

5.0 Site Analysis(Yeoville)

Despite the numerous problems that face the majority of blacks in South Africa, for black immigrants from other parts of the continent, South Africa is perceived as being the land of economic opportunities and hope.

Immigrants in Johannesburg are concentrated in large numbers in the inner-city neighbourhoods of Joubert Park, Hillbrow, Yeoville and Berea. The concentration of immigrants in these areas is largely due to the following factors:

- Economic
- Trade and commerce
- Affordable accommodation
- Relatively good accessibility
- Security within a familiar community

Yeoville seems like the ideal location for the type of development I am proposing. It is between the most densely populated part of Johannesburg, Hillbrow and the north-eastern suburbs.

Thus the commercial strip draws clientele from both sides, but it retains its own identity, and there is also the issue of cross cultural interaction that occurs as result of the presence of both foreign nationals and the locals.



Yeoville & surroundings



Yeoville Raleigh/Rockey Street

By Author



Hopkins Street, Yeoville

By Author



Raleigh/Rockey street Aerial view

By Author

The suburbs of Yeoville and Bellevue were founded within four years of the establishment of Johannesburg.

The area quickly became a home for people moving up the ridge from the rapidly expanding city.

It was a place to aspire to for many of the Jewish immigrants who had begun to arrive in the 1890s and continued to do so well into the 20th century. Some were escaping political and religious persecution, some were seeking economic opportunities.

By the 1970s, the main street had delicatessens, bakeries and other businesses of a Jewish character, the surrounding area dotted with synagogues and religious schools, Orthodox and Reform. Many synagogues are still standing today though they have been abandoned and left to dilapidation. (Smithers 2004)

Since the demise of apartheid, the scrapping of the Group Areas Act and the opening of our borders to the rest of Africa, the area has changed dramatically. Between 1990 and 1998, the area went from being 85% white to 95% black. This black population comprises

internal migrants from all over South Africa and external immigrants from the rest of Africa.

Yeoville presents a particular context of the inner city in decline and has been identified by the city as a suburb in need of regeneration the aim was to attract a new middle class back into Yeoville (gentrification). (Smithers 2005)

International experience has shown that in order to achieve the long-term, strategic regeneration of poorer neighbourhoods, social networks and community development should be prioritised.

The thought of “a place of integration in Yeoville” is the basic element of the existential space.

It implies centralisation and closure, with a limit or border defined by proximity.

The path is the movement system, and as such is the system from which actions and events are viewed. Because this system orders the “places” or “centres”, which are nodes in the system of movement, they make the neighbourhood comprehensible. When paths, places and domains are

combined, space becomes a real dimension of human experience, and existential space is formed.

Existential space cannot be understood in terms of man's needs alone, but only as a result of his interaction with an environment which he has to understand and accept. (Kollenberg 1986:10)

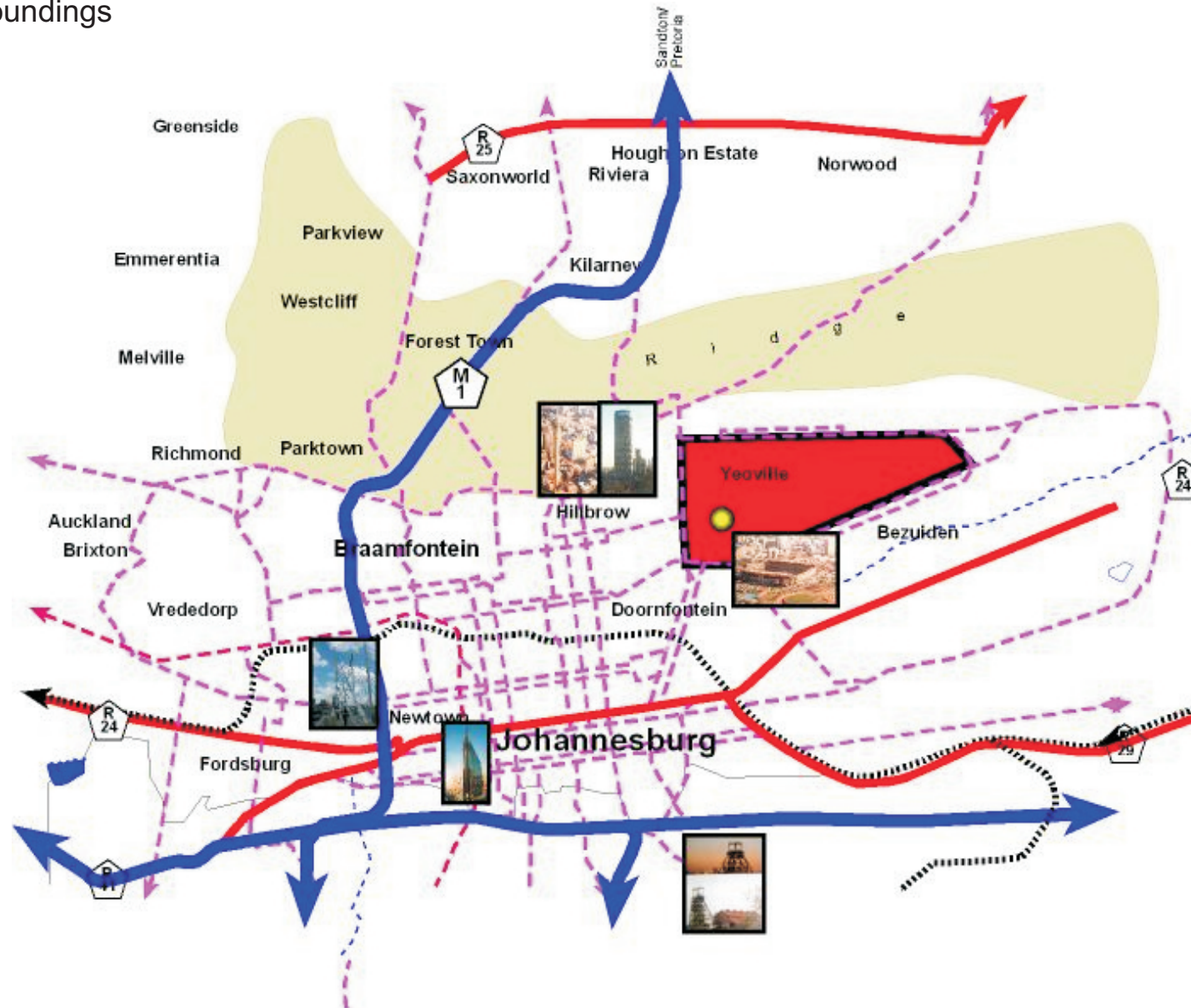
The primary quality of the urban image, therefore, is the single, identifiable place, which can act as an identifiable symbol for the community

The only known place in Yeoville is Rock Street but does not have single identifiable place.

Raleigh Street, which becomes Rockey Street, is the commercial hub that feeds the community; it is constituted with a major transport route, shops, African restaurants, and market. And this resulted in creation of path rather than gathering place.

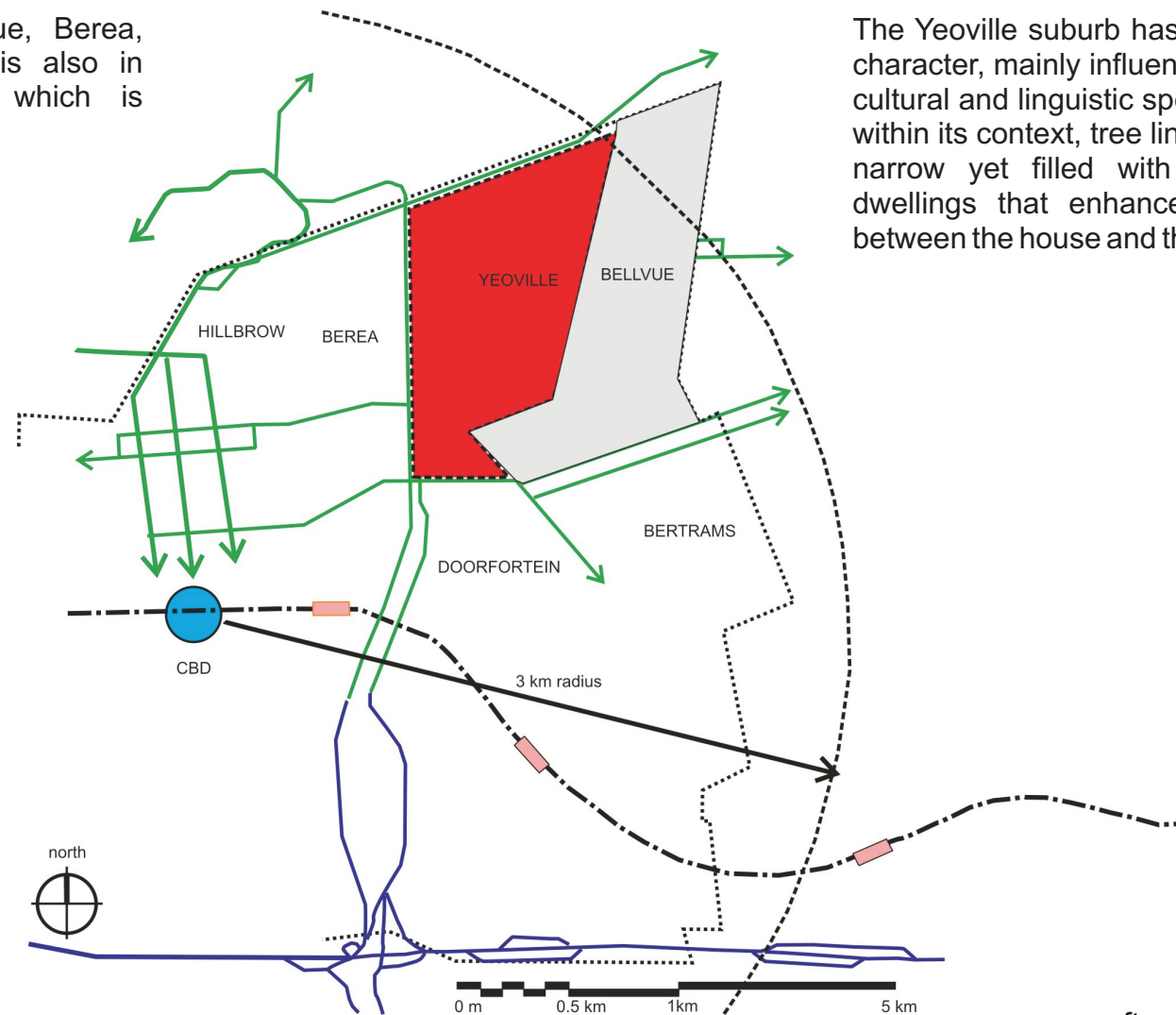
Other places that act as gathering place are the swimming pool in summer. And The Park which people used as playing ground and gathering place for events.

Yeoville surroundings



Yeoville Surroundings

Yeoville bordered by Bellevue, Berea, Doornfontein and Bertrams. It is also in close proximity to Houghton which is beyond the inner city boundary.



The Yeoville suburb has a very interactive character, mainly influenced by the diverse cultural and linguistic spectrum that occurs within its context, tree lined streets that are narrow yet filled with households and dwellings that enhance the relationship between the house and the street.

after (chan sing 2006)

Thus, although the shopping strip of Rocky Street does provide Yeoville with character, the area does not have the strong sense of identity or stability of a permanent community.

African Diaspora: a place of integration, will try giving the neighbourhood a sense of identity.

The integration place that I am proposing would not only be an identifiable symbol of the community, but will attempt to unified the different Diaspora groups and the Host country (SouthAfricans)

Because of the diversity of cultures and interest of people in Johannesburg, the Diaspora centre that I am proposing is a multi- purpose building, to allow many different activities to take place at the same time.

Bruno Taut believed that architecture could be the catalyst for social and even moral reform. Taut chose to try to achieve this through his homes for the war veterans. Fortunately,

Yeoville has enough diversity of architectural style and texture to make this unlikely.

However, a public building should draw on something of Yeoville to the easily perceived and accepted into the system of the schemata of the people who live there. (Kollenberg 1986)



