

[CO]BUILDING · FOR A DISPLACED COMMUNITY

THE CONDUCTION OF PLACE-MAKING STRATEGIES AS A MEANS OF ADDRESSING SPATIAL SEGREGATION



The copyright of this thesis vests in the author. No quotation from it or information derived from it is to be published without full acknowledgement of the source. The thesis is to be used for private study or non-commercial research purposes only.

Published by the University of Cape Town (UCT) in terms of the non-exclusive license granted to UCT by the author.

**[CO]BUILDING FOR A DISPLACED
COMMUNITY**

The conduction of place-making strategies as a means of addressing spatial segregation.

Ismaeel Davids

M.Arch (Prof) | Design Dissertation Document (APG5079W)

This Design Dissertation Document is presented as part fulfilment of the degree:

Master of Architecture (Professional)

in the School of Architecture, Geomatics and Planning | Faculty of Engineering and the Built Environment | University of Cape Town

Supervisor: Simone Le Grange

PLAGIARISM • DECLARATION

"I hereby:

a. Grant the University free license to reproduce the above dissertation in whole or in part, for the purpose of research.

b. Declare that:

i. The above dissertation is my own unaided work, both in conception and execution, and that apart from the normal guidance of my supervisors, I have received no assistance apart from that stated below:

ii. Except as stated below, neither the substance or any part of the dissertation has been submitted for a degree in the University or any other university:

iii. I am now presenting the dissertation for examination for the degree of Master of Architecture (Professional)".

1. I know that plagiarism is wrong. Plagiarism is to use another's work and pretend that it is one's own.

2. I have used the Chicago / Harvard convention for citation and referencing. Each contribution to, and quotation in, this report from the work(s) of other people has been attributed, and has been cited and referenced.

3. This report is my own work.

4. I have not allowed, and will not allow, anyone to copy my work with the intention of passing it off as his or her own work.

Signature:



FIGURE 2: Photograph of me with my grandmother and her husband

In the name of **Allah**, The most High, most Merciful.

I dedicate this dissertation to my **family and friends** of Hanover park who have played a huge role in grounding me.

I want to express my appreciation to the **Masters staff** for guiding me through this project.

A special mention goes out to the **lunch club** that have walked this journey with me.

To my **parents** who have encouraged me to take my first steps.

PREFACE

This project began with a personal attachment to place. As an embedded landscape of my spatial memory and lived experience, Hanover park and its people are at the heart of my architectural inquiry.

I am constantly confronted with feelings of concern and frustration for my family and the greater Hanover Park neighbourhood who are constantly exposed to the disheartening realities of lower income areas within the cape flats. Having spent such a large portion of my life in this area It is here where I have chosen to make my intervention

