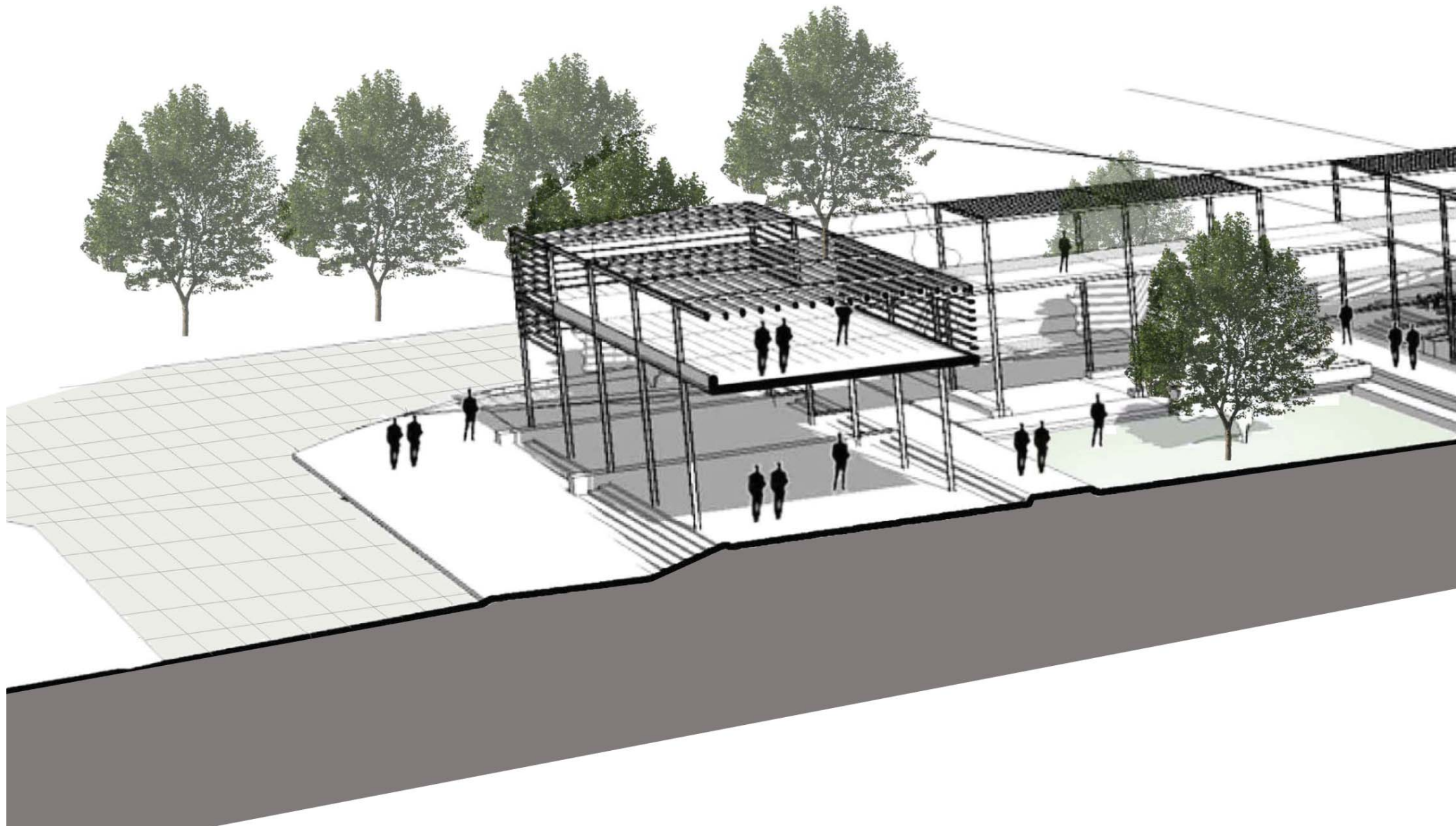


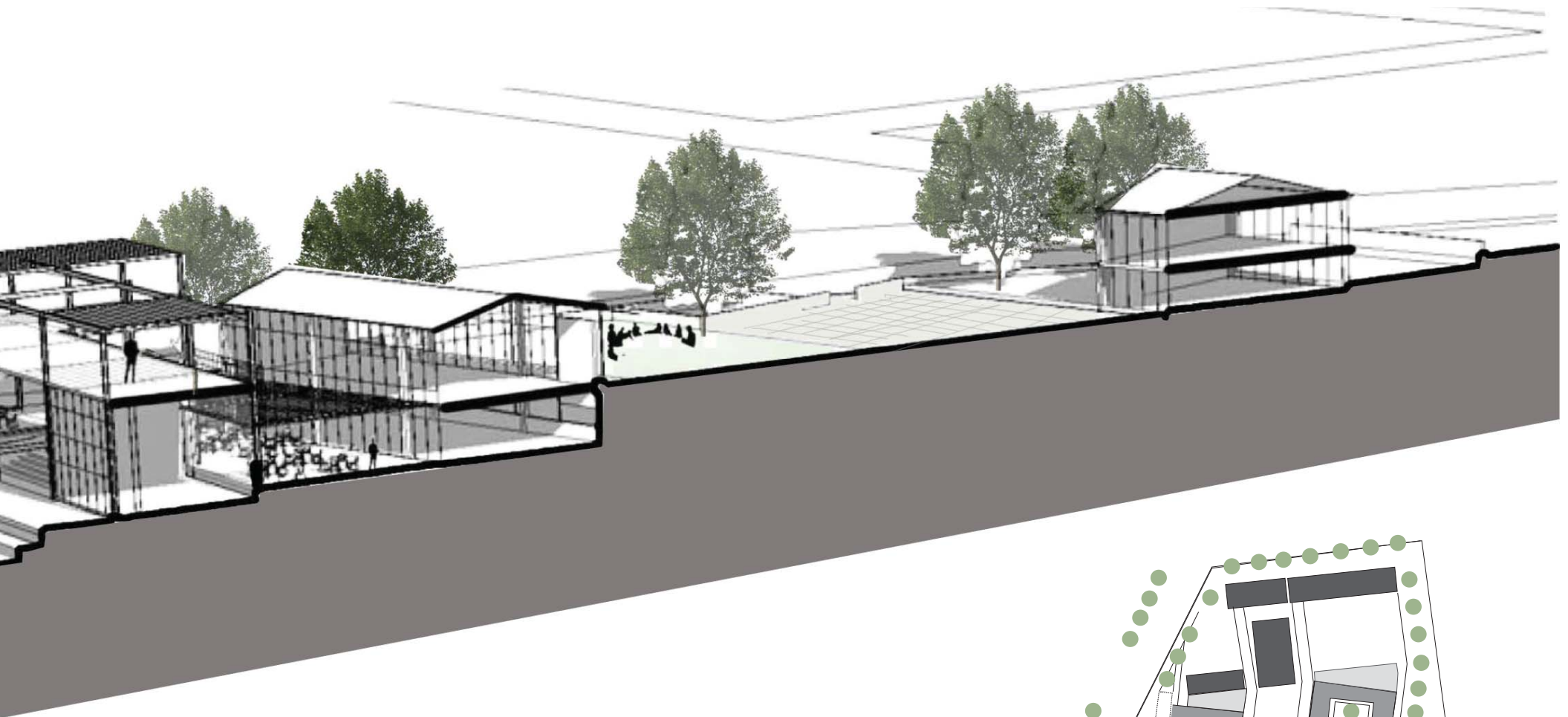
NORTH ELEVATION\_SCALE 1:500



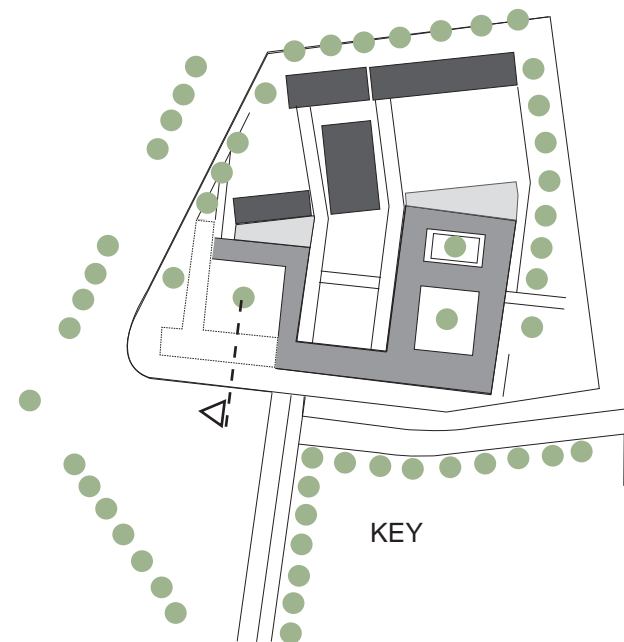
SECTION C - C\_SCALE 1:500

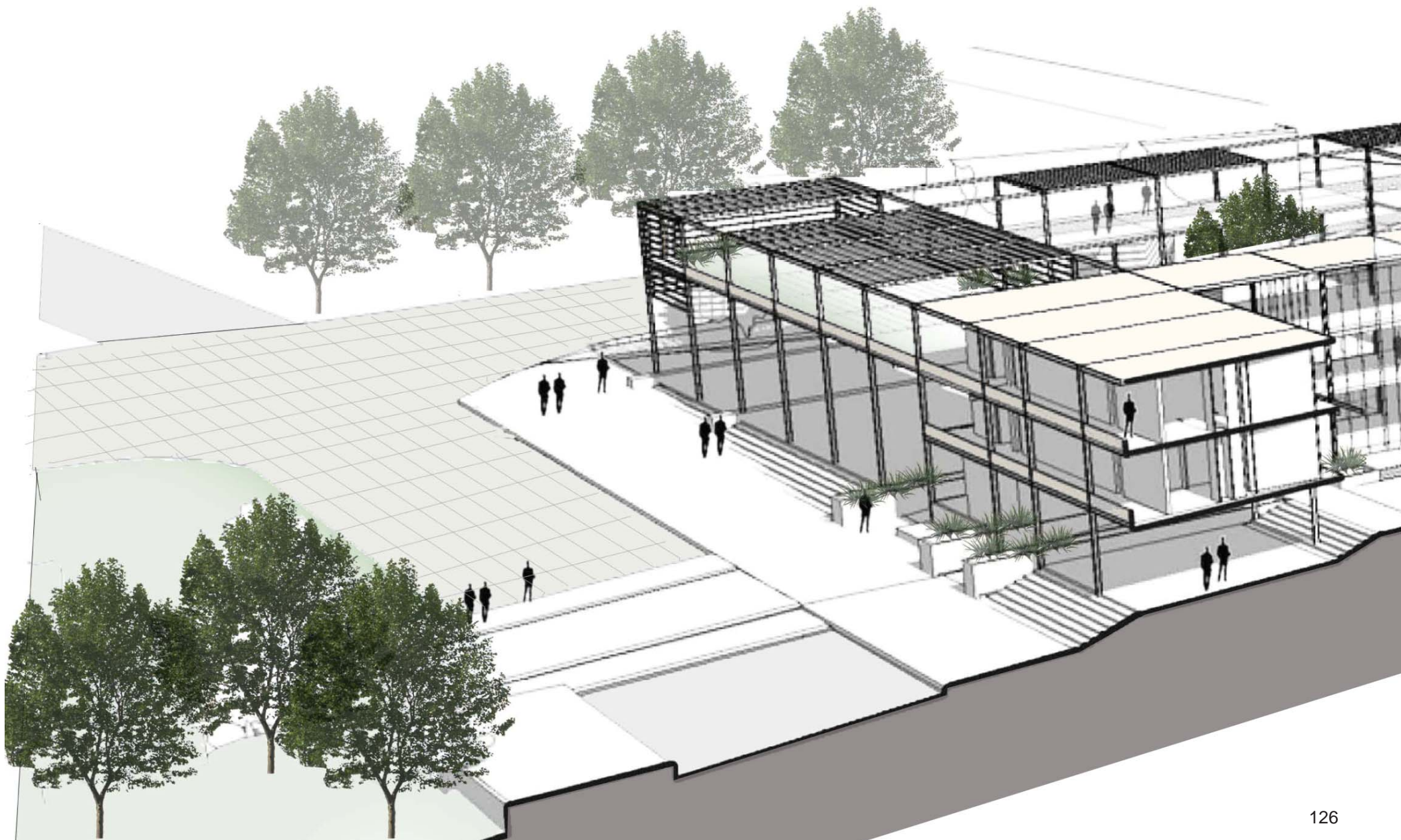


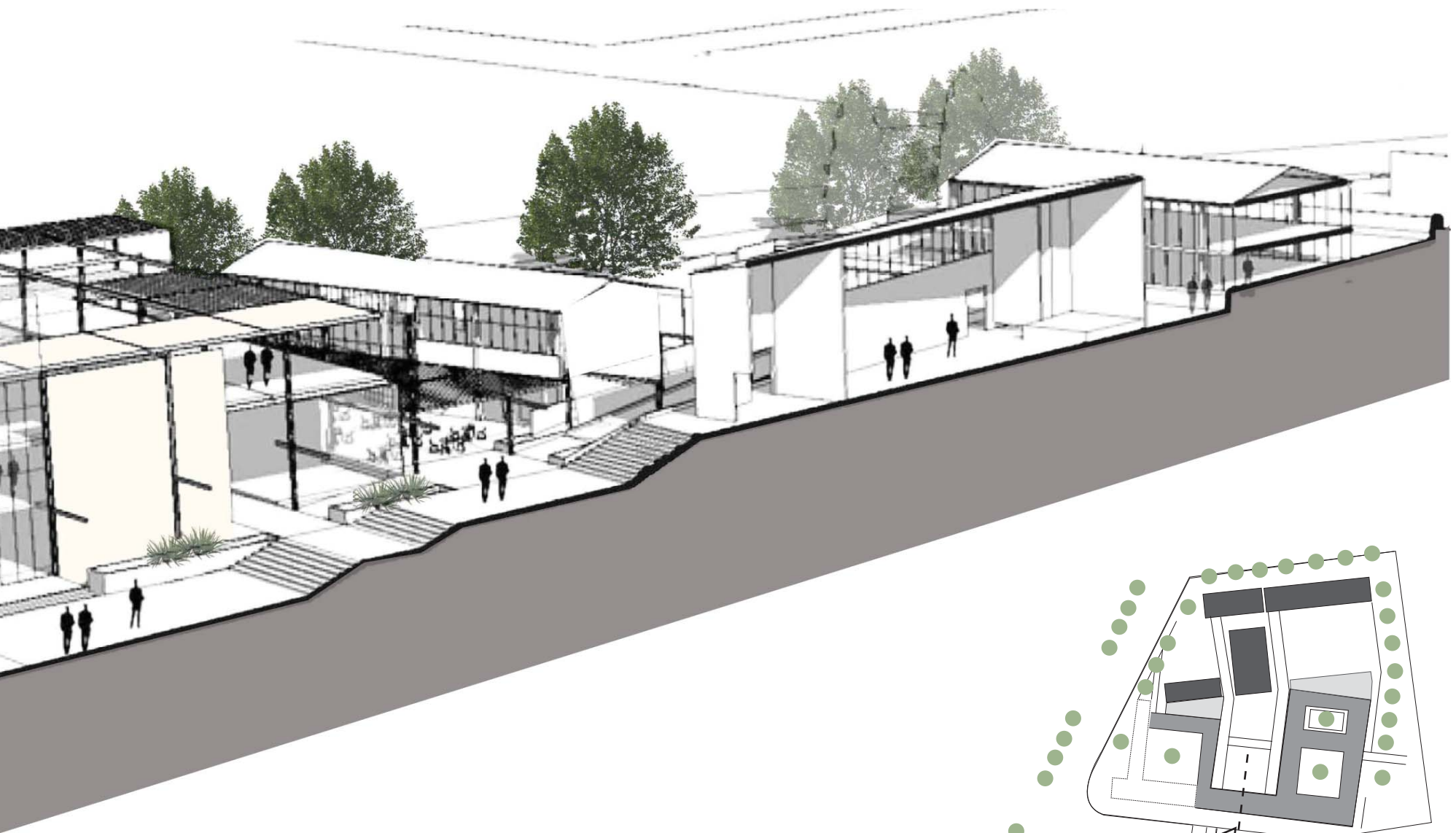