South Africa Restaurant

By Author



Times Square

By Author



Yeoville Market

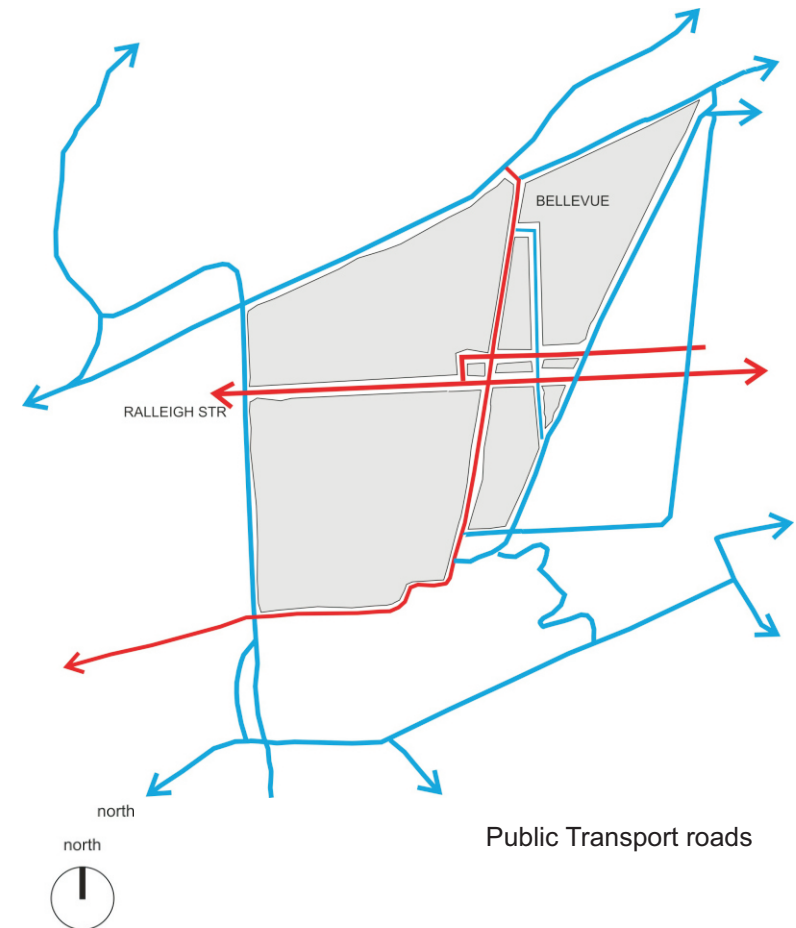
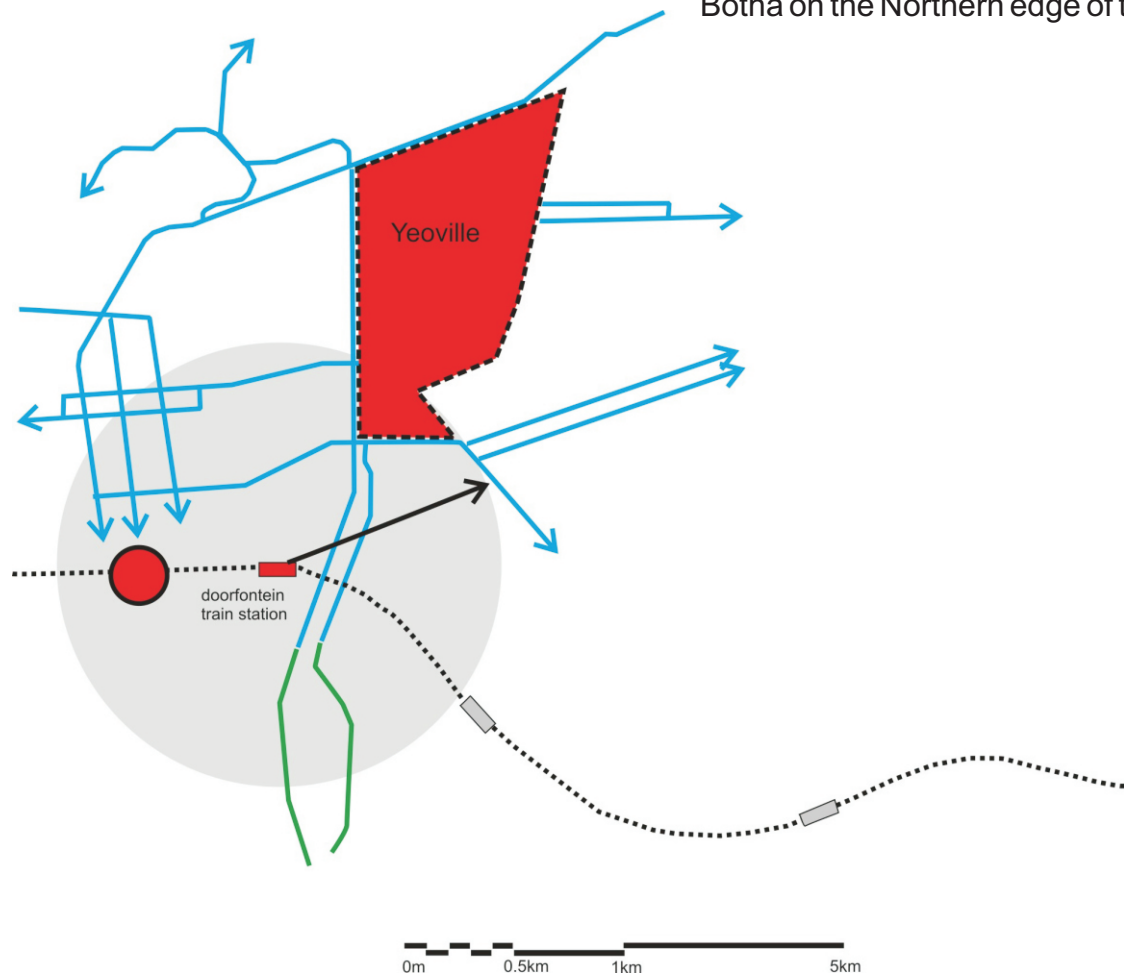
By Author

Access & Public Transport

it is easy to reach Yeoville either by private or public transport. The closest train station is in Doornfontein which is more than 1kilometre radius of walking distance from

Main access to the precinct is primarily through Harrow Road to the West of the precinct, which provides North/South connections to M1 and M2 network. East/West connections are through Louis Botha on the Northern edge of the precinct.

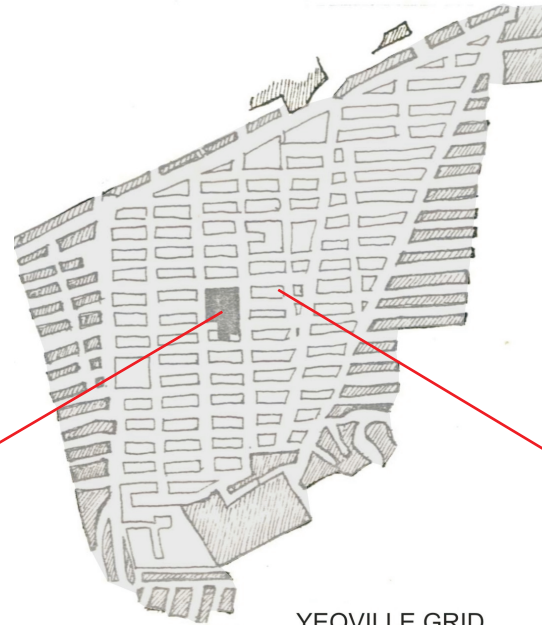
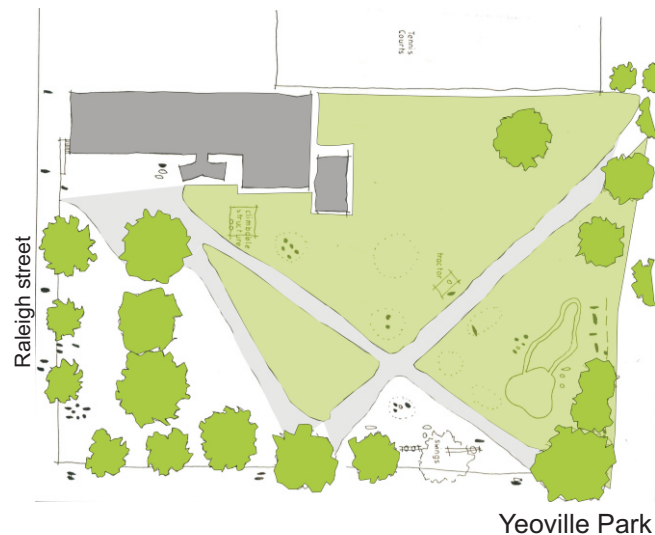
The main movement through the precinct runs East/West through Raleigh Road/Rockey Street. The street is essentially a mixed-use spine, which have, transformed over the years from predominantly residential in character.



In this chapter I will be examining networks associated with Yeoville Park, time square and other networks beyond.

The park provided the diversity of activities and provided children with access to play equipment and swimming activities at the adjacent public pool.

The parks, normally vibrant spaces during the day, are poorly lit and considered dangerous spaces to frequent in the evening.



YEOVILLE GRID
After (Kempster 1985)

Yeoville Swimming Pool

Is located on the busy corner of Kenmere and Raleigh Streets, a constant stream of traffic and people pass the pool all day.

It is an important public facility, which provides swimming classes for children in the afternoon, and as such is recognised as an important node in the daytime Yeoville social network.

The pool is easily recognisable by its distinctive dome like entrance and multi-toned blue mosaic façade.

The mosaic artwork was completed by a local artist who wanted to uplift the public image of the pool.



By Author

Swimming Pool

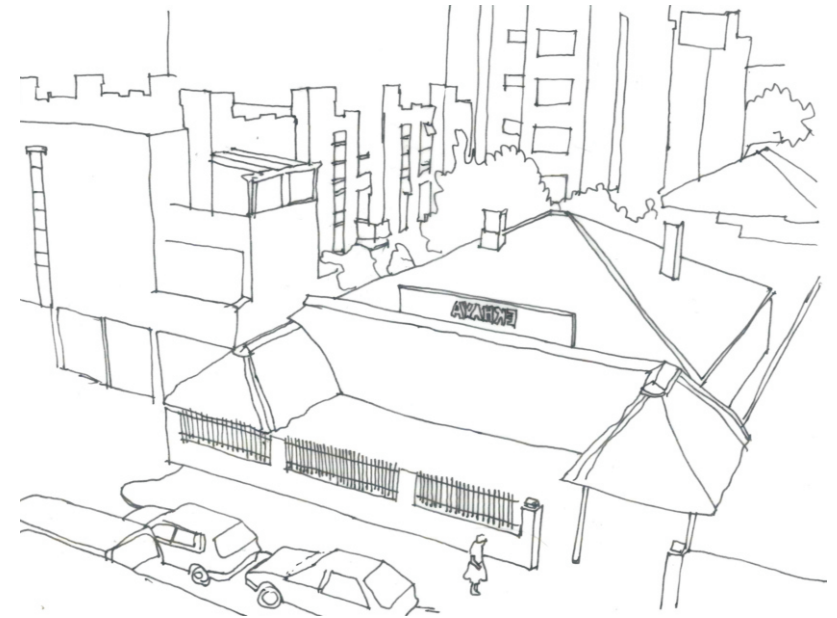


Congolease Restaurant

By Author

This restaurant can be identified as a Congolease restaurant by the colour used reflect their emblem.

The music that they play and the majority of people utilising the place.



By Author

South Africa Restaurant

The South African restaurant can be identify by the material (Thatch roof) and signage used.



By Author

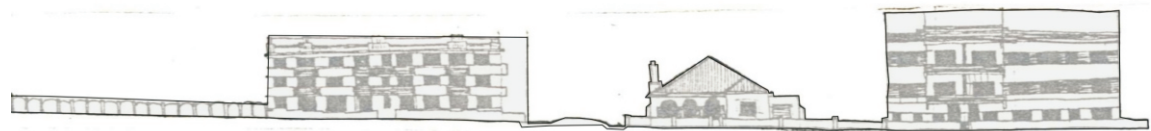
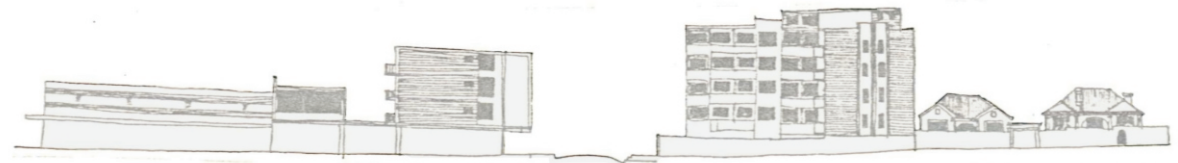
Times square

Times Square is characterised with a concentration of adult entertainment. Such as night club etc...



Ghanaian place

By Author



Street elevations after(Kempster 1985)

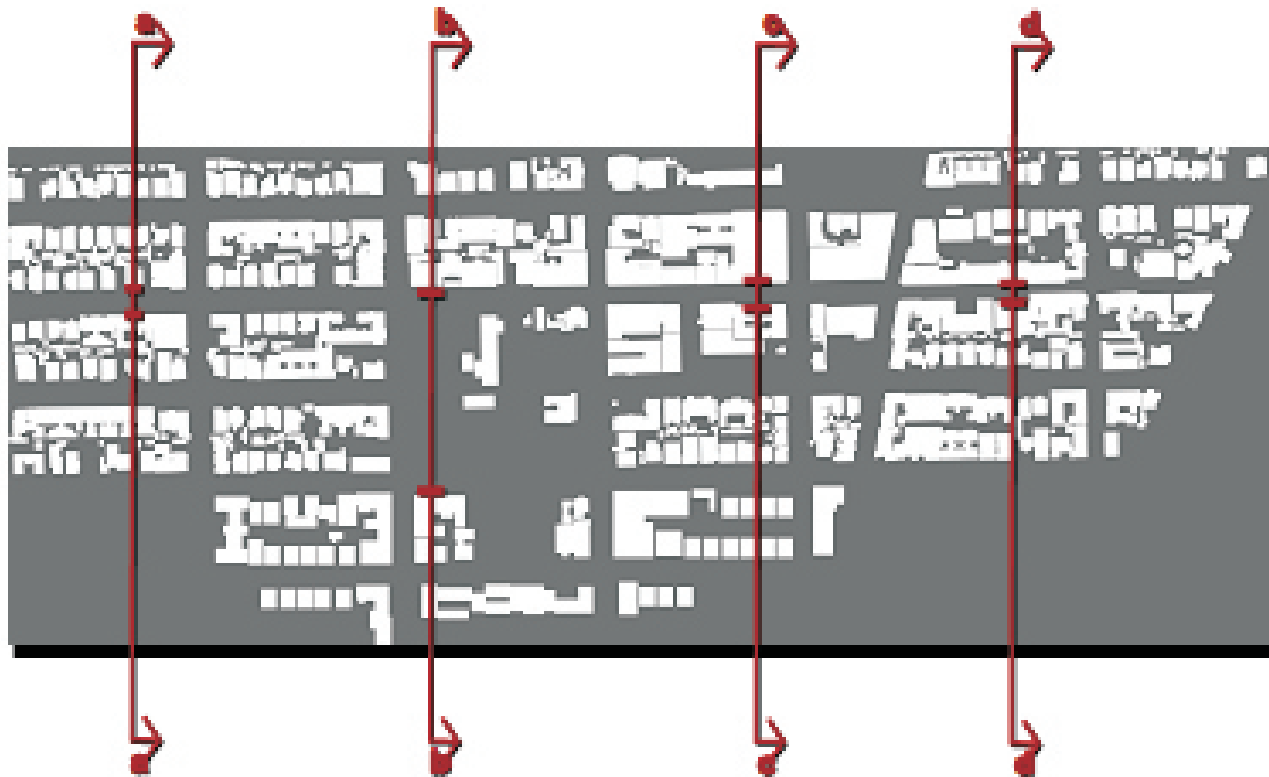
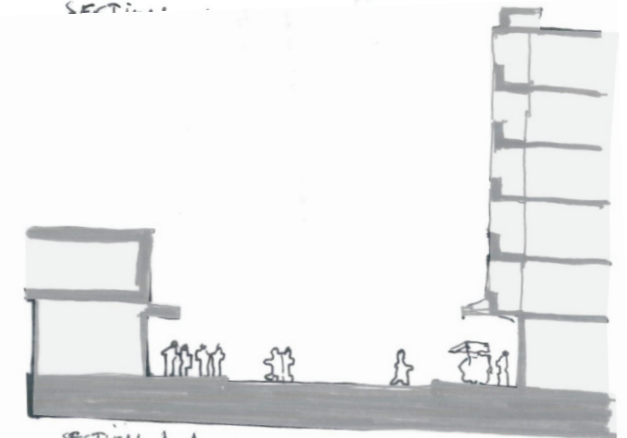


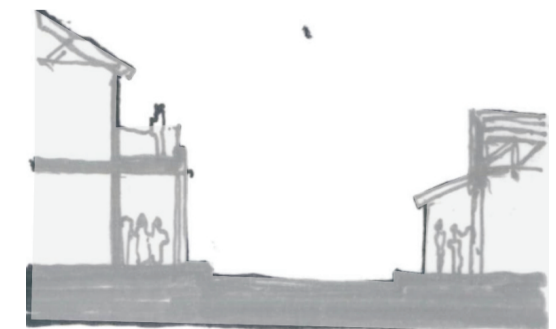
figure above showing different street section



SECTION A-A



SECTION B-B



SECTION C-C

The site I have chosen to build on lies on Raleigh/Rocky Street, and it is close to main activities, such as commercial and entertainment activities.