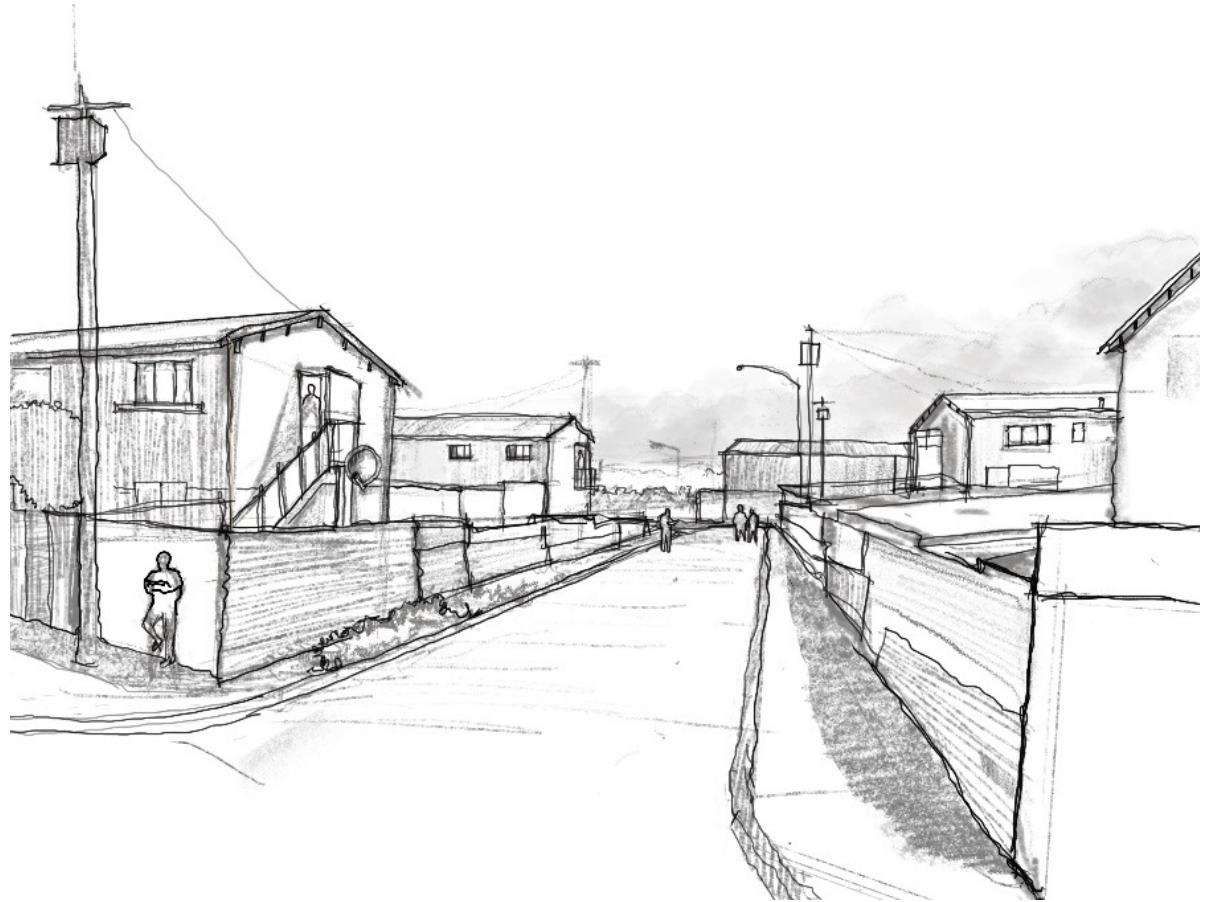


Figure 03 : Street perspective showing the existing conditions & boundaries

ABSTRACT

The provision of adequately-designed housing alone will not eradicate poverty, and on its own, will not completely change the quality of life of people living in the Cape Flats area. The dissemination of houses has marginalized its recipients and disrupted communities through prescriptive and homogenous development that was brought about through Apartheid spatial planning. The appalling planning of housing typologies and poorly defined residual spaces that make up most of the Cape Flats have resulted in a series of neighbourhoods that sorely **lack a sense of place.**

This dissertation examines the topics of resilience, claiming the right to space, and place-making in the face of adversity within Hanover Park.

My aim is to draw inspiration from the existing infill spaces that subsequently manifests into a speculative design proposal to harness ideas of polyvalency and heterogeneity which will aid in alleviating the cycle of poverty that exists within the area.

How can Hanover Park's poorly defined residual spaces within the existing stagnant built form be improved to enable communities to participate in the **process of place-making?**

Further, how can a reimagination and adaption to existing fabric be modified to allow for sensitive and careful expansion in support of creating well-defined public and private spaces?

The conclusions drawn from this line of enquiry should lend itself to a clearer understanding of the opportunity that lies within Hanover Park's unheld residual spaces to house the diverse pool of micro-enterprises and activities that transpire in the community. Further, it heroes a system of community-embodied spatial design as an act of resistance to histories of forced removals and displacement.

CONTENTS

	SECTION 1	SECTION 2	SECTION 3	
Plagiarism declaration	03	Of Housing: Theory	Of Place: Cape town	On Design: Introduction
Acknowledgements	04	Housing as a verb	Metropolitan	Sense of community
Preface	05	Beyond shelter	Segregation	Application of theory
Abstract	06	Time as an enabler	Housing & Urbanism	
Contents	07	An expression of relationships	Extraction of principles	On design: Context
Introduction	08	Housing & Urbanism		The urban scale
		Extraction of principles	Of Place: Hanover Park	On design: Enablement
			Establishment	On design: Participation
			Open spaces	On design: Flexibility
			Access & movement	
			The high-street	On design: the site
				Justification
		Of Place: The walk-up		Analysis of space
		Typologies		Existing activities
		Two -storey		On design: the concept
		Three- storey		On design: precedent
		Existing infill		
		The staircase		On design: Development
		The courtyards		The scale of the home
				The scale of the precinct
		Of place: community		Spatial tectonics
		Socio Economic		Design iteration 01
		Resident interviews		On design: Forward
				Concluding thoughts
				The thinking hand
				References
				List of Figures
				Appendix A: Interviews
				Appendix B: Archi Marki

INTRODUCTION

Like many areas in the Cape Flats community, Hanover Park suffers from extreme cases of poverty, social dysfunctionality, violence and crime. The area is characterized by a lack of adequate social amenities and homes of a poor standard in terms of design and construction.