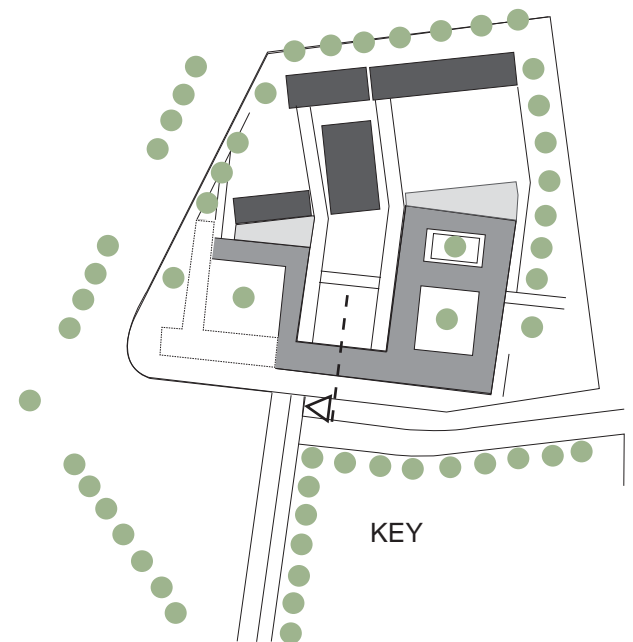
SECTIONAL PERSPECTIVE \_TRADING COURTYARD AND DAY-CARE FACILITY

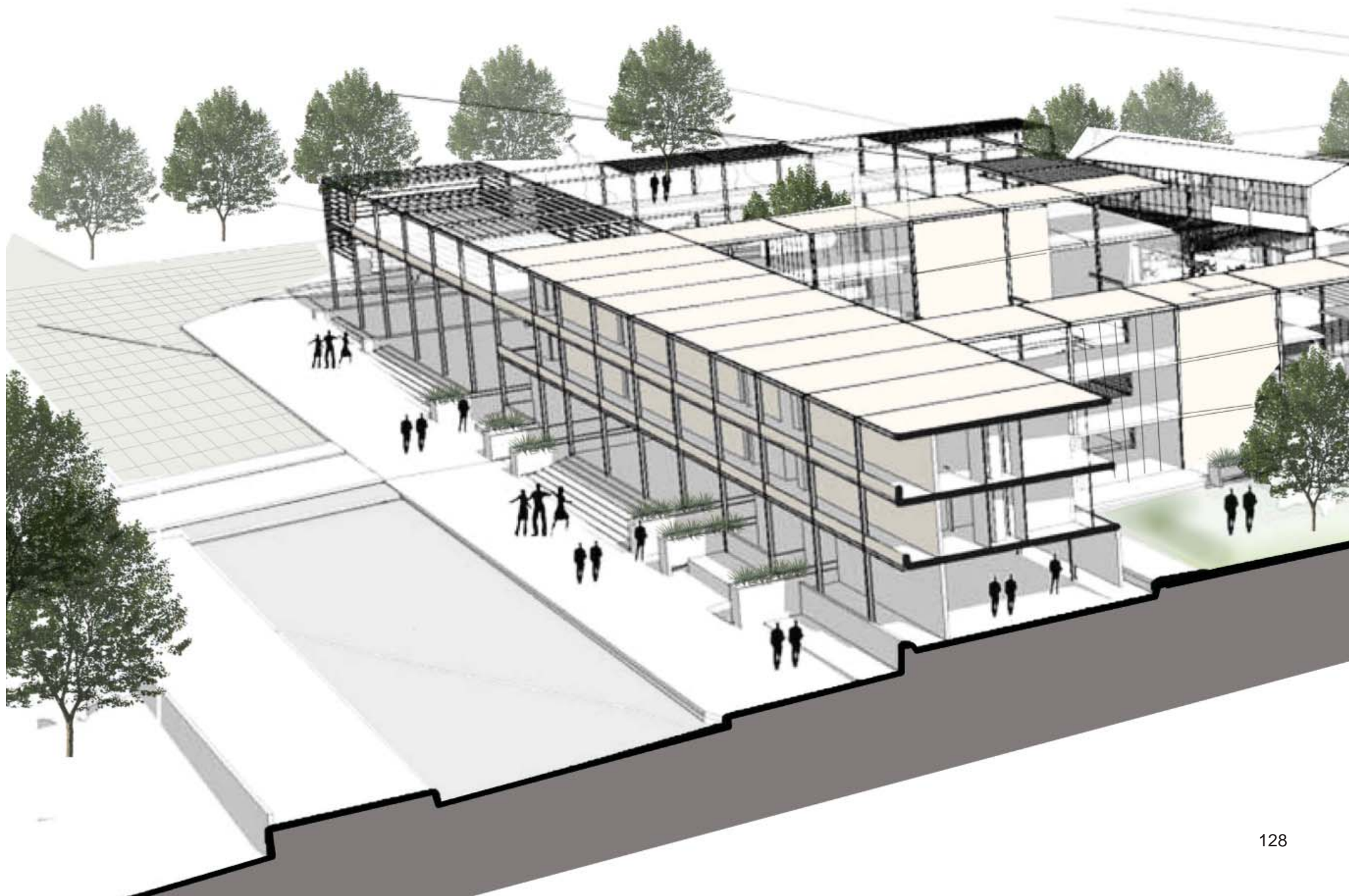






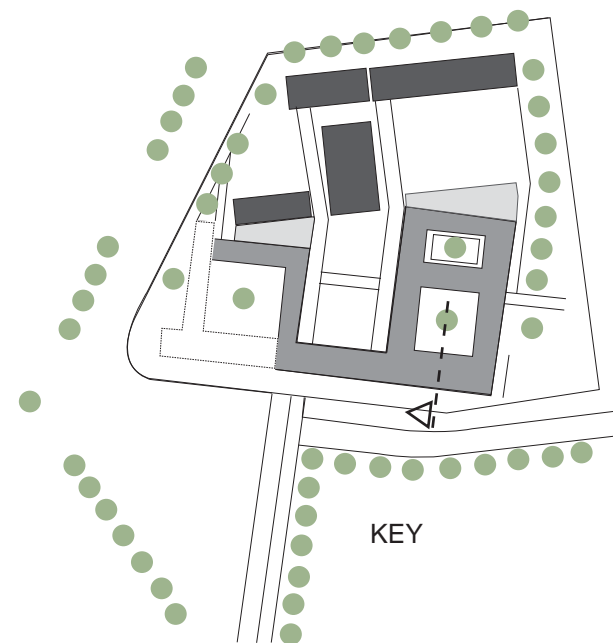
SECTIONAL PERSPECTIVE \_MEETING COURTYARD AND MULTIPURPOSE HALL