The site being located on Raleigh/Rocky street provides the opportunity of having both a commercial and secular function. The park becomes the village green, which can be utilise for big event.

The community facility is very important element here,

A community such as Yeoville, needs a secular activity to focus it.

Selection of Site

The choice of the site was based on the following factors:

The density of African immigrant residents adjoining the site, and thus the easy accessibility to the site.

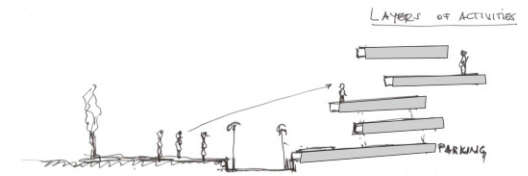
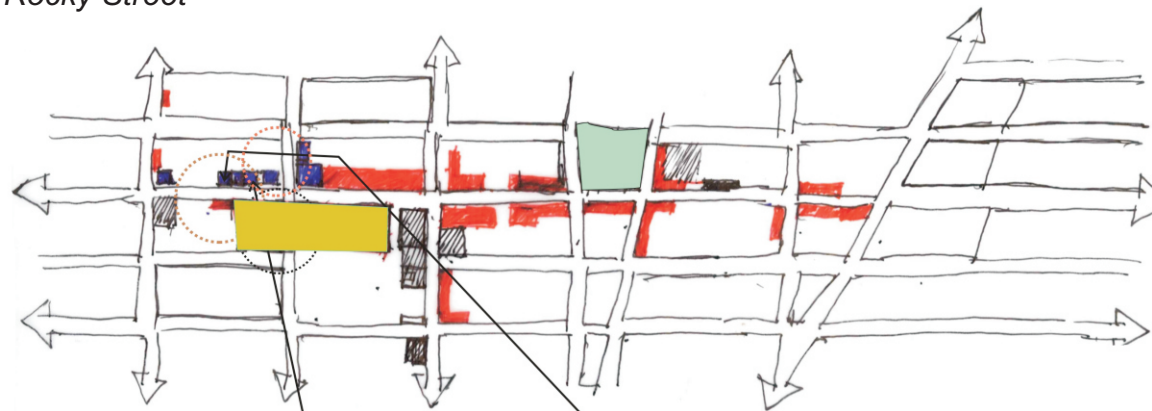
Its proximity to the green open space.

It is currently used as public parking.



By Author

Diagram showing activities on
Raleigh and Rocky Street



early design concept



Congolease restaurant in Raleigh street



Zimbabwean restaurant in Raleigh street



Diagram showing the built form and open space, there is not much of green space in Yeoville.

Existing Land Use Zoning



Businesses along the local high street reveal a linear configuration. The majority of businesses along Rocky/Raleigh Street are retail and consist mainly of convenience stores selling for example, general groceries, meat, liquor, fast foods, clothing and a limited amount of furniture.

The second most common type of business along Rock/Raleigh Road is personal services businesses, which mainly consists of Internet cafes, hairdressers and laundries.

Rocky/Raleigh Street could therefore be categorised as a local high street, which serves a localised function.

Existing Land Value

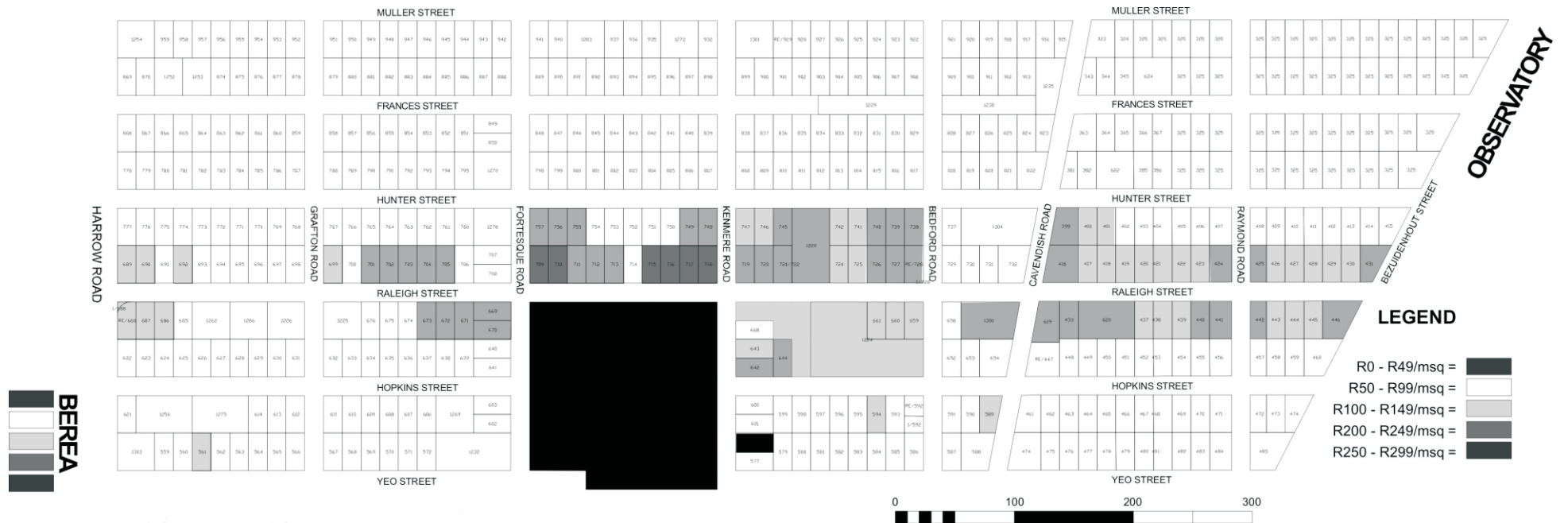


Diagram showing the value of land per meter square. as one can see most the land in Raleigh/Rockey street are more expensive.

Property Ownership Pattern



Building Height



Yeovilles's built fabric is mainly of residential with the exception of Rockey/ Raleigh Street, which is mostly commercial retail. The residential area is of low to medium density.

The buildings in Yeoville are a mix of the following:

- * Single storey residential dwellings, with corrugated sheet metal and concrete tile roofing

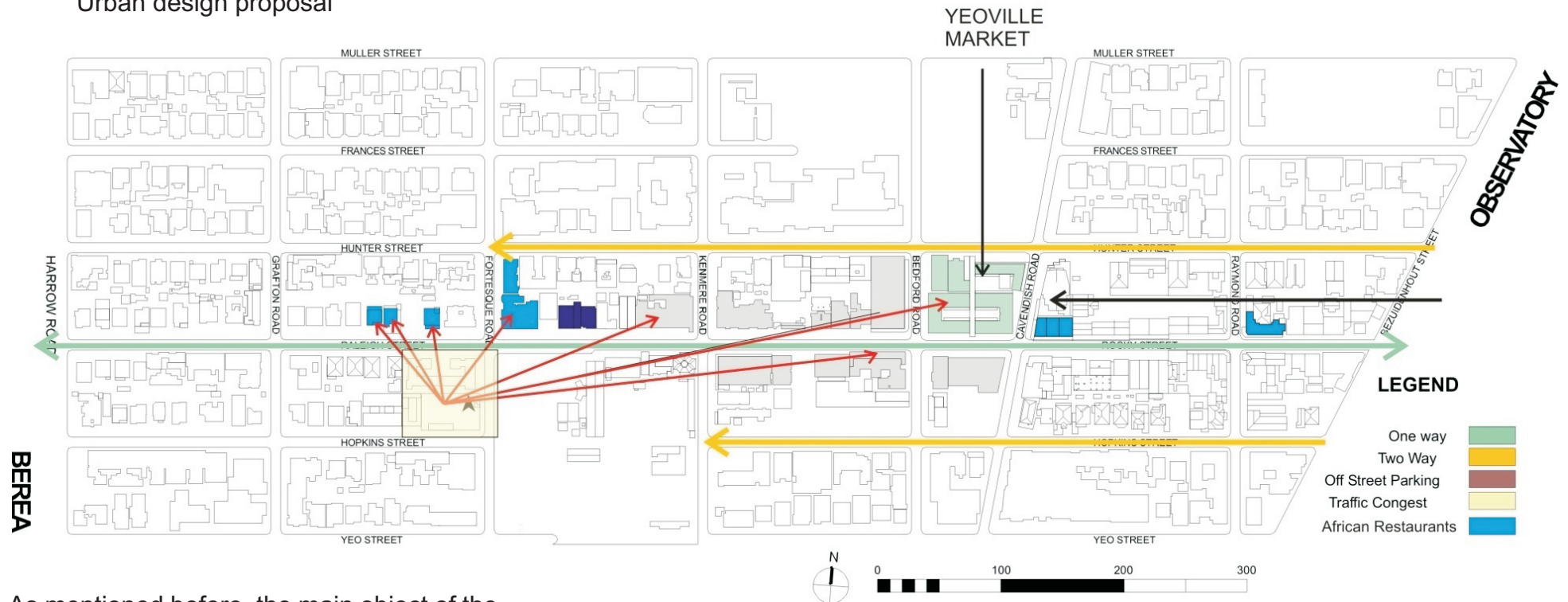
- * Double storey arcaded structures with retail on the ground, office, retail or residential on the upper floor.

- * Double storey structures with cantilevered canopies, open walkways, with retail on the ground, office, retail or residential on the upper floor.

- * Double storey residential structures: semi-detached duplexes and blocks of 4 unit flats.

- * Blocks of flats up to 6 storeys high in various states of repair.

Urban design proposal

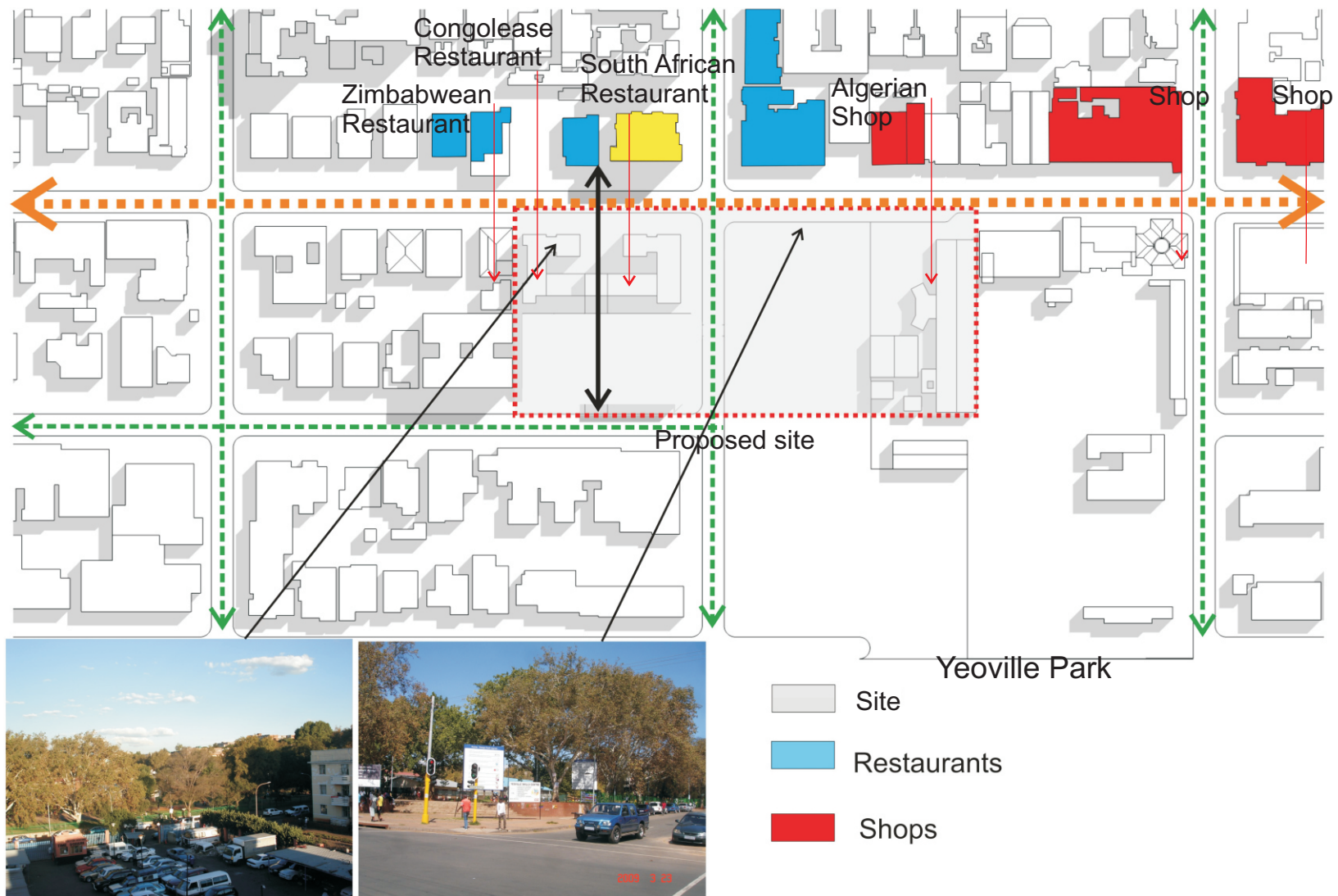


As mentioned before, the main object of the project is to create a platform where immigrant and locals people can actually meet face to face.

The proposed urban design is to design a building on a site that played a role of networking. meaning a building that is main function is to connect with the existing activities on Raleigh /Rocky street.