For the inhabitants of Hanover Park, their neighbourhood is experienced as a place that is fragmented, unsustainable and inequitable. The area does not enhance their quality of life, nor promote equitable access to basic services, amenities and economic growth opportunities. Moreover, it doesn't assist in reducing poverty or unemployment. There is a feeling of alienation amongst the community as their practices are detached from the built environment. Typical of many townships that were planned for the Cape Flats

at that time, Hanover Park is based on a town-planning model characterised by a looping network of streets with many Cul-de-sacs and closes, and invariably one entry and exit point. The design of the dwelling units was typically small, homogenous and afforded little room for expansion and variation.

Change is needed, especially in the way Hanover Park functions. The state has failed in the provision of adequately defined public spaces and homes that express and cultivate identity and place. Within the discourse of segregation and displacement, my inquiry draws key concepts from literature around The Self Help Movement, Balkrishna Doshi, David Dewar and Roelof Uytenbogaardt to address housing beyond shelter.



Figure 04: The existing courtyards are underutilized and out of scale.

ON HOUSING

SECTION ONE

ON HOUSING • THEORY

HOUSING AS A VERB

In his book, *Freedom to Build: Dweller Control of the Housing Process*, John Turner (1972) argues that efforts by the government to build 'for people' fail to provide adequate housing i.e., was not conducive to the unique set of needs that families have. He believes that by allowing people to determine their own housing needs, the project would more accurately see to the needs of its inhabitants. One of the standouts is the idea of "housing as a verb" where he states that housing should be comprehended as a process, rather than a

capital investment. Traditionally, uniformity is the central ordering principle for institutional delivery systems. Through his work in Peru, he learnt the value of open systems. Which afforded countless ways to achieve results. Turner thus summarizes four different priorities relating to housing, namely: shelter, security, identity and opportunity. (Richardson, 2009) This is demonstrative of the creativity and ingenuity that has emerged in many of the poorer communities. It opens up the process to local, informal

markets that would otherwise not be considered by the state. The economic activity is focused within the community helping it sustain itself.

He believes that housing standards should not be measured by their physical criteria but rather in terms of human value i.e., what it offers for the user rather than it is made of. It is further pointed out that housing depends on a multifaceted relationship of institutional services such as land, labour, tools and finance. (Turner,1972).

ON HOUSING • THEORY

BEYOND SHELTER

In his book, *Supports: An Alternative to Mass Housing* John Habraken speaks about the root cause of the housing problem being that mass housing is seen as the erection of a single entity. He points out that housing is the converse of this as it is **dynamic** and ever-changing. Only mass housing produces **uniformity**. A dwelling consists of requirements that are not always formal and rational. Housing is a method of self-expression and identity. His approach was to propose a system of supports i.e. physically built structures constructed to allow for dwellings to be built with the intention of rekindling the natural affiliation of the user and ability to adapt and construct his own environment. The physical structures serve as a **framework** that brings order to housing. It provides primary structure, and housed the services for the individual dwellings. Although the supports are a permanent system it allows for another level of infill which is transitory and controlled by the individuals (Habraken, 1972)

ON HOUSING • THEORY

TIME AS AN ENABLER

Nabeel Hamdi recognises that implementing just one of these ideas is not the solution. A sentiment to which I concur with. He thus expresses the need for an amalgamation of these two positions. There should be a balanced approach in state organization and community involvement and support. This hybrid or "open system" should be centred around the user. However, it is important to remain cognisant that this interweaving of community and policy will not happen instantaneously. Therefore time and patience is essential in the success of this paradigm shift. Time should not be seen as an obstacle but rather as an important aspect of creating a sense of place.

Nabeel Hamdi teaches that housing as a shelter and housing environments as formal expressions of social and political systems are as important as what housing does to improve health, generate income and provide security. He aims to highlight that housing is a multidisciplinary and non-sectorial bound system of activities. (Hamdi, 1995).

"Building lots of houses for people and places one doesn't know, where money is scarce and statistical information is unreliable, is neither an efficient nor an equitable way of solving housing problems, nor is it good design practice."