SECTIONAL PERSPECTIVE \_LEARNING COURTYARD, LIBRARY COURTYARD AND FIELD





PERSPECTIVE OFF ROOF GARDEN\_ VIEW OF MEETING COURTYARD

Rain Water Harvesting

Reinforced Composite Slab

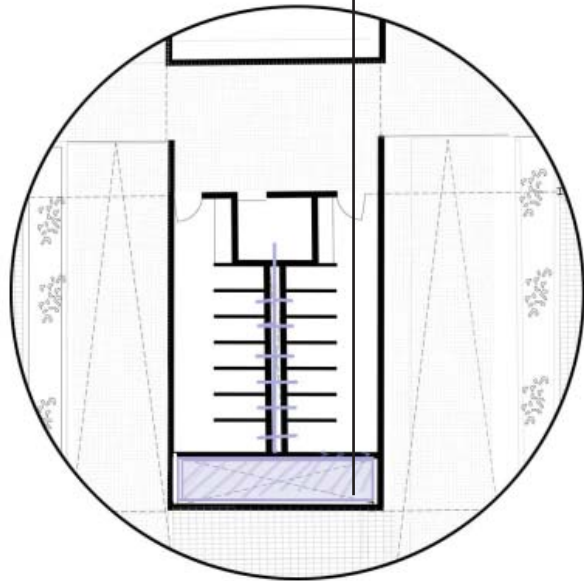