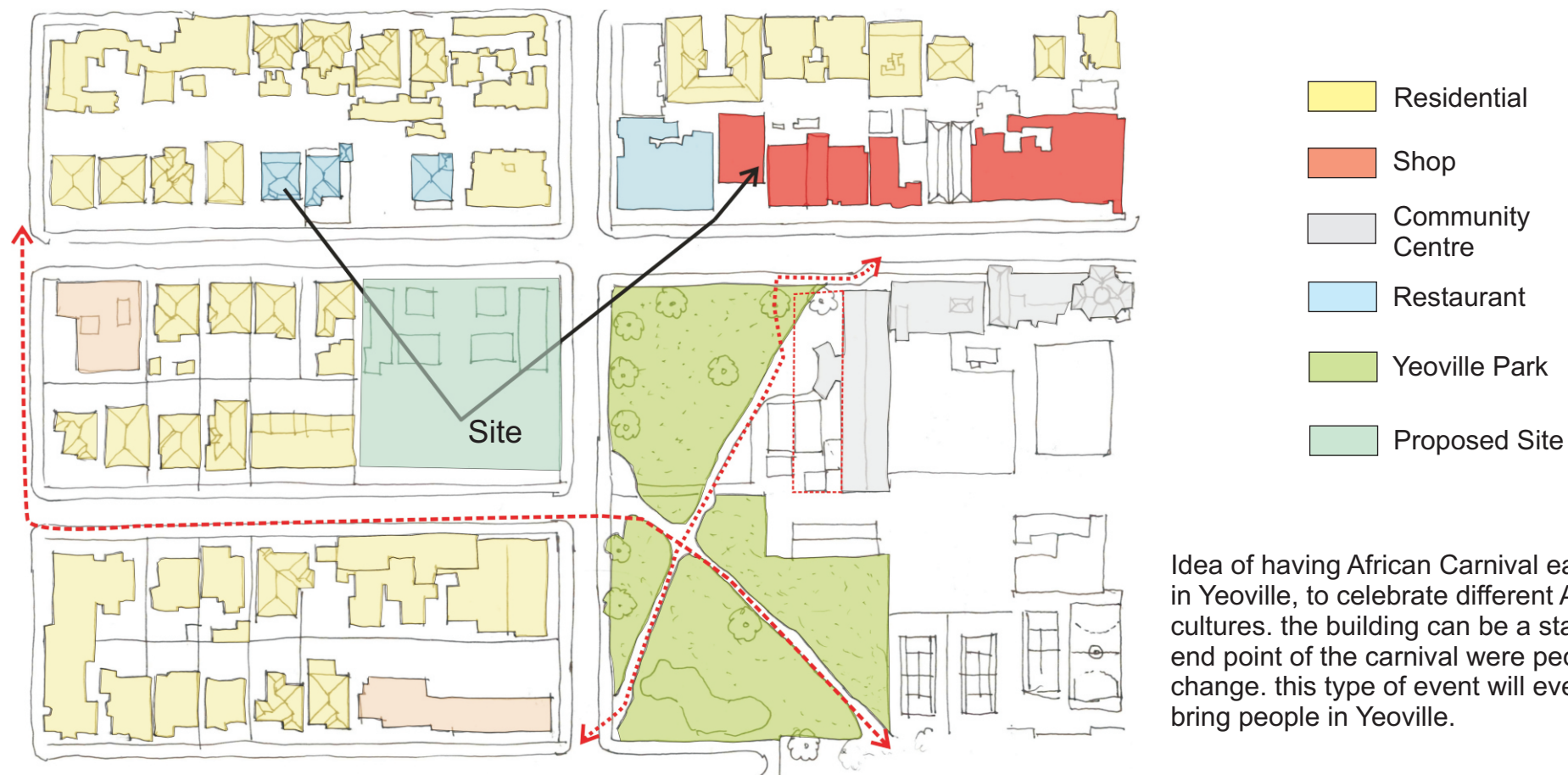
For instance in the event where there is an African carnival the building can play a role of hosting it.

For an African film festival the east elevation of the building can be utilise for movie projection to allow a big audience to sit in the park and watch the movie.



Site Development

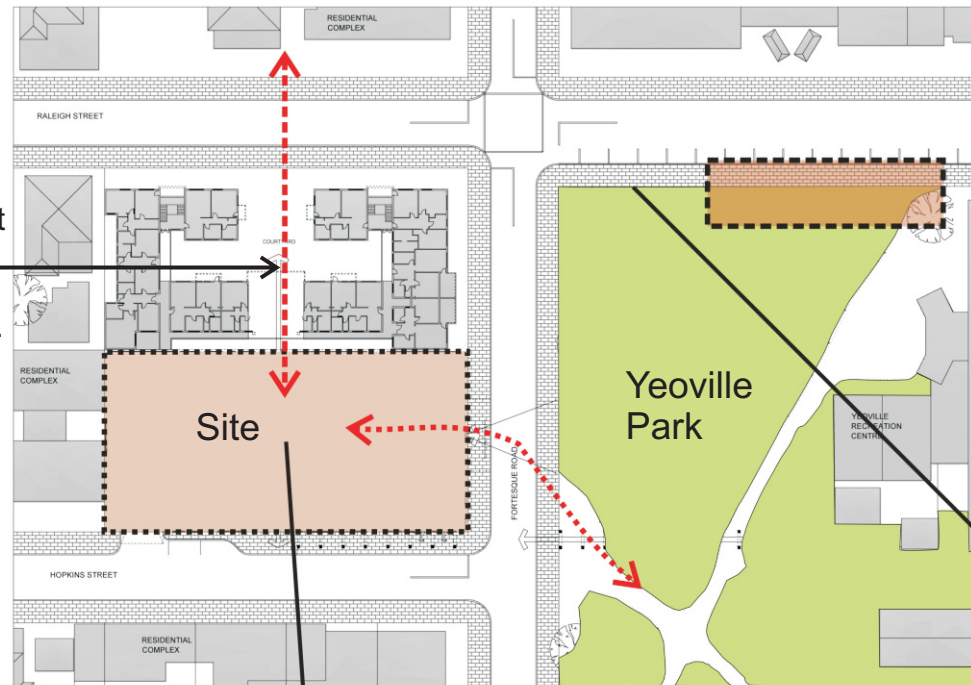
Diagram showing the site in connection with the existing activities. Such as pedestrian movement.



Idea of having African Carnival each year in Yeoville, to celebrate different African cultures. the building can be a starting and end point of the carnival were people can change. this type of event will eventually bring people in Yeoville.

The proposed site is currently used as a public parking.

site connect with existing restaurants.



Yeoville , Public Parking



Yeoville Park

6.0 description of the project

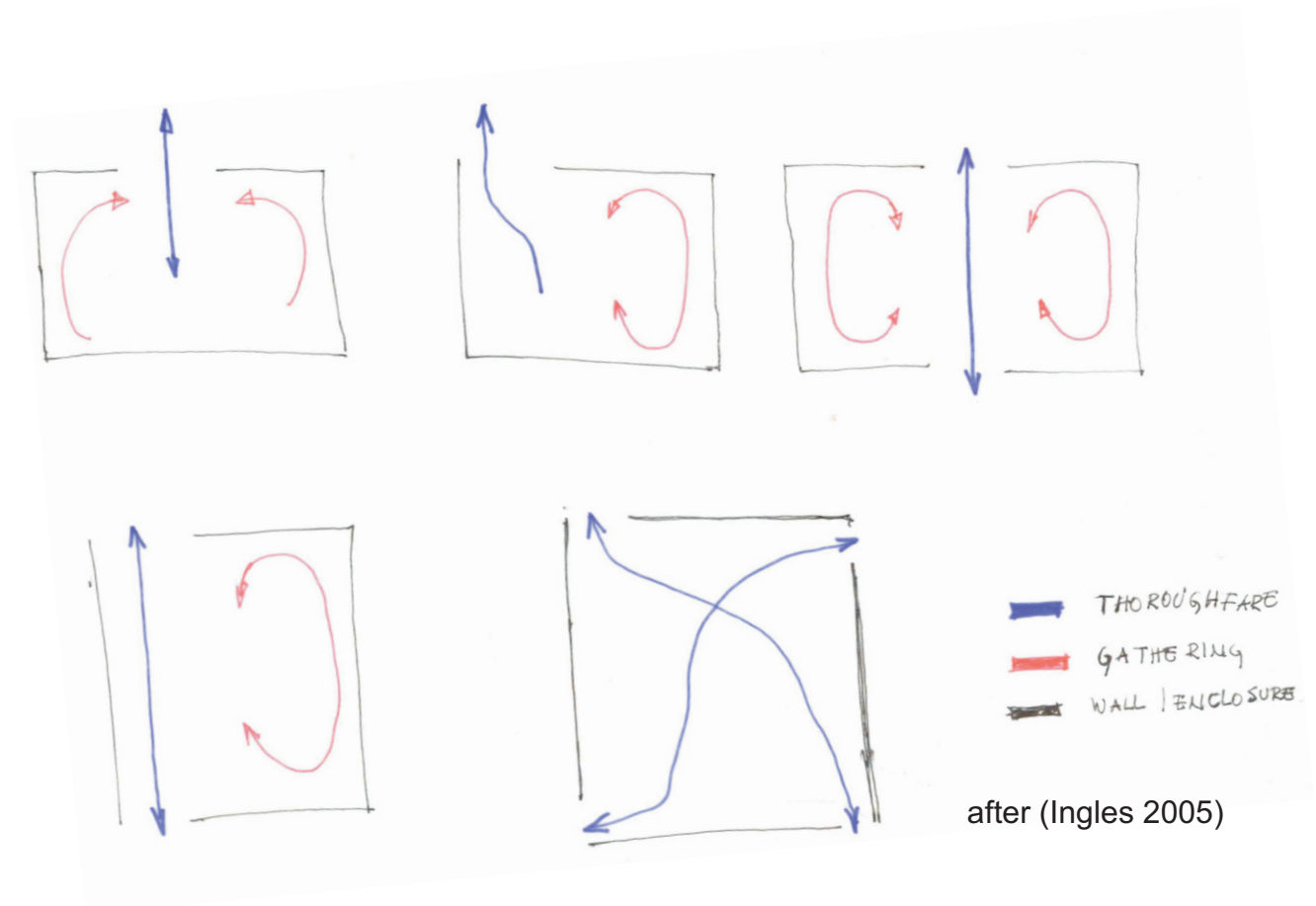
Diagram showing different scenario of creating a quality outdoor space. Such as a courtyard.

Design Concept

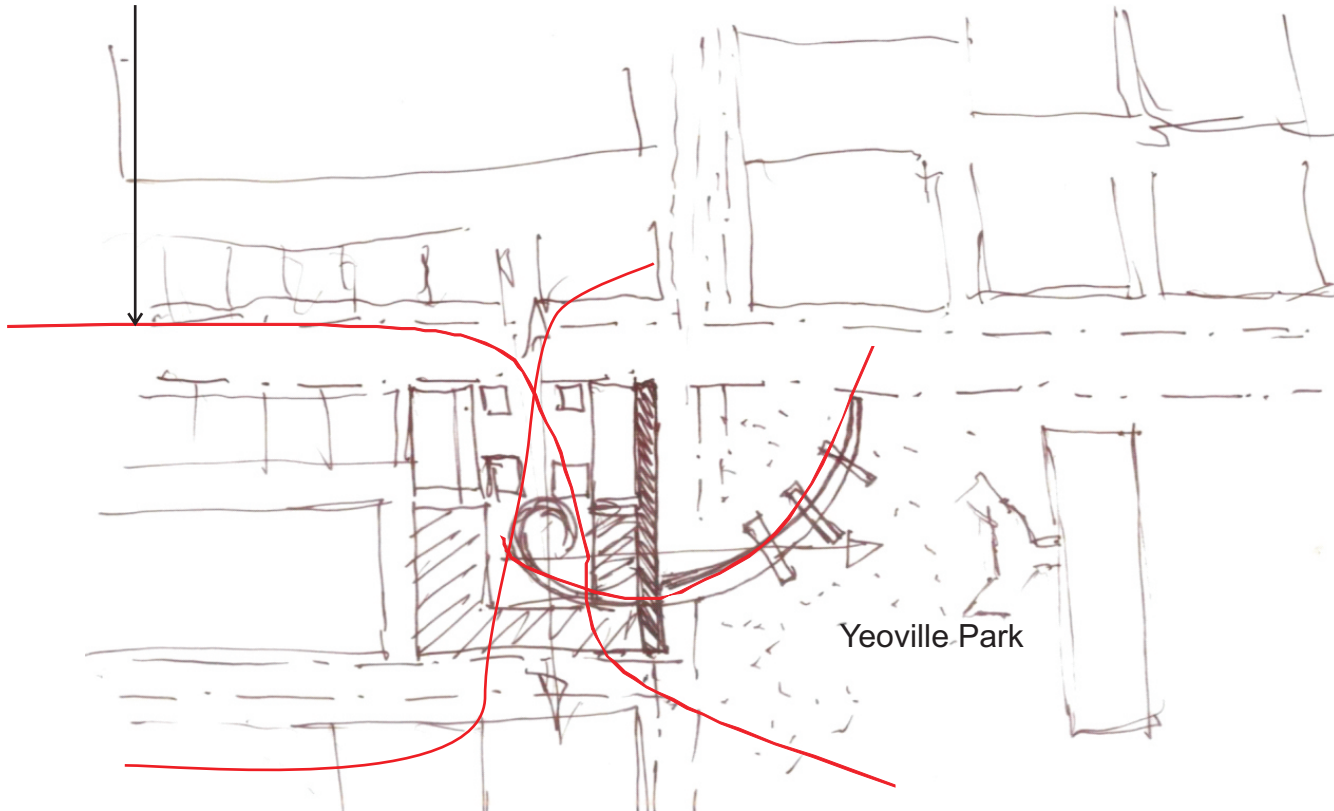
- The Multi Cultural Centre must first be a place of Meeting and Gathering, this is to promote the idea of socialising.

- As the building purpose is to connect with other activities on Raleigh/ Rocky street, it is better to allow easy access, by allowing people to move from the park on east to the north. from the building to the Yeoville Market.

Because of the insecurity in most part of Yeoville, the Centre will be enclosed for access control, by enclosing the building it create another quality space (courtyard) where most restaurants from different African cuisine will be stage. The courtyard is a place where can be utilised for different purpose.



Pedestrian Movement



Yeoville Park



Proposed
south
elevation



Proposed
Roof Design

An introduction of new North-East Pedestrian connection to increase accessibility and encourages pedestrian movement.

An emphasis on active edges and the creation of a pedestrian -friendly environment.

The introduction of mixed-use building on the site.

The site, being located at the back of Times Square, represents a marginal position where people would like to pass through Times Square to discover what going on it back.

And the site is situated at a strategic position where most different cultures overlap. In this sense it is proper to establish a multi cultural centre for people that are living in Diaspora in South Africa and the native South African.

The introduction of a mixed- use building in a existing block currently characterized by entertainment activity - related land-use could well spark the leap- fogging of functions across Rocky street and to stimulate further integration of Times Square with Yeoville.

Within the dense and congested urban environment of Yeoville, the spatially generous character of the site is a valuable commodity which is currently rendered worthless by its inaccessibility by pedestrian (because of public parking).

The framework adds substantially less fabric than is proposed by the Scooping Report, and shows less of a pre-occupation with the definition of edges in favour of preserving the historically spacious character of the site.