- NABEEL HAMDI (1995)

ON HOUSING • THEORY

EXPRESSIONS OF RELATIONSHIPS

Bulkrishna Doshi echoes this sentiment. He centres his ideas of housing around ownership. He synthesizes the process of home building into that of creating a sense of belonging, involvement of the community, and most importantly, around the expression of ambitions and relationships. According to Doshi, housing cannot be seen as permanent.

It is not inert but rather a living entity. He emphasizes his parting with absolutism in planning concepts. Rather, he adopts a high density “work in progress” approach. The focus on materials and methods were secondary to the analysis of everyday habits and other social structures. Lessons were learnt through analysis of traditional ways of living, practices and informal building by the ordinary man. (Mollard, 2019).

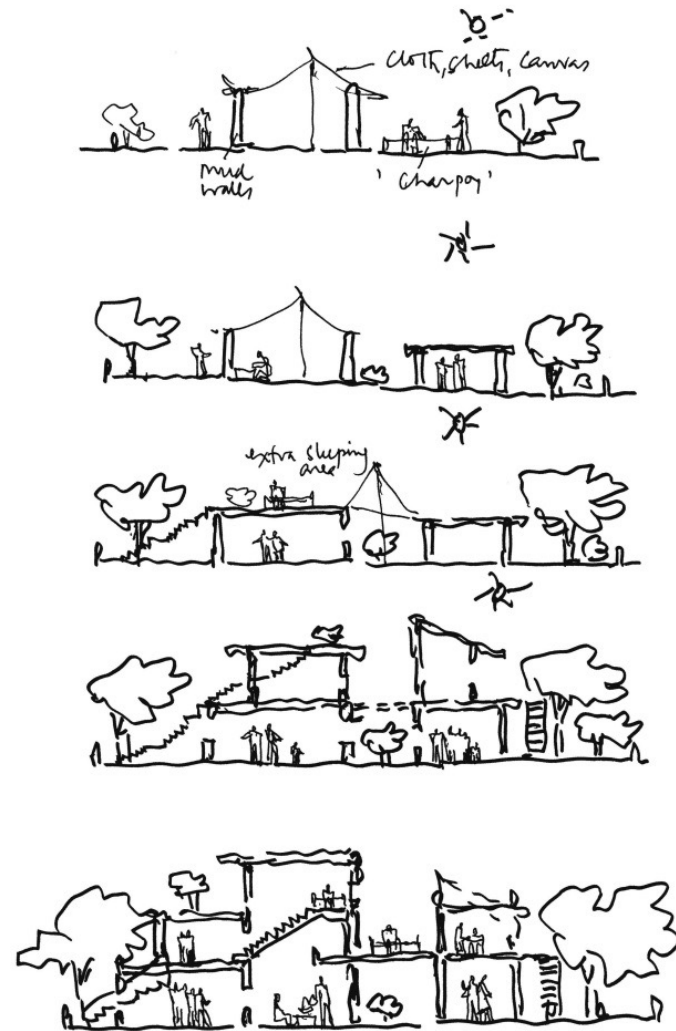


Figure 04 b: time as a necessity in the making of place

ON HOUSING • THEORY

HOUSING & URBANISM

In South Africa, residential expansion continues to be the driving force of urban growth. This expansion constantly pushes out the edges of built-up areas as well as infilling between those edges, creating urban sprawl. Most of the demand behind residential growth comes from lower income households. The realities of rapid urban growth and high levels of poverty are unlikely to change in the foreseeable future as the challenge of basic urban management, remains the same. David Dewar and Roelof Uytenbogaardt in their book: *Creating Vibrant spaces to live: A*

Primer speaks about how the urbanization process of South Africa has fallen short in terms of how well settlements have housed, enriched and dignified the lives of those that live within them. This is particularly the case in the cape flats area which lack **spatial cohesion**. Buildings stand in isolation and do not contribute to public spaces or street definition. David Dewar and Roelof Uytenbogaardt set out a guideline to add to the conversation of improving the quality of emerging urban environments which should be focused around urban qualities and not

simply, shelter. The true issue lies in creating **total settlements** which embody adequate places to live in. These settlements are not only accommodative to the intricate needs and activities of humans in urban life, but which do so in such a way that it enriches and creates economic and social opportunities. In addition to this, it should be able to address the dynamics and vagueness of growth and change. (Dewar, & Uytenbogaardt, 1995). These aspects make up the ingredients to a successful making of place. In the book: *A Vision of A Future Cape*

Town by Julian Cooke (et al., 2019) similar strategies are presented in terms of what a successful city is. A question is posed, How does Cape Town compare to these sets of criteria? In measuring the success of the city the authors were mindful that spatial changes alone will not significantly improve the quality of life for people.