Timber Pergola Planting Trellis

Planting Trough

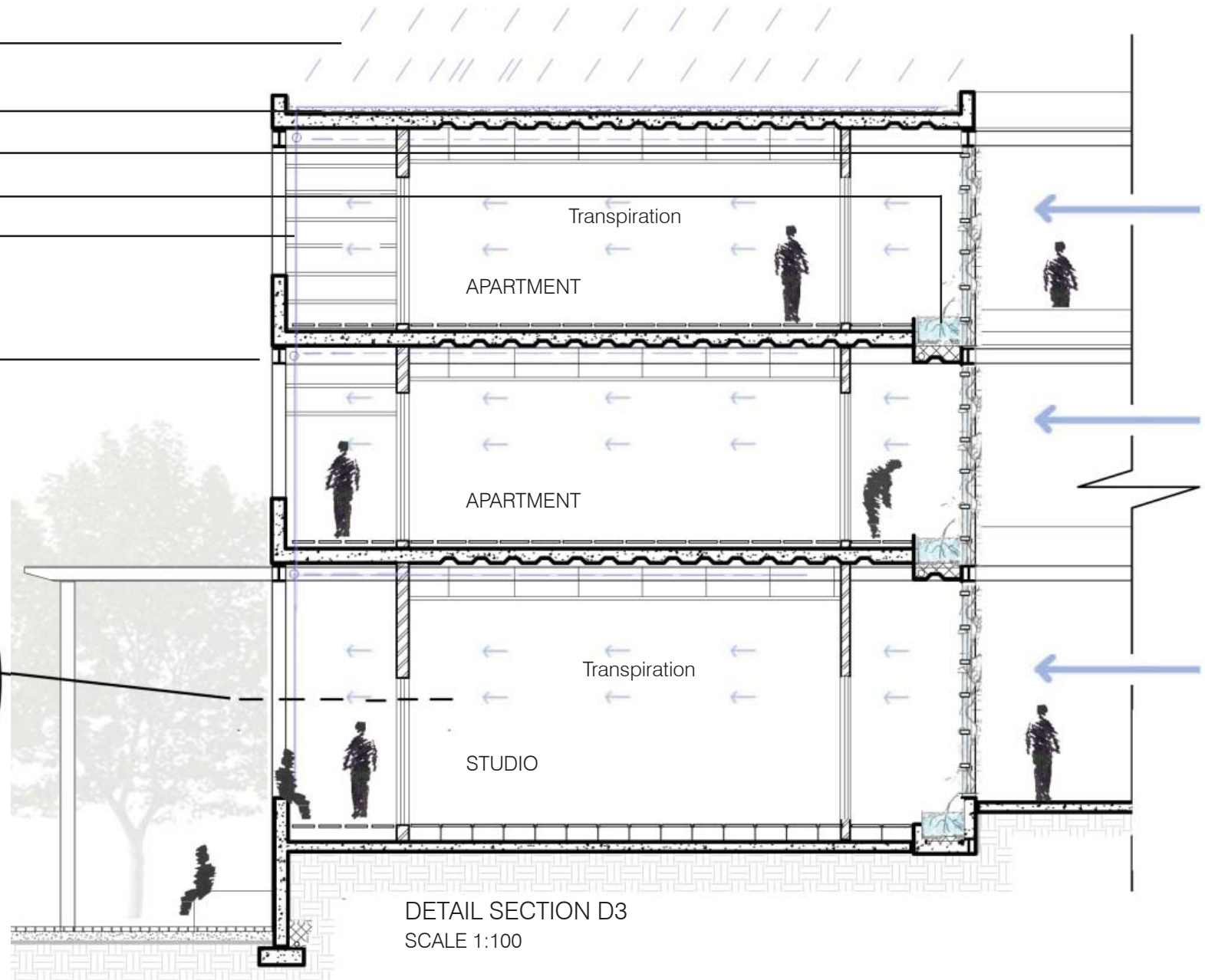
Rain Water Outlet Pipes to  
Rain Water Capture Tanks

Steel Frame

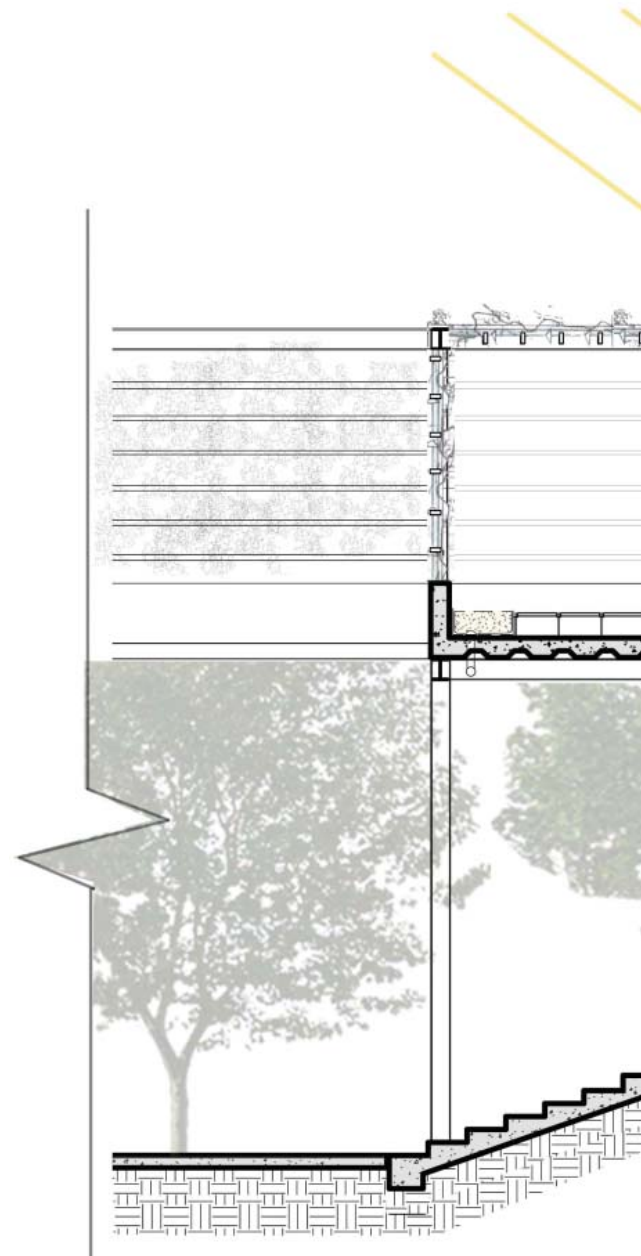
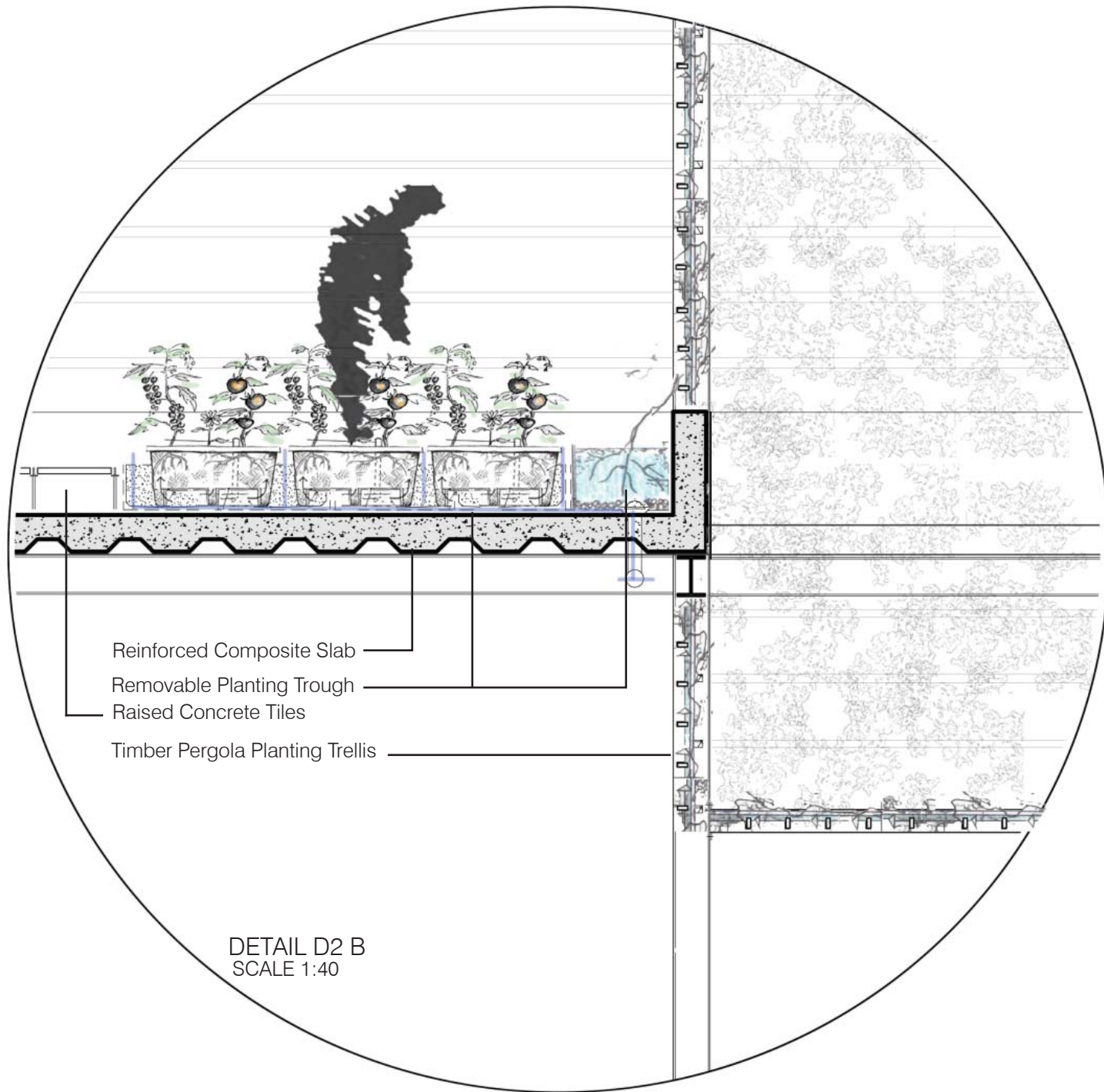
Rain Water Capture Tanks