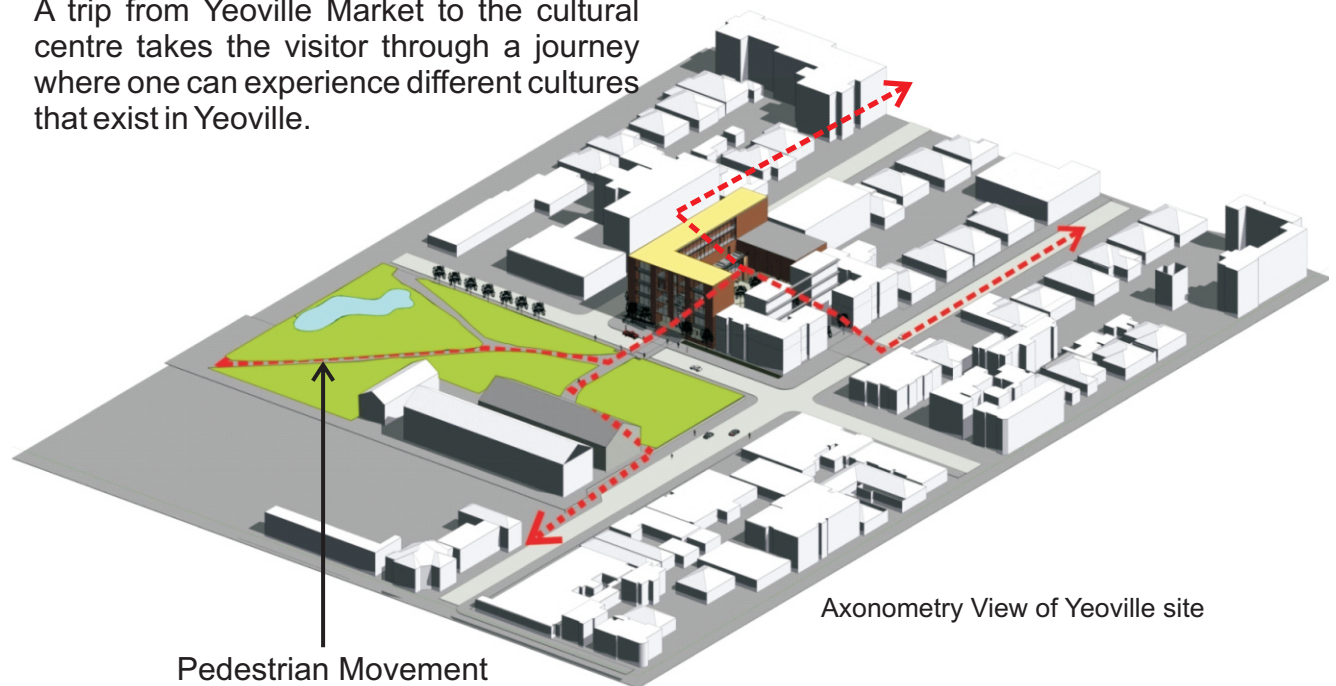
A public landscape, the Yeoville Park of the east of the main building which is the centerpiece of this movement-oriented public space.

While the combination of Times Square and the new building provides a strong sense of enclosure along the Eastern edge of the public space, the Northern space edge is less defined.

The main building is thus once again placed on the street edge, and the formal hard surface leading to its entrance provides adequate vantage distance.

The courtyard is a predominantly hard surface, with the introduction of African sculptures to try to reflect different African Culture.

A trip from Yeoville Market to the cultural centre takes the visitor through a journey where one can experience different cultures that exist in Yeoville.



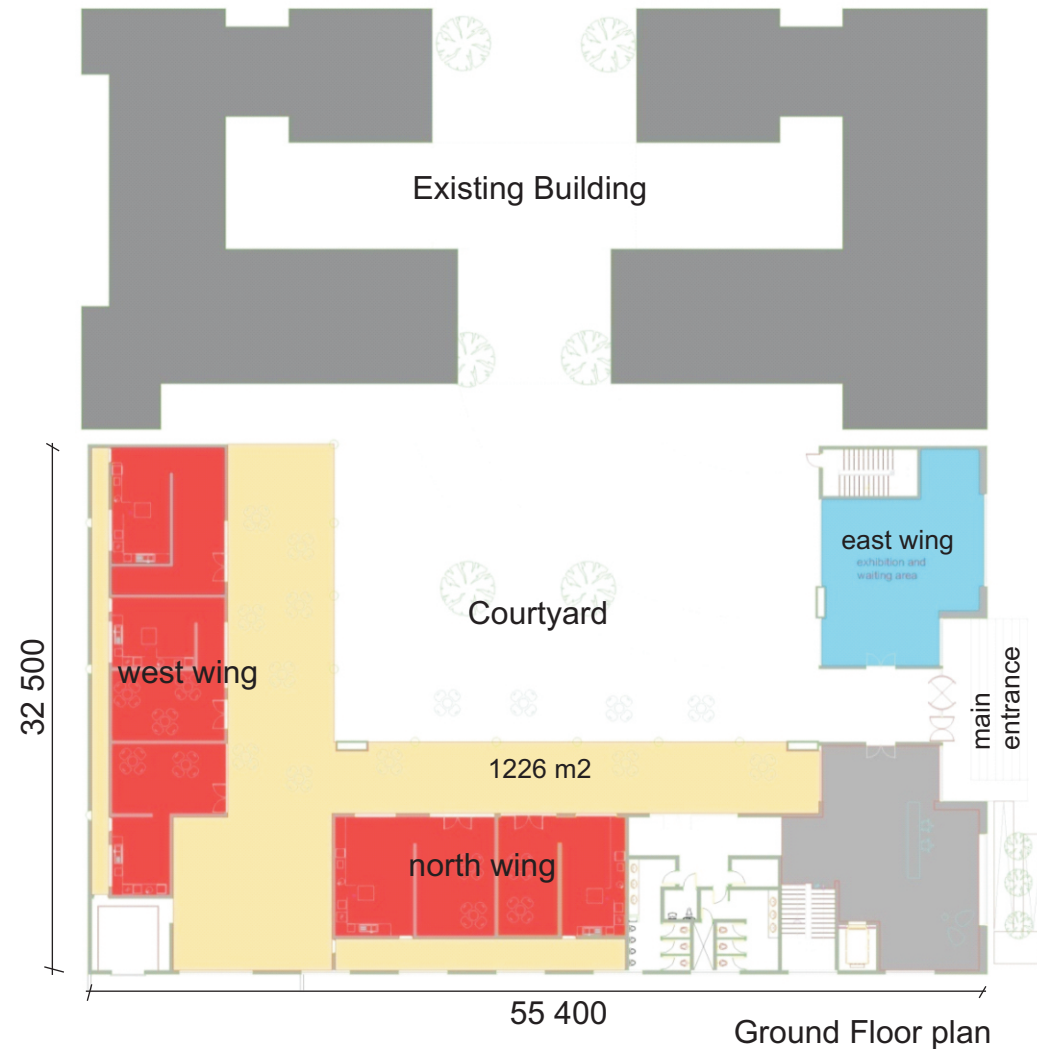
The u-shaped plan of the Multi -Cultural centre is prescribed by the urban design framework.

The Southern and Eastern wing contains the majority of programmed spaces- offices and classrooms- with a semi programmed African restaurants at ground level.

The western wing contains activities that don't required natural ventilation because it is a dead elevation. - Multi-purpose hall on the first floor.

Eastern wing contains the main entrance to the building, and divide the wing into two portion, on the left there is a reception and waiting area , on the right there is an African exhibition on the ground floor. The main entrance lead to the courtyard to allow free movement from east to north.

- African Restaurants
- Circulation
- Exhibition area
- Waiting Area



The first floor is dedicated to immigration services on the East wing, on the South wing is a combination of conference venue, open reading place and coffee shop.

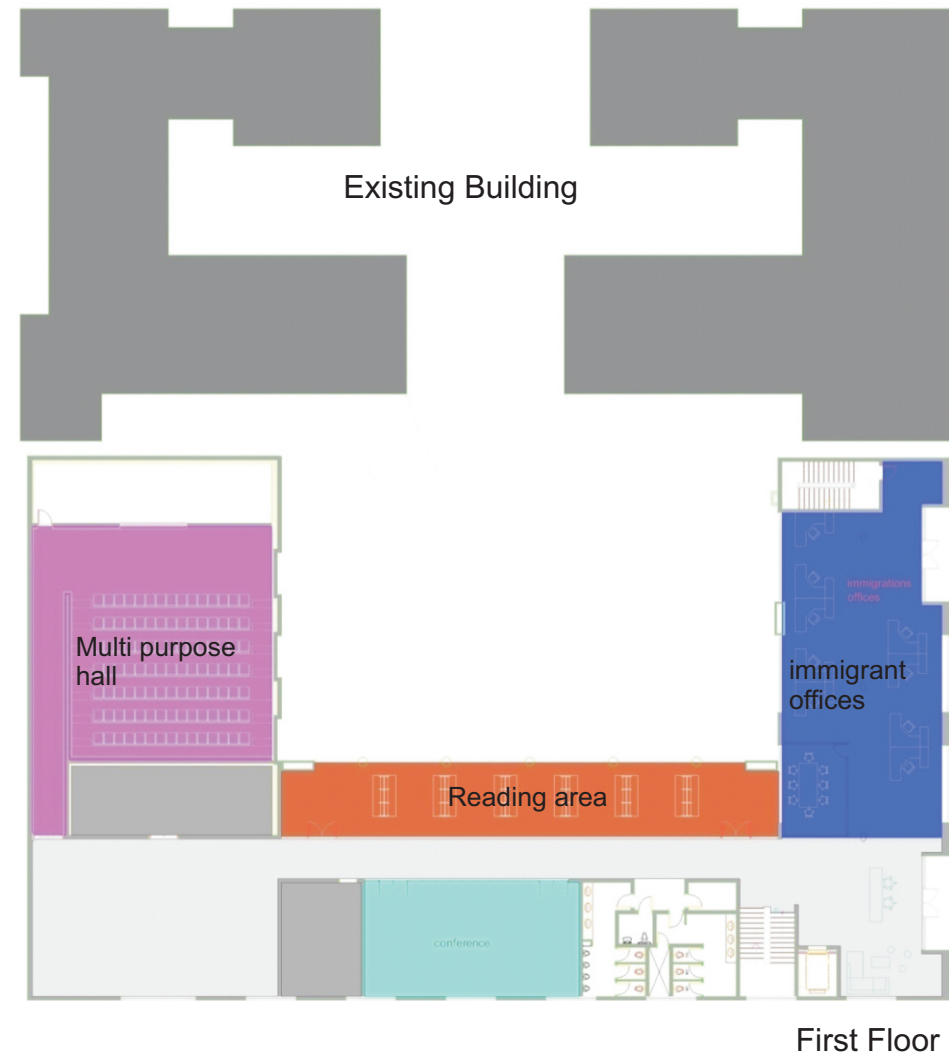
The reading place overlooks the courtyard. sometime it can serve different purpose.

the west wing contains a double volume multi purpose hall, that will be a venue for any indoor activities. such music performance, theatre etc...

The conference venue, is a rentable space. It can be a place where one can host a fashion show, or to promote a product etc..

Most of the spaces in the building are flexible and the occupant's are free to utilise ,according to the culture and believe.

The second Floor is mostly educational facilities. see Appendix, The east wing of the second floor is contain educational offices where different countries will be represented. It is a floor where one can learn the value and practice of African culture from different part of the continent for instance if one never been in Benin and



would to find or meet people from Benin this will be the place.

when someone arrive for the first time in the country and want to find out about the South African culture this will be the place.

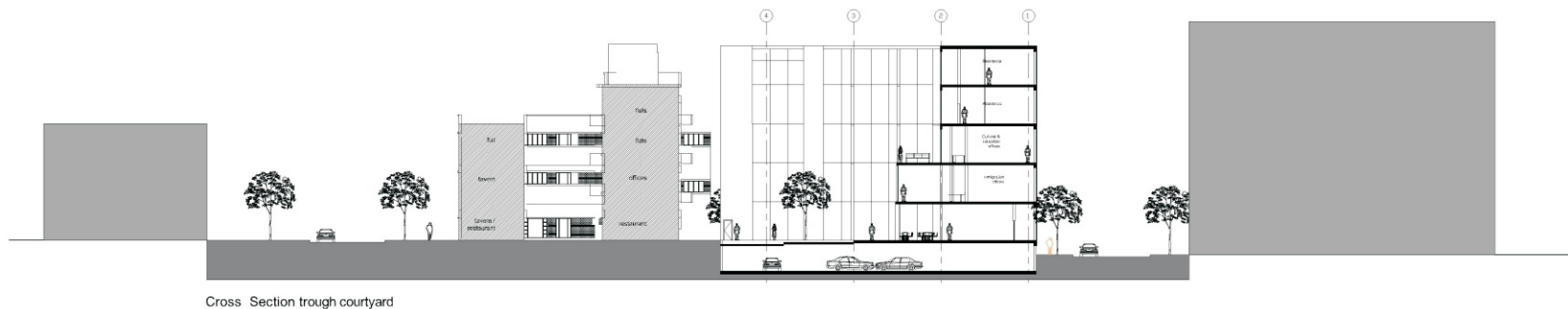
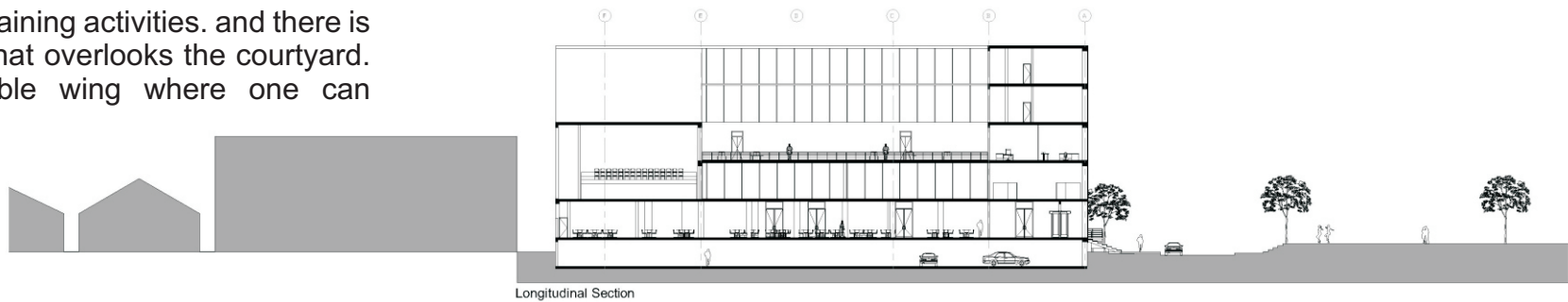
The south wing contain activities that relate to teaching or training activities. and there is a Pause area that overlooks the courtyard. this is a flexible wing where one can

transform it according to special activities.

The West wing contains the multi-purpose hall, it is a double volume space.

The fourth and Fifth floor is a combination of

different type of accommodation from a large room with Beds to a 2 bedrooms apartments.







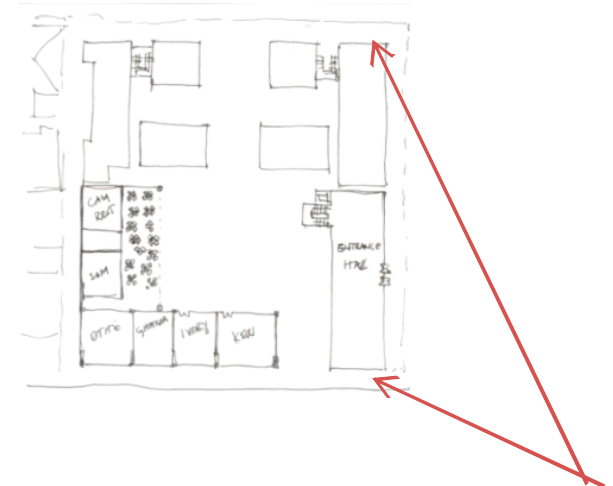
View of the main entrance (looking at east)

The East view is the very important one, because is next to Yeoville park, and has a nice view of Ellis Park and even beyond Yeoville.

The Material used is red brick and glass. from the first to the fifth floor there is a balconies to maximise the view.



view of the street





Courtyard View

The courtyard contains activities that relate to social, in the courtyard there is a series of sculptures from different African countries.



Courtyard View



3D Perspective



Courtyard view





Overall building View



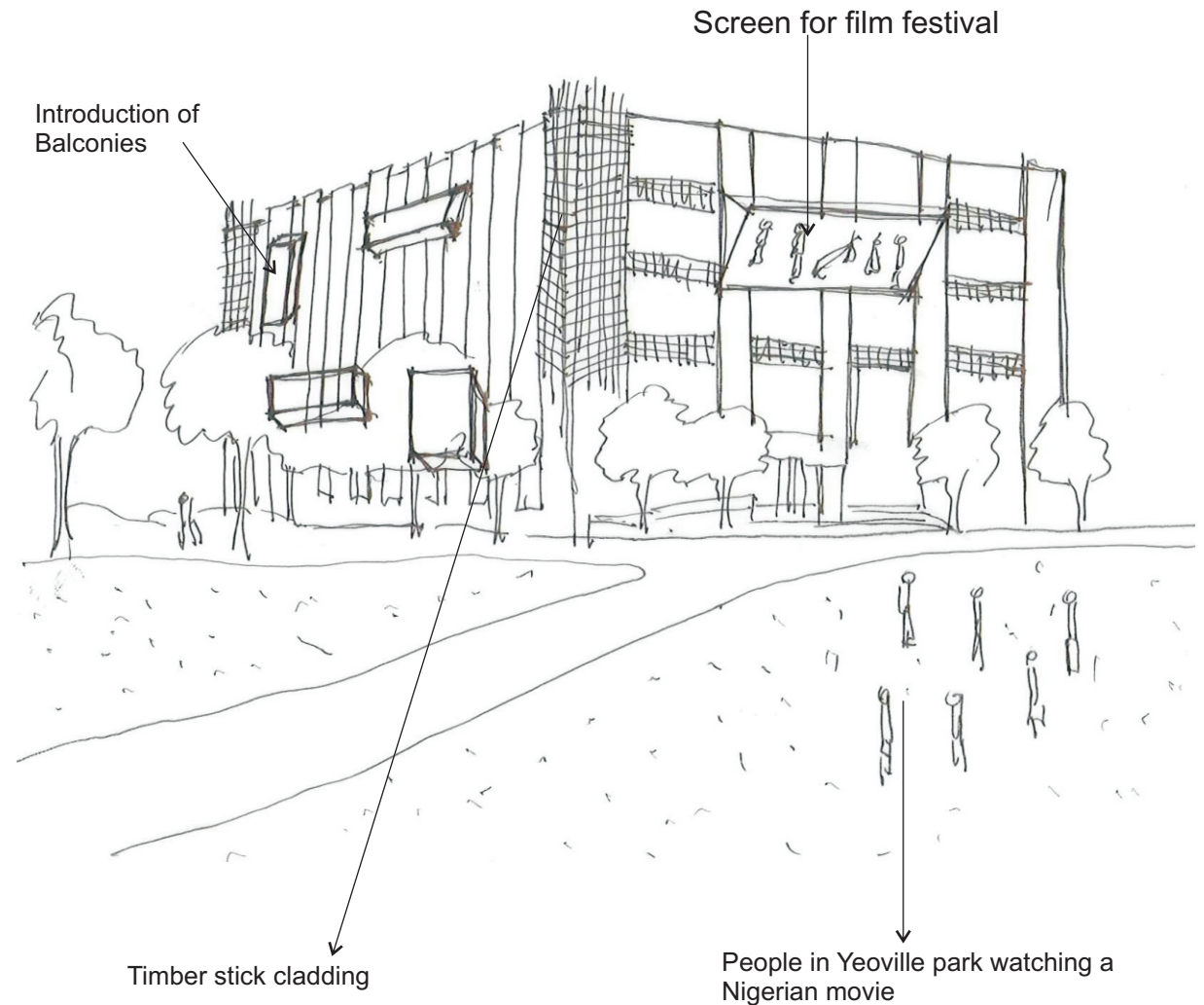
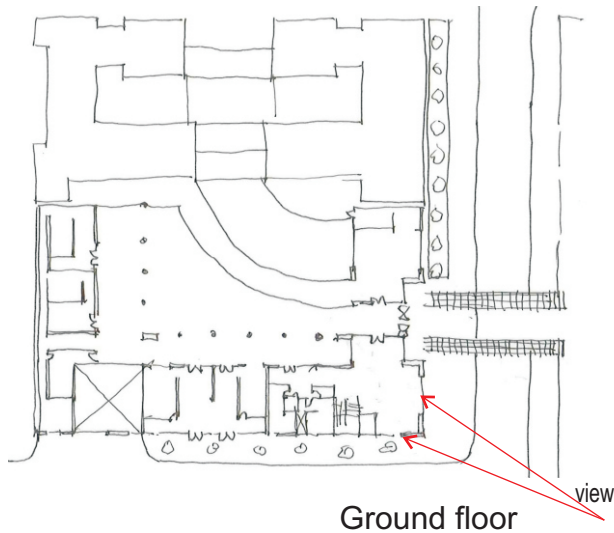
Courtyard view

Design Revised

Firstly the building was raised with 1.5m above ground level to accommodate the parking below.

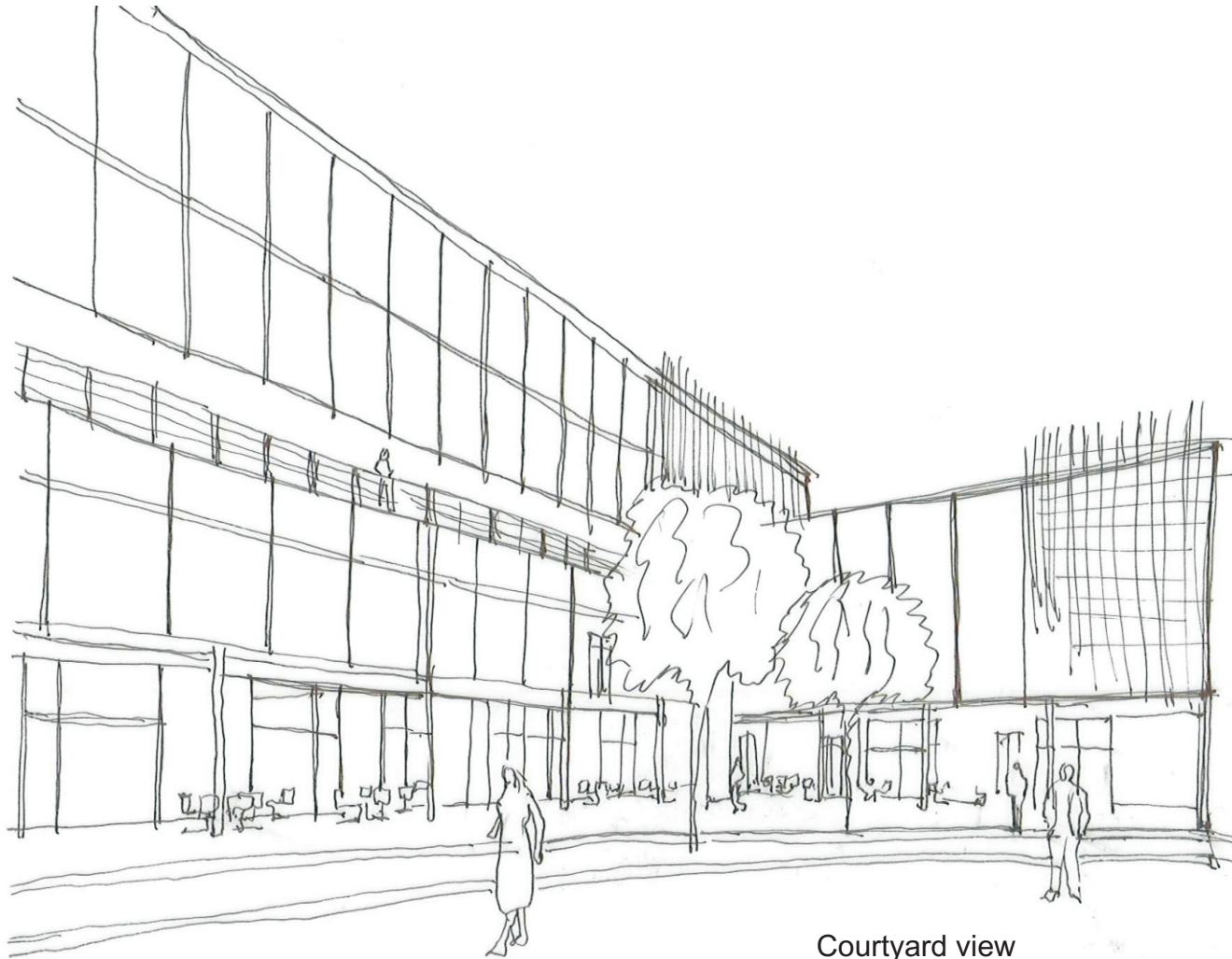
The building must be on ground level to allow easy access for the disable people and to allow easy delivering of goods.

On the south elevation, I introduce timber in a form of stick cladding that wrap around the corner, to give African look to the building. Also the introduction of passage trough the courtyard on the ground floor. And of the floor above the introduction of random balconies for view and waiting area.

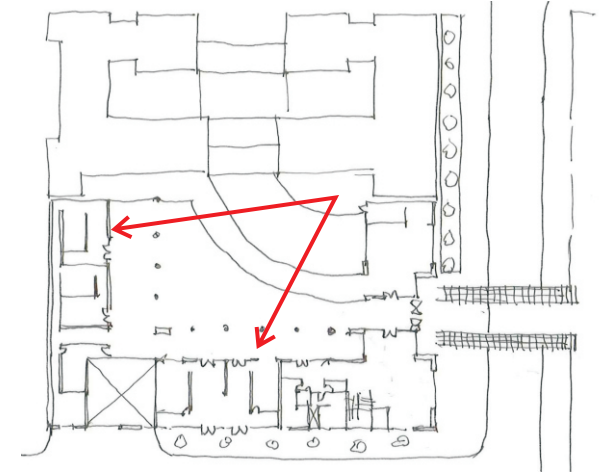




View North-east



Courtyard view



7.0 Precedent Studies

Case Study 1: Tjibaou Museum

Architect : Renzo Piano

The Centre Cultural Tjibaou, dedicated to Jean-Marie Tjibaou who died in 1989 while leading the fight for his country's autonomy from the French government, is devoted to the cultural origins and search for identity of the native Kanak people of New Caledonia and the South Pacific. In the native tongue of Jean-Marie Tjibaou, pije language, it is also known as Ngan Jila - meaning cultural center.

The Center itself is similar to that of the villages in which the Kanak tribes live; a series of huts (or case in French) which distinguish the different functions and hierarchies of the tribes (les tribus) and a central alley along which the huts are dispersed.

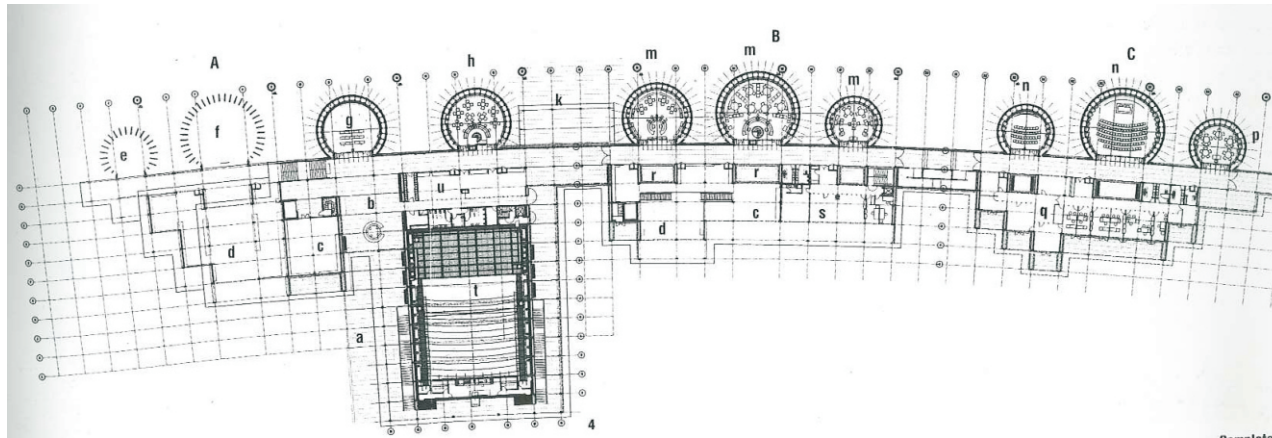
More specifically, the Cultural Center is composed of three 'villages' made up of ten 'Great Houses' of varying sizes and functions (exhibition spaces, multimedia library, cafeteria, conference and lecture rooms). The 'Great Houses' are linked by a long, gently curving enclosed walkway, reminiscent of the ceremonial alley of the traditional Kanak village.

The identity of the Kanak is not only reinforced through the form of the building but also through its relationship with the natural landscape.