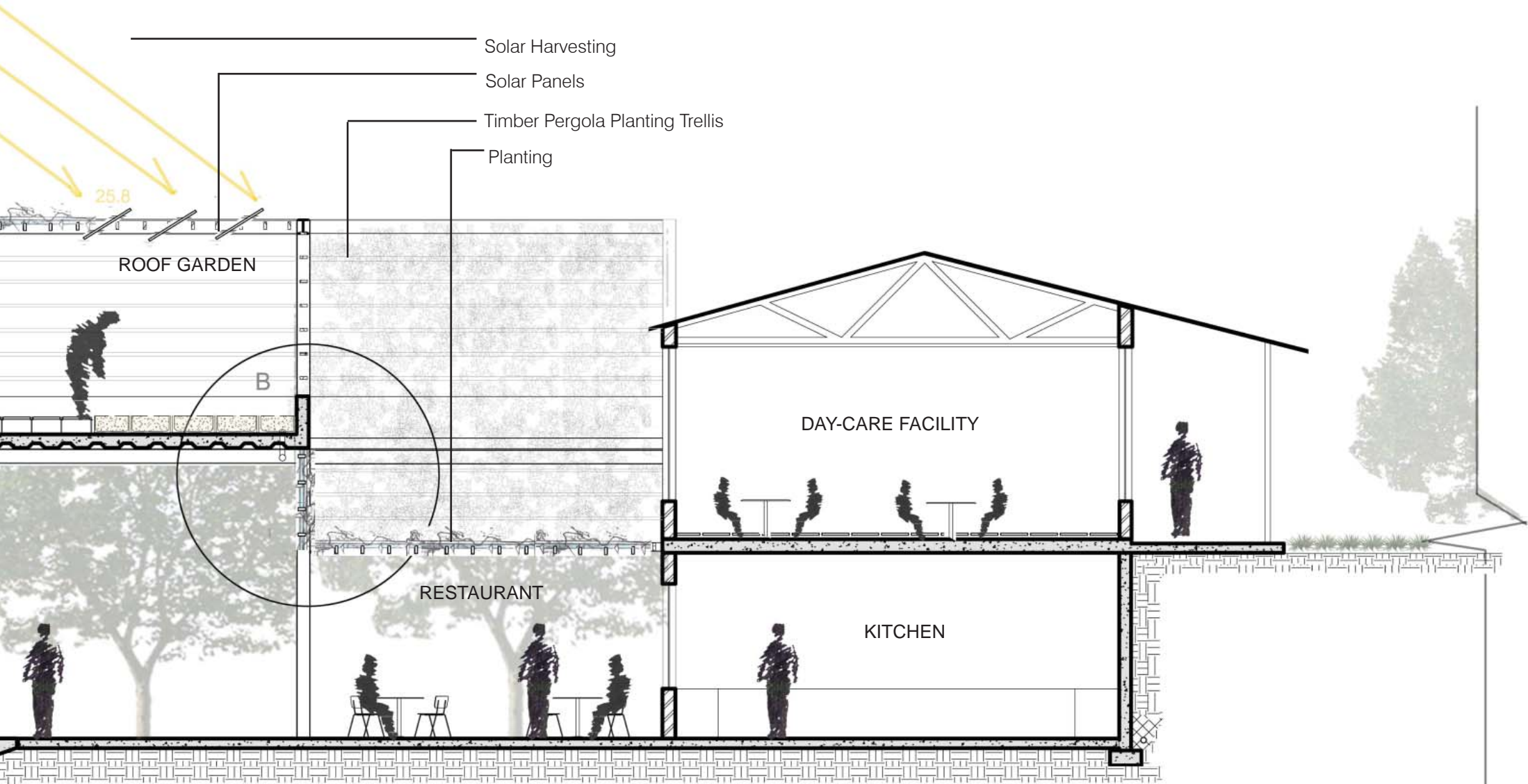


DETAIL PLAN D3  
SCALE 1:50

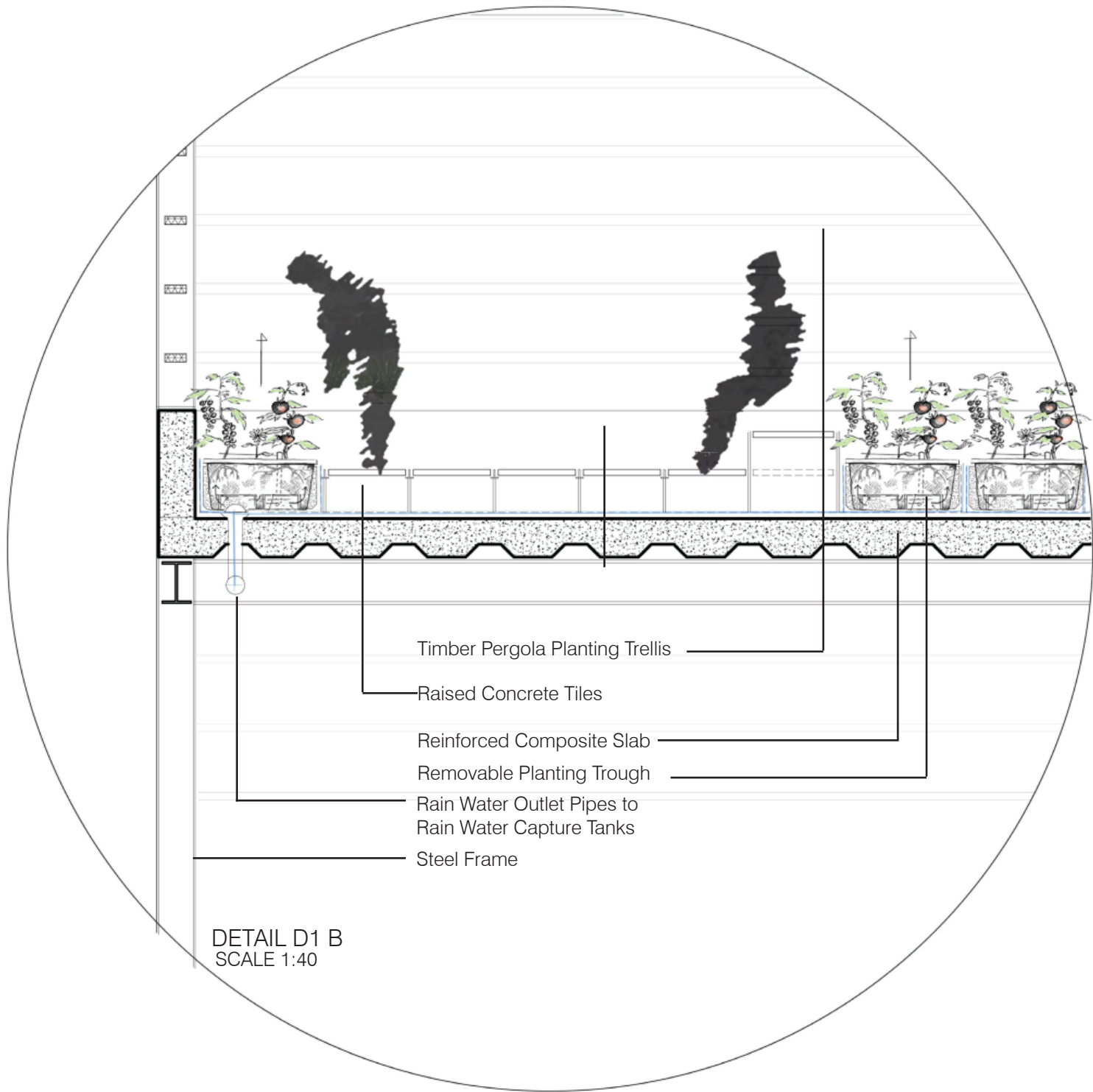


DETAIL SECTION D3  
SCALE 1:100

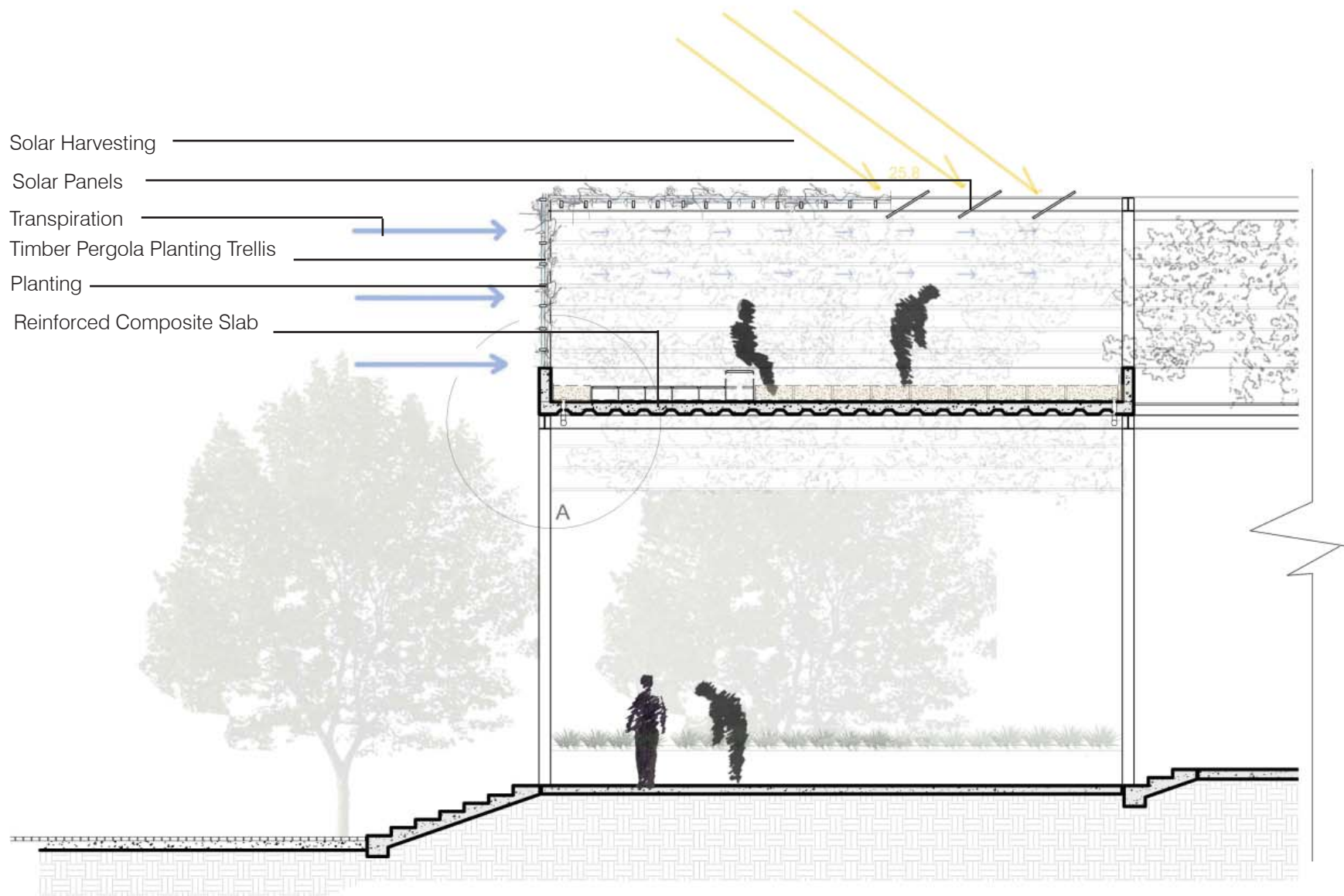




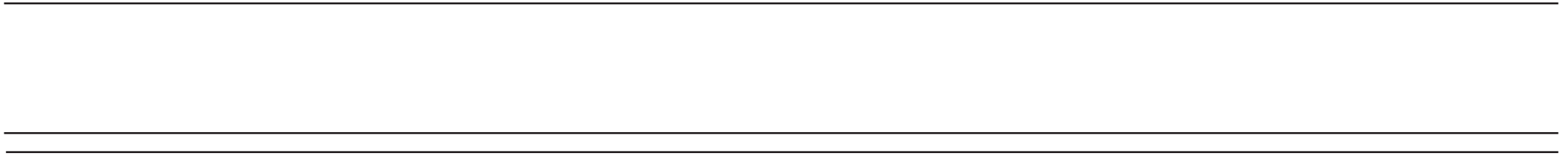
DETAIL SECTION D2 ROOF GARDEN, DAY-CARE FACILITY AND RESTAURANT  
SCALE 1:100

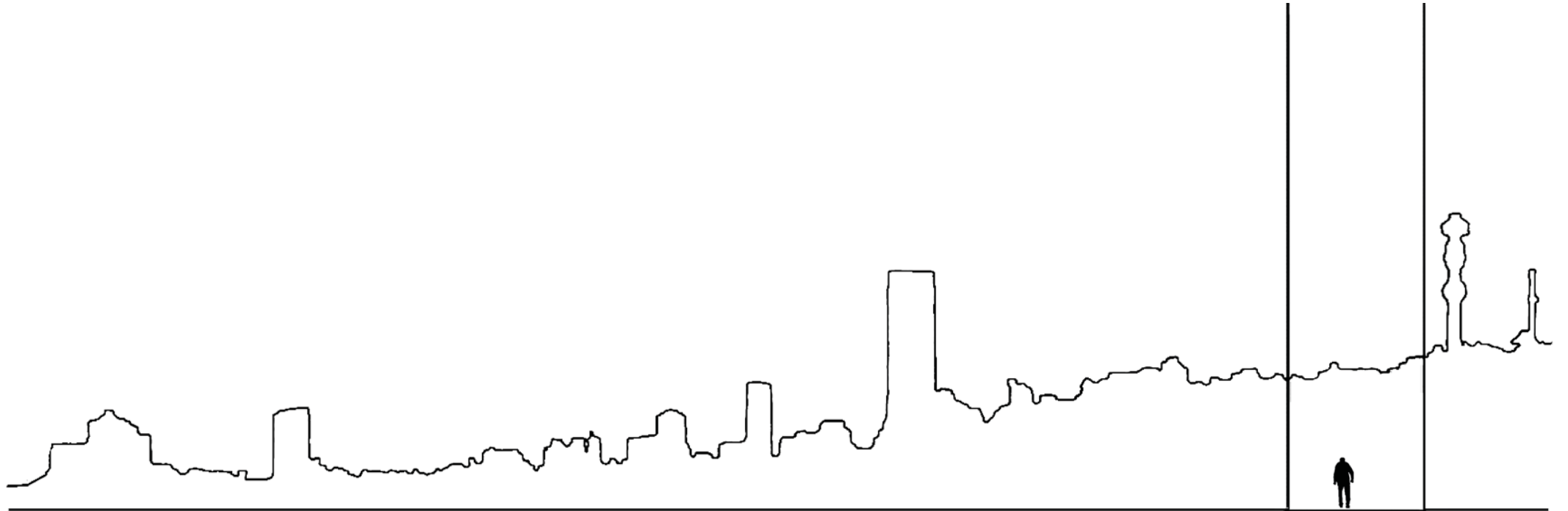


DETAIL D1 B  
 SCALE 1:40



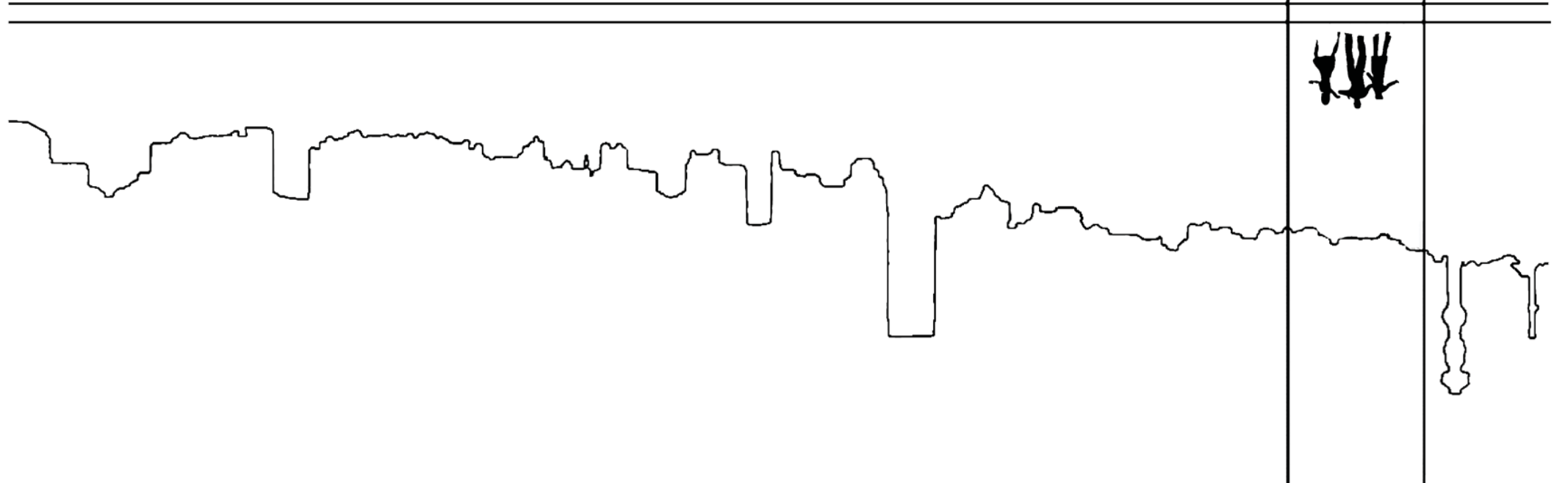
DETAIL SECTION D1 ROOF GARDEN





9. CONCLUSION

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## 9. CONCLUSION

“It is not true that people stop pursuing dreams because they grow old, they grow old because they stop pursuing dreams.” (Gabriel García-Márquez)

Growing old is inevitable and as one ages physiological and safety needs become more and more crucial concerns to seniors who begin to lose a sense of independence over time. Air, water and food (physiological needs) are fundamental requirements for the survival of humans. When these physiological needs, along with security, safety and basic health care are not met, the human body simply cannot continue to function optimally – if at all.