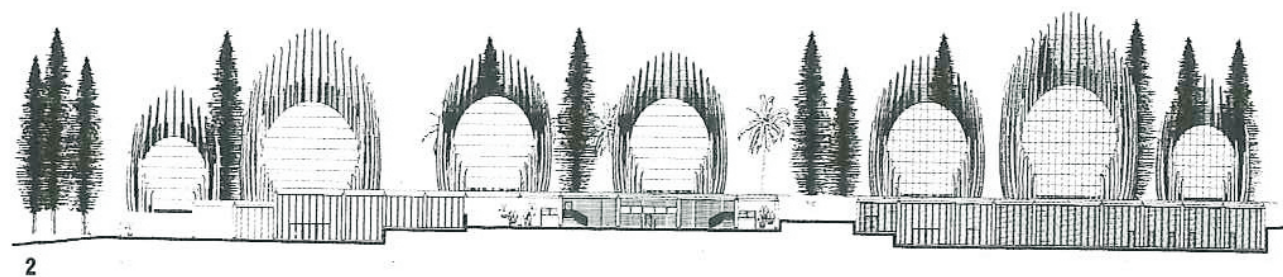
Located on a peninsula between the storm-tossed Pacific Ocean and a calm lagoon the design of Renzo Piano takes advantage of the prevailing winds from the ocean side through its system of natural ventilation.

Horizontal wood slats composed of iroko wood (a type of wood that is impervious to rot and can withstand cyclone-force winds) of the outer façade on the ocean side filter the wind into a second layer of skin, an inner façade of glass louvers which open or close according to wind speed, allowing wind to flow through the building for passive ventilation. The double layer of skin also filters the warm air upward functioning similar to a chimney.





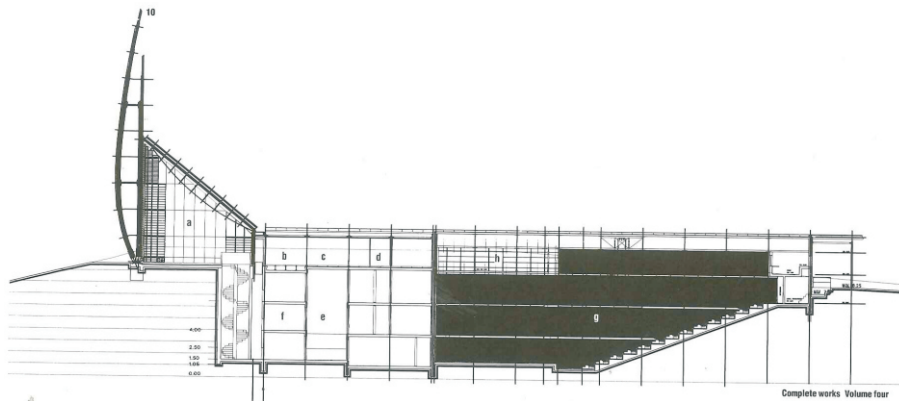
Plan of Upper Level



North-west elevation towards lagoon



Interior view



Section

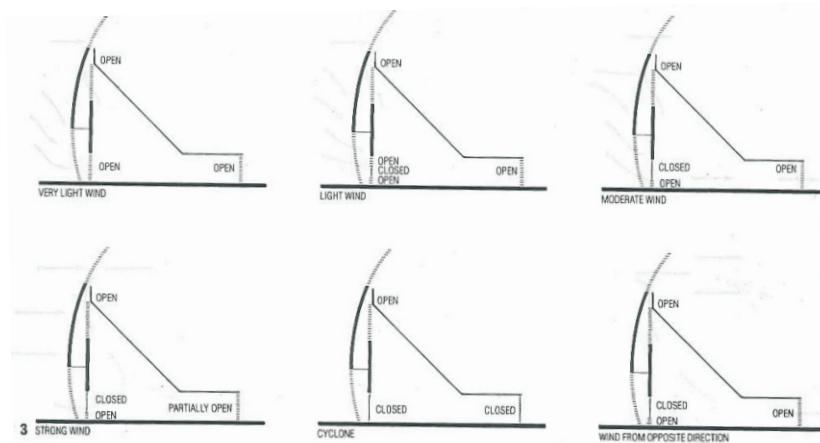
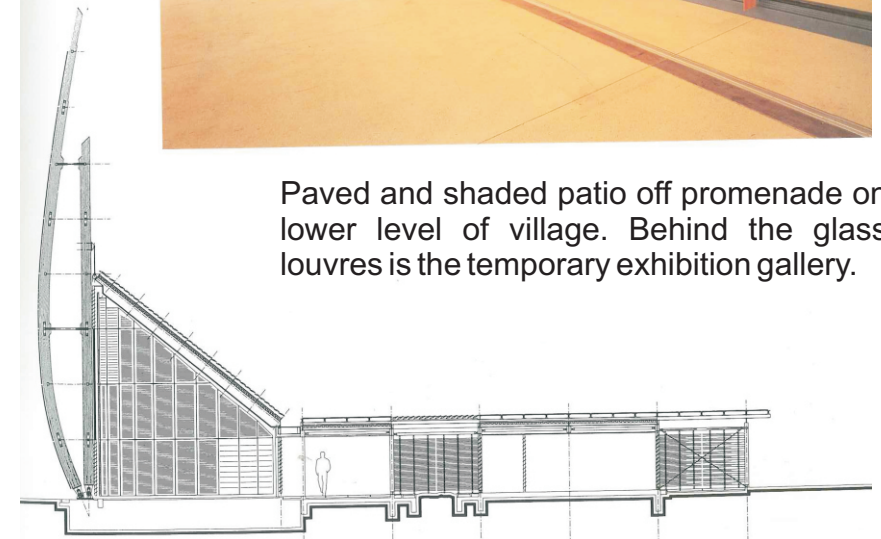


Diagram showing how ventilation is adjusted in response to different wind speeds and direction by opening and closing the louvres at the head, base and entrance to a case.



Paved and shaded patio off promenade on lower level of village. Behind the glass louvres is the temporary exhibition gallery.



Cross section through case, promenade, patio and administrative offices.

Case study 2: Quai Branly Museum

Architect: Jean Nouvel



side view of the museum

The Musée du quai Branly, known in English as the Quai Branly Museum, nicknamed MQB, is a museum in Paris, France that features indigenous art, cultures and civilizations from Africa, Asia, Oceania, and the Americas. The museum is located at 37, quai Branly - portail Debilly, 75007 Paris, France, situated close to the Eiffel Tower. It is named after its location (not after the physicist Édouard Branly).

History

A commission was established to study the feasibility of building the museum in 1995. When the study was concluded, land was reserved near the Eiffel Tower for the future museum. French President Jacques Chirac was a very influential proponent of the project. Quai Branly opened on June 23, 2006. For the whole story of the MQB (and the introduction of "primitive art" to the Louvre Museum), see Paris Primitive: Jacques Chirac's Museum on the Quai Branly by Sally Price (2007).

proper (approximately 200 x 21 m in height), the administration building, with its façade full of plants, and the property devoted to the management of the collections and library, rue de l'Université, with its Aboriginal paintings.

The quite exceptional site, curved in shape, on the edge of the Quai Branly and the river, 100 metres from the Eiffel Tower, had been selected to accommodate the International Conference Centre (Francis Soler, prize-winner of the 1990 competition), one of the major projects abandoned by François Mitterrand.

The project of the Nouvel is conserving the site, only occupies one third of it, and is transforming itself into a bridge to allow easier access to the rather sumptuous garden designed by Gilles Clément for the capital (18,000 m²).

Omnipresent all along the rue de l'Université, it offers unexpected views and is also directed northwards along the quayside, protected from the noise by a large glass elevation 200 x 12 m high (a technique already employed by the Cartier foundation in Paris).



Rear view of museum's striking architecture and interior garden

Undulating, it is planted quite densely with 178 trees and with some thirty different species.

This Seine-side development ends to the west with the amazing planted façade designed by Patrick Blanc for the administration offices, the interior of which returns, in transition, to the traditional Parisian building.

(www.archiplanet.org/.../Musée_du_Quai_Branly,_Paris,_France)



other view of elevation garden



View of African exhibition



Case Study 3: Constitutional Court

Architect : OMM Design

The Constitutional Court was designed to reflect the values of our new constitutional democracy

The project was design by OMM Design Workshop and Urban Solutions) Comprises 95000 square metres of publicly owned land and properties. it hosts important heritage buildings, including Section 4 and 5- the 'Native Gaol'- the women's prison and the Old fort, which was built to control British Uitlanders and later to incarcerate Boer rebels, white mine-workers, members of the Ossewa Brandwag and the treason Trialists of the 1950s, and is the only prison to have held both Mandela and Gandhi. The project will develop the new Constitutional Court; accommodation for the Constitutional Commissions and other related commercial, retail and hospitality activities in 36000 square metres of commercial space; 1860 basement parking bays; bus and taxi holding and drop-off facilities; upgraded peripheral roads and internal streets; a visitor information and exhibition centre; new museums and related heritage and tourism activities; 200housing units; community facilities and recreation space. (www.jda.org.za)

The building is noted for its transparency and entrancing volumes. In contrast to most courts, it is welcoming rather than forbidding, filled with sparkle and warmth. It has no marble cladding or wood panelling, but has come to be admired for its graceful proportions. And the principal materials - timber, concrete, steel, glass and black slate - infuse the court with an African feel.

The foyer of the Court is a spacious, light-filled area punctuated by slanting columns, an architectural metaphor for trees under which African villagers traditionally resolved their legal disputes. On the columns are mosaics - blue, green, orange and red. In keeping with this metaphor, the concrete roof has slots designed to create moving areas akin to dappled sunlight filtering through leaves.

The roof's concrete beams are inscribed with the words "human dignity, equality and freedom" in samples of the handwriting of each of the judges incumbent during the building of the court.



Southern elevation



A wall of stained glass

The foyer includes a curved wall containing 512 stained-glass windows. The timber door to the foyer, a 9m-high work of art, features plaques carved with words and sign-language symbols conveying the 27 rights enshrined in the Constitution.

The court chamber is more austere and has a low-lying ribbon of glass that emphasises the transparency of its proceedings.

The building has two layers: the outer one consists of the foyer, the court chamber, an auditorium and an exhibition space that opens out on to the Great African Steps. The next layer consists of the administration section, the judges' conference and meeting rooms, and, right in the middle of the building, 14 judges' chambers - 11 for the Constitutional Court judges and three for visiting ones.

The judges' chambers are on three storeys and have open spaces and ponds at ground level. They offer easy access to the court and to the library, in the northern wing of the building.



Justice Sachs at the entrance



Overall building view

The foyer opens on to Constitution Square - the precinct's open-air hub. The court chamber itself and Constitution Square have been constructed on the site of the awaiting-trial block, which was built in 1928 and demolished to make way for the Court. The architects have commemorated this important building by keeping four of its central stairwells and by using its bricks in the walls of the chamber.

Running the length of Constitution Square, the "We the People" wall displays the opinions and impressions of visitors to Constitution Hill. Contributors to the wall include former president Nelson Mandela and other ex-prisoners.

The Great African Steps lead from Constitution Square to the ramparts of the Old Fort and Number Four Prison. The steps divide the old stone wall of Number Four and the Court's glass frontage - a walkway between the past and the future. (www.constitutionalcourt.org.za)

Case Study 4: Notting Hill Carnival *Country : England*

Held each August Bank Holiday since 1966, Notting Hill Carnival is the largest celebration of its kind in Europe.

Started as a local festival set up by the West Indian immigrants of the area it has now become a full-blooded Caribbean carnival, attracting millions of visitors from around the world. With scores of massive sound systems, many spectacular floats and, of course, the traditional steel drum bands, plus hundreds of stalls lining the streets this is probably London's most exciting annual event and we're here to give you the lowdown on every minute of it.

The Music

Music is at the heart of Notting Hill Carnival, with traditional and contemporary sounds filling the air for miles around. Historically steel bands, Soca & Calypso Music have been at the heart of Carnival but in recent years these have been overtaken by the static sound systems playing anything from Reggae to R&B, Funk, House, Dub and much more.



Carnival Costume



Carnival Parade



Carnival Parade



Carnival Parade

Live stages also feature local bands, top international artists and sounds from around the world - Eddie Grant, Jamiroquai, Wyclef Jean, Courtney Pine and Burning Spear have been among the eclectic line up in previous years.

The Parade

Think Carnival and images of bright, outlandish costumes, imaginative floats and dancing on the streets inevitably spring to mind. The Carnival parade winds through three miles of Notting Hill's major streets, flanked by visitors jostling to get a look at what's happening. A parade takes place on each day of Carnival - on Sunday the Children's Day parade is less spectacular but also less crowded while Monday is traditionally main parade day - with groups from as far afield as South America, Africa and, of course, the Caribbean bringing music, dance and costume to the area in spectacular style.

The Costumes

Traditionally Mas is at the heart of Carnival culture. For months in advance groups taking part in this year's event will have been working on intricate costumes; designing, making patterns, sewing, gluing and painting. Some of these groups will be professional costume makers, others community projects with little or no experience but plenty of enthusiasm. Wherever they begin the amazing end results are just what makes Notting Hill Carnival recognisable the world over.

The Food

There's nothing quite like the smell of Carnival - no we're not talking sweaty drinkers who can't find their way to the nearest public convenience, we're talking traditional Caribbean food. For many of us Carnival is all about the scoff and the sup. One of the few public events where food is about more than salmonella burgers and undercooked chips, Notting Hill Carnival provides the perfect introduction to jerk chicken, rice and peas and rum punch as well as the odd taste of other exotic cuisines. (www.thenottinghillcarnival.com)



carnival food
www.photograph-london.com



carnival food
photograph-london.com

Appendix

Schedule of Accommodation

Area	Activities	Ancillary areas
Entrance hall	Foyer Exhibition Access to other areas	seating area kiosk Ticket booth Telephone booth
Multi - purpose hall	Dancing Cinema Theatre	stage area Ticket booth
Members Lounge	Seating Reading Television	Coffee bar Toilets
Restaurants	Ghanaian Burundian Ivorian Cameroonian Somalian Ethiopian	Kitchen changes rooms stores public toilets Bar
Entertainment	Table tennis Chess Children's play	
Immigrant legal services	immigrant infos Home affairs Moneygram Offices	TOILETS Kitchen

Area**Activities****Ancillary areas**

Educational facilities

Business or entrepreneur

rental offices
Boardrooms
Conference area
stores

Residential area

rental one to two bedrooms
Business rooms

Toilets
Kitchen

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Interviews

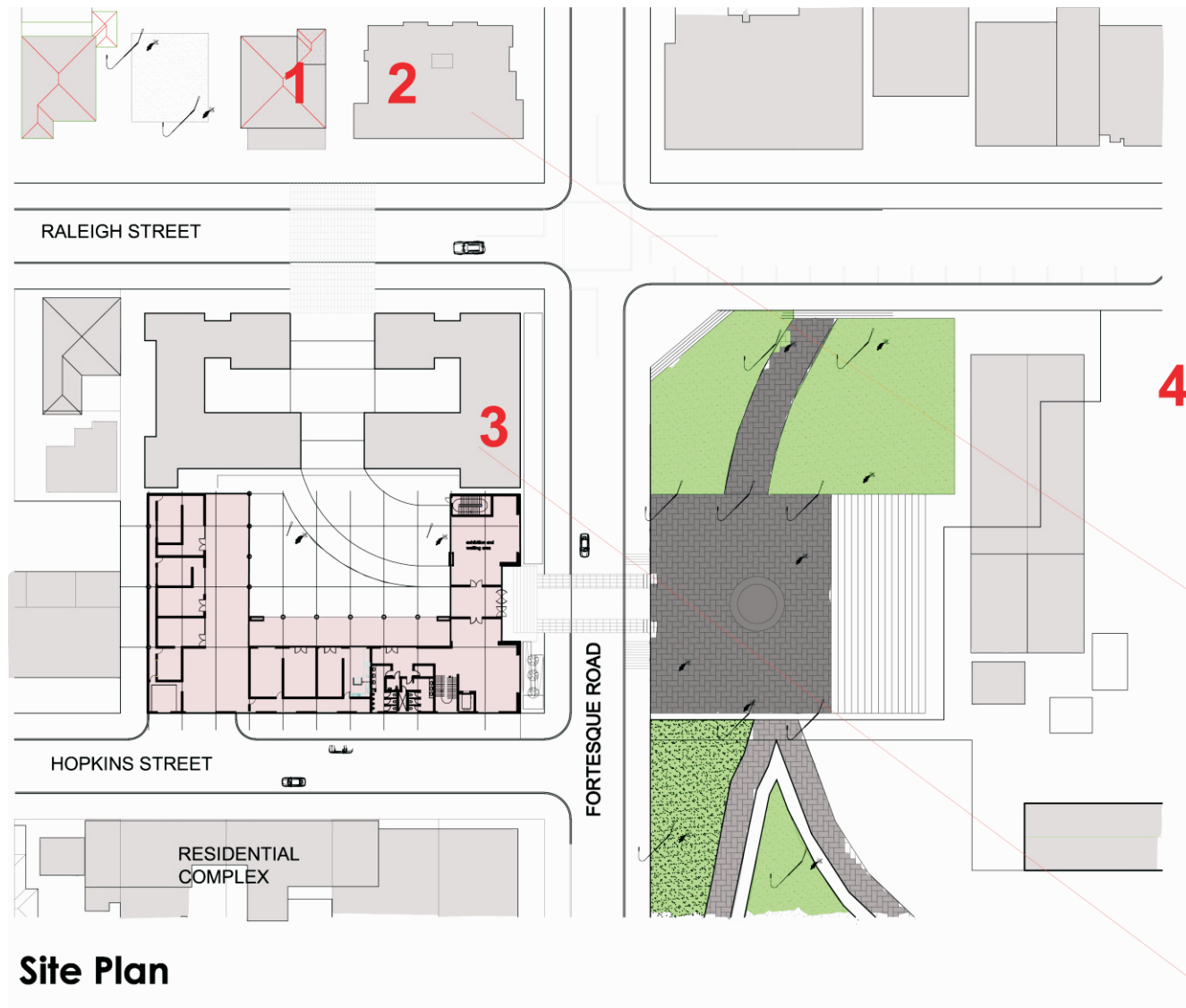
MAURICE SMITHER Yeoville stakeholders Forum. 25 May 2009. Yeoville.

PATRICK KASONGO Yeoville resident from DRC. 02 June 2009. Yeoville.

BOOT Yeoville resident from Ghana. 02 June 2009. Yeoville

EMEKA Yeoville resident from Nigeria. 02 June 2009. Yeoville.

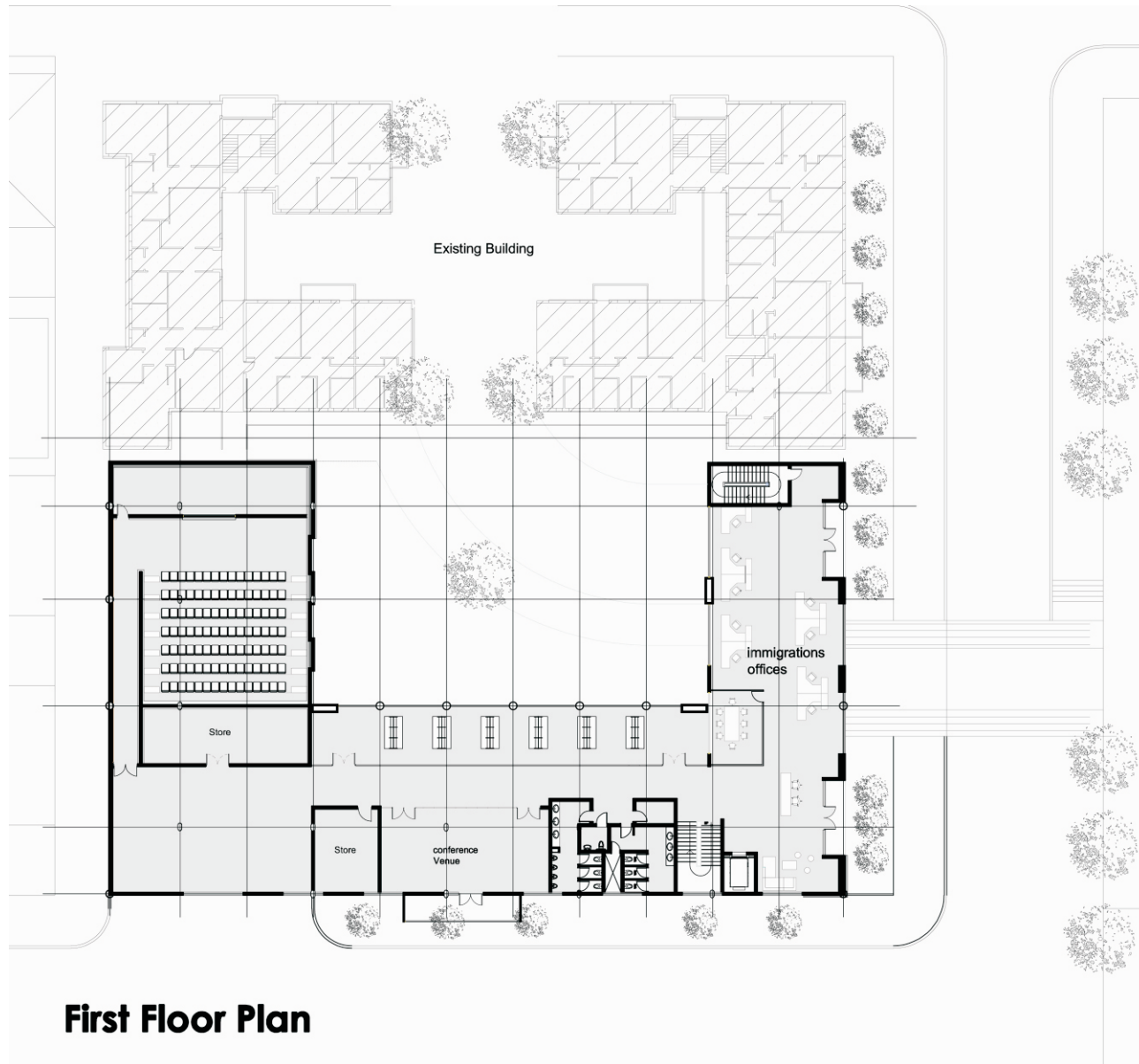
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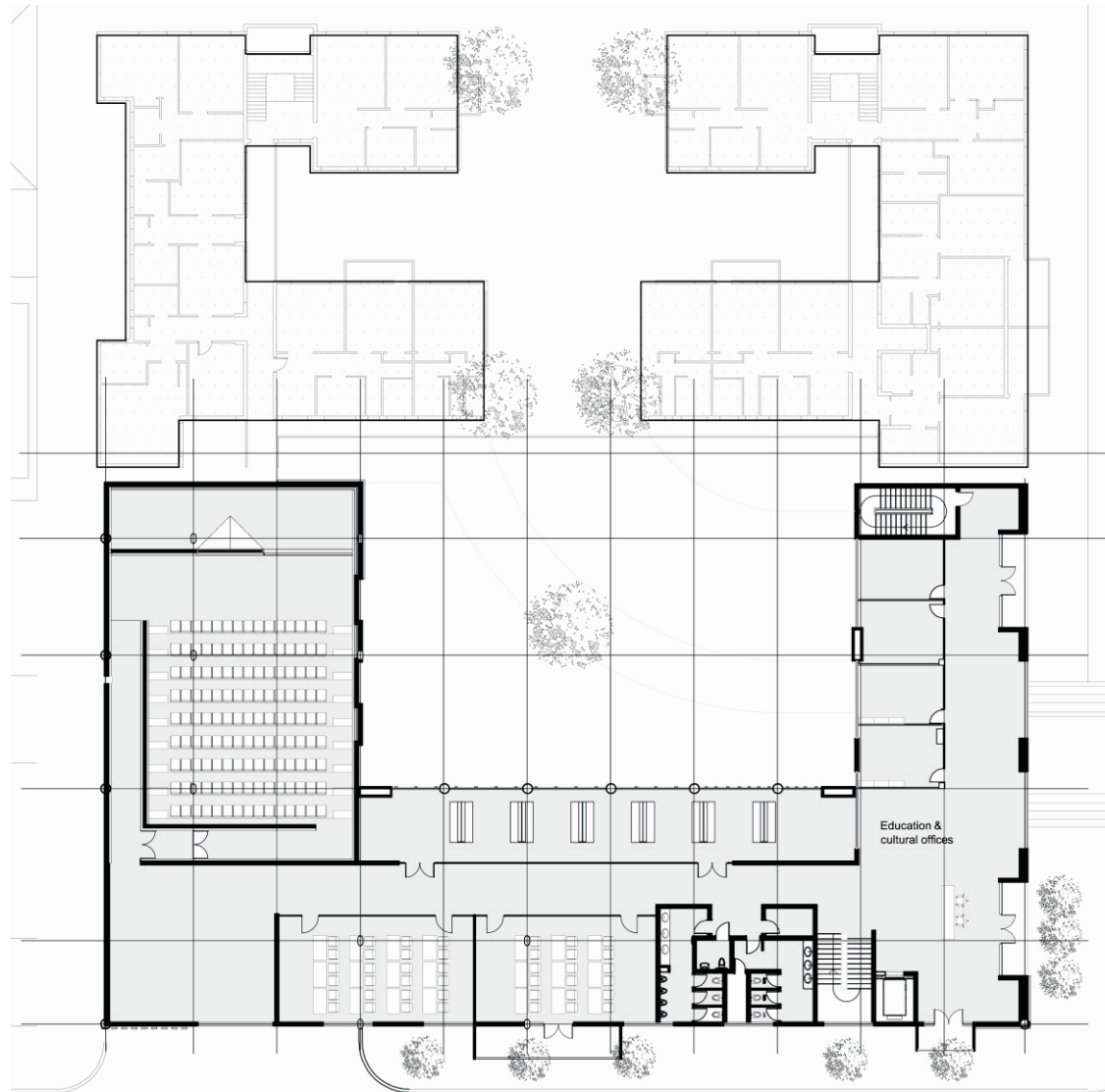


RALEIGH STREET

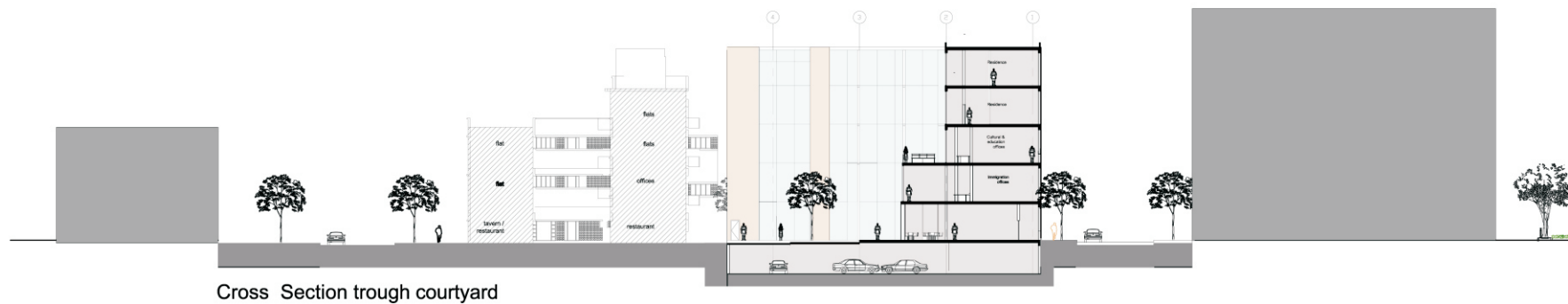
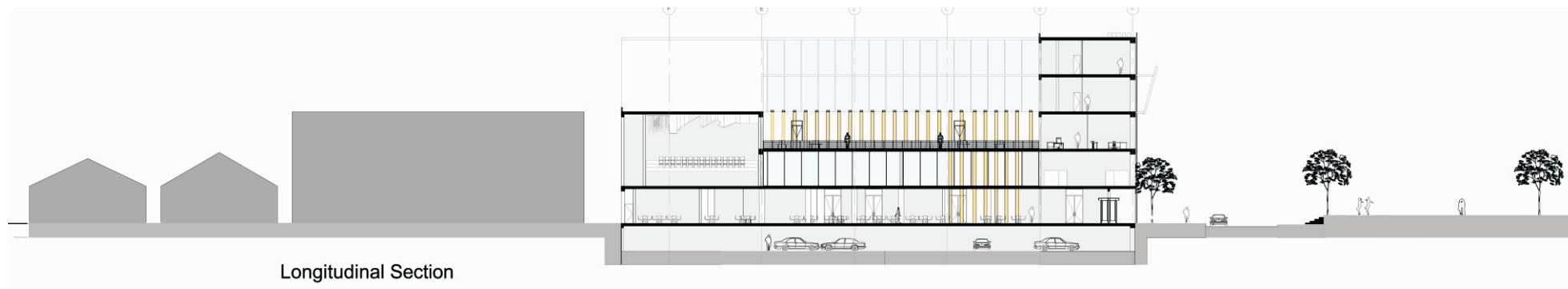


Ground Floor Plan





Second Floor Plan







3D Perspective



Courtyard View



Courtyard View