Although physiological needs are fundamental to human survival, the need for a safe environment of self and belonging, and the ability to generate a financial income, follows as the next human need on Maslow’s Hierarchy of Needs. If an individual’s safety is challenged people experience possible danger, traumatic stress and deficiency which cause a rapid decline of health and wellbeing. Safety and security needs cover: personal security, financial security and health.

Next in the hierarchy is the need of love and belonging. The older one gets the more we depend on love and belonging, the basic need for human interaction and the ability to build friendships and comfortable family relationships, which give us a reason to live. As the aged reach the final years of their lives, they experience a rapid decline in their friendship circle and struggle to enjoy a healthy sense of love and belonging.

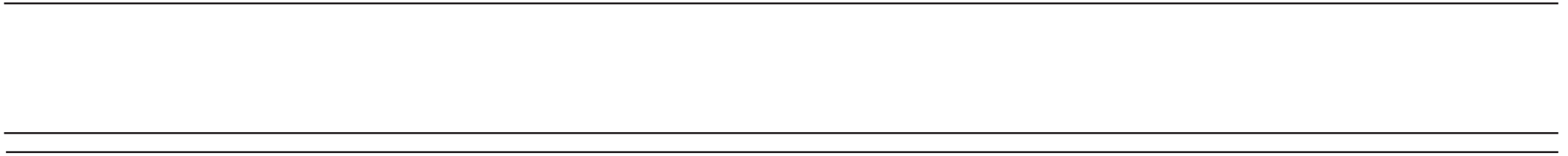
Contemporary retirement villages meet the concerns of physiological, safety and the basic need for human interaction in terms of village community living. However, they miss the opportunity to provide for a sense of belonging beyond the confinement of the space and in terms of esteem – ensuring dignity, self-respect and self-actualization (the ability to achieve and give back to humanity). These spaces seldom encourage the ability to enhance retirement income through the creation of meaningful work opportunities that also add to one’s self-esteem and overall feeling of purpose.

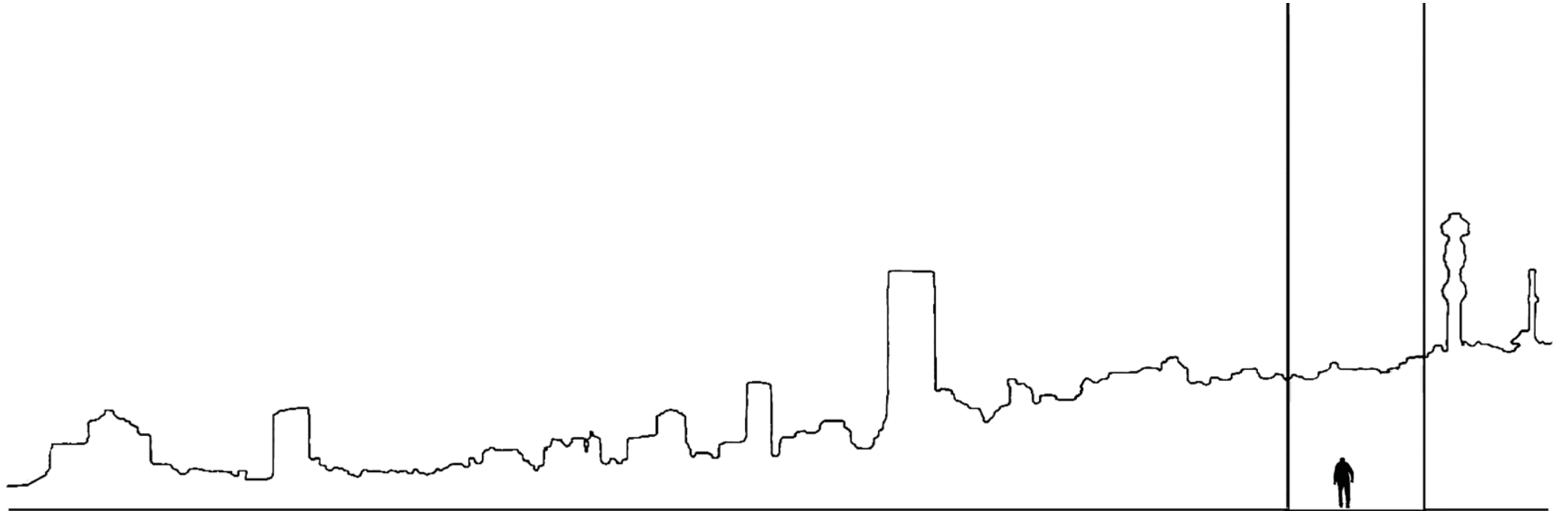
In order to achieve social integration of seniors the innovation presented in this thesis provides an environment which deals with the all the necessary human needs of an individual from physiological to self-actualization – contrary to our present construct which focuses primarily on physiological and safety needs.

As a society we stereotype seniors and deem them 'past their prime,' believing that they are unable to provide a meaningful contribution to the community, or society. We isolate them, brush them aside and prevent them from adding value to others and from gaining a sense of purpose and dignity. However, seniors tend to build great relationships with children who do not stereotype the aged, but rather learn from them and appreciate their stories and teaching. If a retirement village had the facility to provide a learning environment for children to interact with the elderly it would be beneficial for the community as well as provide esteem and self-actualization for seniors.

In addition to the benefits of a learning environment for children to interact with the elderly, a space where the community is encouraged to interact with the aged, in terms of trade and learning, would provide esteem, self-actualization, purpose and financial security, encouraging seniors to remain socially integrated, active participants in the community.

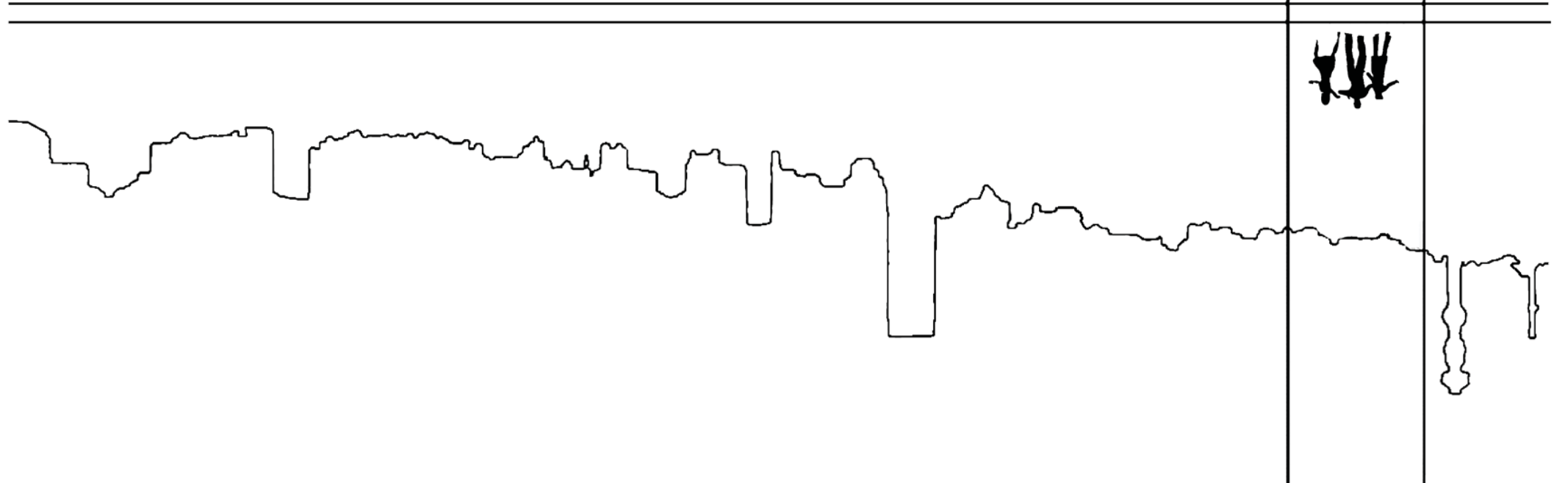
By analyzing what the aged really need and their responses to what they want, this design reacts accordingly, creating an environment that is best for the aged while being economically sustainable, environmentally friendly and uplifting within the community.





10. APPENDIX

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Dear Resident,

My name is Ryan Caldeira and I am currently studying my Masters Degree in Architecture at the University of the Witwatersrand. In order to complete my dissertation I am proposing a new concept for a retirement village and would kindly request some input from current retirement village residents.

Your participation is voluntary and anonymous.

**1. What are the concerns of retirement? (May Include: Health and safety of self and belonging)**

1) Usually one's spouse has passed away and loneliness is very real emotion which other residents can make more bearable.

2) Help is nearby when one might be injured thus peace of mind.

**2. What are the characteristics you look for when choosing a retirement village?**

1) Pleasant surroundings - plenty of greenery.

2) Neat, tidy homes and common ground.

3) Frail care facilities for care in old age.

4) Company. 6) Well managed important.

**3. Do you feel that your retirement village deals with your concerns of retirement?**

Most concerns yes except for e.g. visits by medical staff not regular enough a "day of the week" card displayed in a visible way e.g. kitchen window would be a good idea.

**4. What are the benefits of your retirement village?**

1) Convenience

2) Peace + quiet

3) Social events - attend or don't - your choice

4) Visit when you want to - close door to give the message of one's intention to be left alone

**5. What are the activities you most enjoy within your retirement village?**

1) Walking

2) Scrabble

3) Music events

4) Quiz evenings

5) "Happy hour"

6) Lectures on various subjects

7) The library

**6. What activities do you feel are not beneficial to you?**

Bingo - pretty mindless I think

**7. Do you feel that these activities are beneficial to others in your retirement community?**

yes - well attended. Picking up the numbers keeps the mind active especially if other residents are much older. Plenty of laughter and joking around.

8. Do you feel that there is room for improvement of the activities offered by your retirement village?

- 1) Not really - a pretty full program, perhaps more "bring a brass" evenings in summer of course.
- 2) Fortunately young enough to continue my outside interests.

9. Does your retirement village offer the opportunity for 'weekend markets' and do you feel that this could provide a stage for people to express their skills?

No - our sister village has more of the "arts & crafts" markets but not after as far as I know. (Only been here for a few months so don't really know.)

10. How would you feel about a shopping component added to your retirement village that sells necessities of daily living?

Our village has a superette which is great. Stock most of the essentials. Only just opened doors with a coffee shop as well. No need to go into town!

Last word:  
Security must be tightened. Too easy to access.

good luck.  
work hard. you will reap the rewards.

11. Do you think members of the retirement community can offer more to the wider community and visa versa?

- 1) Charity; There is a huge drive in our village.
- 2) Visa versa - wider community must realise we are not children & should treat retirees with respect and spoken to as ADULTS.

12. If you had the opportunity to assist the wider community with services such as homework assistance, day care, skill and craft workshops ..., would you be interested?

yes - it's important to be useful. Would like English to be written and spoken correctly. Of course "the old school" must get with it and roll with the times!  
(☺)

Please feel free to add any comments, your help is greatly appreciated

One huge advantage of living in an old age home is that one is protected from the nonsense going on outside e.g. violent strikes to a large extent.

Dear Resident,

My name is Ryan Caldeira and I am currently studying my Masters Degree in Architecture at the University of the Witwatersrand. In order to complete my dissertation I am proposing a new concept for a retirement village and would kindly request some input from current retirement village residents.

Your participation is voluntary and anonymous.

1. What are the concerns of retirement? (May Include: Health and safety of self and belonging)

Affordability, safety & security, frail care availability, support in case of illness or recuperation, controlled access, Companionship, activities catering for different interests, pleasant, attractive surroundings.

2. What are the characteristics you look for when choosing a retirement village?

Type & size of accommodation, security, proximity to shops, medical facilities, community activities, privacy, ease of access - eg. ramps rather than steps, (as well as!)

3. Do you feel that your retirement village deals with your concerns of retirement?

Very definitely! Having to answer all these questions makes me very aware of just how fortunate I am to be where I am.

4. What are the benefits of your retirement village?

Good security, financial affordability, proximity to my previous stamping ground, my own garden space, covered & lock-up garage, drying yard for washing. Pleasant outdoor areas - eg. lapia for braais, dam (bird watching) & swimming pool for those interested. Varied activities. There is also a well run frail care section + a recuperative care section for residents who might need temporary assistance.

5. What are the activities you most enjoy within your retirement village?

Community get together - braais, outside entertainment doing shows, quizzes, interesting talks, outings to shows, eg. ballet, concerts.

6. What activities do you feel are not beneficial to you?

Snooker, bridge.

7. Do you feel that these activities are beneficial to others in your retirement community?

For those who are interested - definitely.

8. Do you feel that there is room for improvement of the activities offered by your retirement village?

Not really. We are pretty well catered for.

9. Does your retirement village offer the opportunity for 'weekend markets' and do you feel that this could provide a stage for people to express their skills?

We have had morning markets & a display of hobbies/crafts etc. Items on display were most impressive & the range of activities was mind boggling.

10. How would you feel about a shopping component added to your retirement village that sells necessities of daily living?

We have a Village shop, and a recently opened coffee shop, which caters for visitors to patients in the care centre to have a pleasant area to take parents, grandparents etc, as well as for Village Residents to have a light meal or just coffee/tea and cake. We are hoping that this will take off as a social meeting place.

11. Do you think members of the retirement community can offer more to the wider community and visa versa?

Very definitely. We have folk who do community outreach in various ways, & we also have folk coming in to help, eg. in our O.T. facility.

\* I am also into technology & do quite a lot of computer / PC stuff.  
12. If you had the opportunity to assist the wider community with services such as

homework assistance, day care, skill and craft workshops ..., would you be

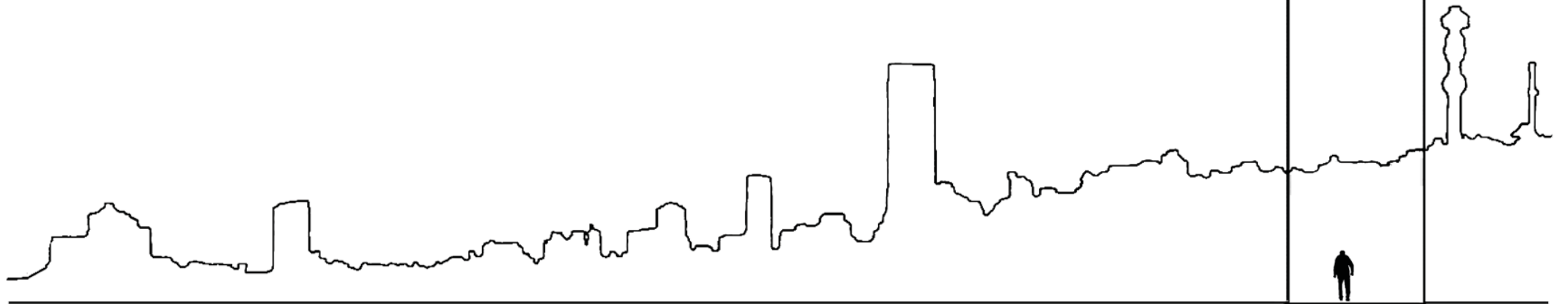
interested?

I am kept pretty busy - I have played the organ in my church for the past 30 years, & still do. I enjoy quality time with my two grandsons - (#1 & 7), I am involved on the Residents' Committee at my complex, & have quite an active social life + various hobbies - sewing, gardening, reading, cross word puzzles, etc.  
Please feel free to add any comments you help is greatly appreciated.  
I also produce a monthly Village Newsletter, so my time is pretty much used up on a regular basis. I feel it is important to keep active, to remain informed & to have opportunities for mental & physical stimulation (we have exercise classes which I am unable to attend as they clash with other activities) A retirement pro

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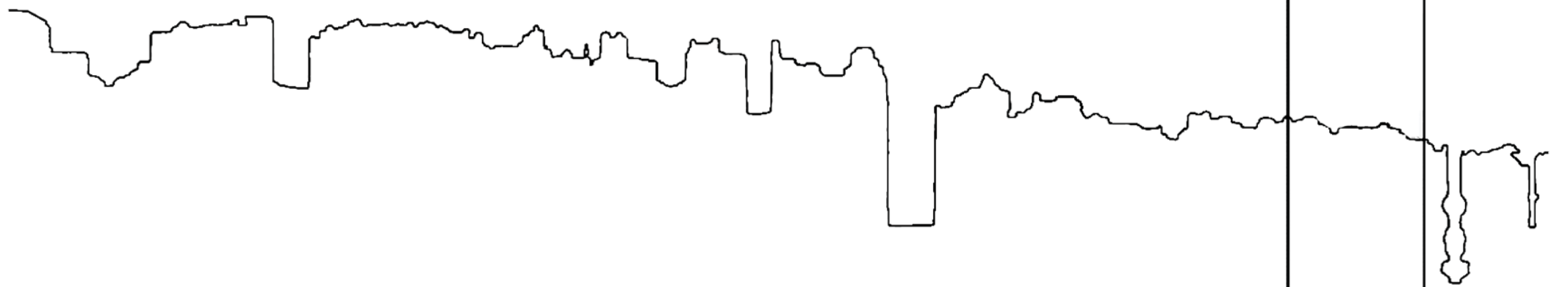
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