Nevertheless they are important and require underpinning by political, social and economic reforms.

(Cooke, et al., 2019)

ON HOUSING • THEORY

HOUSING & URBANISM

Further, they recognised that there is no ideal and complete city. It is always in a process of becoming. Cape Town should grow incrementally rather than be fixed to a master plan. Amongst others, some of the aspects that are necessary for successful growth include:

Equitability : The city must act as a home for all and should include qualities and resources that are equally accessible to rich and poor. This will omit discontent and conflict. Poorer sections of the

community should be able to find adequate accommodation, in good locations. They should also have equal access to socio-economic opportunities, health and recreational facilities.

Sense of place: Spatial identity is what distinguishes cities from one another by which it is recognised and remembered. It is also a way in which its inhabitants associate themselves. A city's spatial identity also has coherence and legibility of the city as a whole.

Finally, it has places with distinct landmarks, historical or cultural routes or other spaces which are unique, with which local people can identify with.

Resilience which speaks to the city having a clear structure and the capacity to grow and change in a positive way. The city should offer multiple opportunities for earning a living and satisfying other human needs. This should be done close to where people live. Small businesses and informal markets play an important

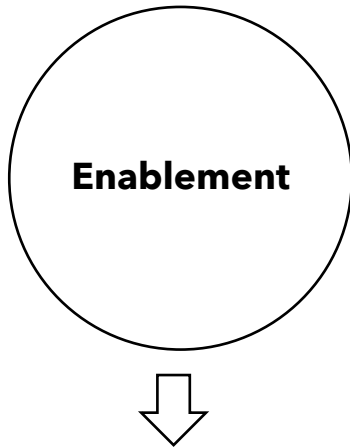
role in creating work and wealth in South Africa. Therefore, the city should be shaped to enable them.

Safety: While crime and gangsterism are social problems which cannot be resolved by spatial design, it can be lessened. This is done through surveillance i.e., human eyes over space. Thus edges of streets and other public places without visual connection through windows, doors and balconies, should be avoided, as should the practice of spaces with dead-ends.

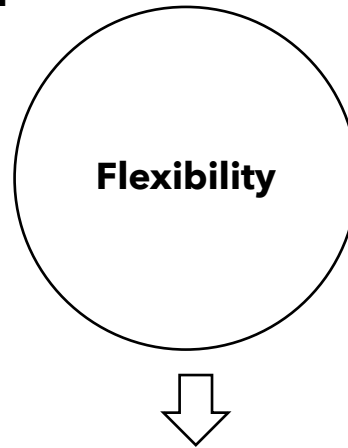
(Cooke, et al., 2019)

ON HOUSING • THEORY

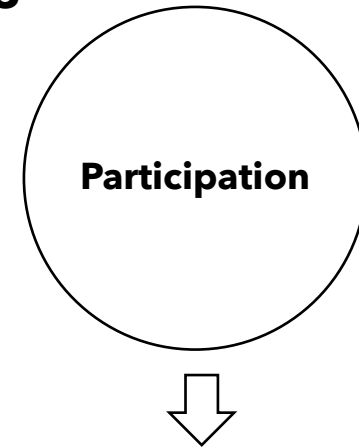
EXTRACTION OF PRINCIPLES

1**State & Professionals**

- Provide Resources
- Encourage conditions to enable occupation

2**State & Users**

- Different means of securing resources
- Deciding on dwelling sizes and mixes

3**Professionals & Users**

- Training to manage planning & building
- Engagement with community

Figure 05: Diagram summarizing the consolidation of Principles

OF PLACE

SECTION TWO

OF PLACE • CAPE TOWN

METROPOLITAN

In order to understand what Hanover Park has become, we need to understand how it was formed. Hanover Park falls under what is classified as a "constructed-base area" as defined by David Dewar and Roelof Uitenbogaardt in their book: *Creating Vibrant spaces to live: A Primer* (1995)

The nature of this area is that it was conceived instantaneously and as a direct response to apartheid spatial planning. This scenario eliminated time as an enabler of place-making as people were not involved in the curation of the idea through small scale development. This quality is imperative in introducing variety of condition.

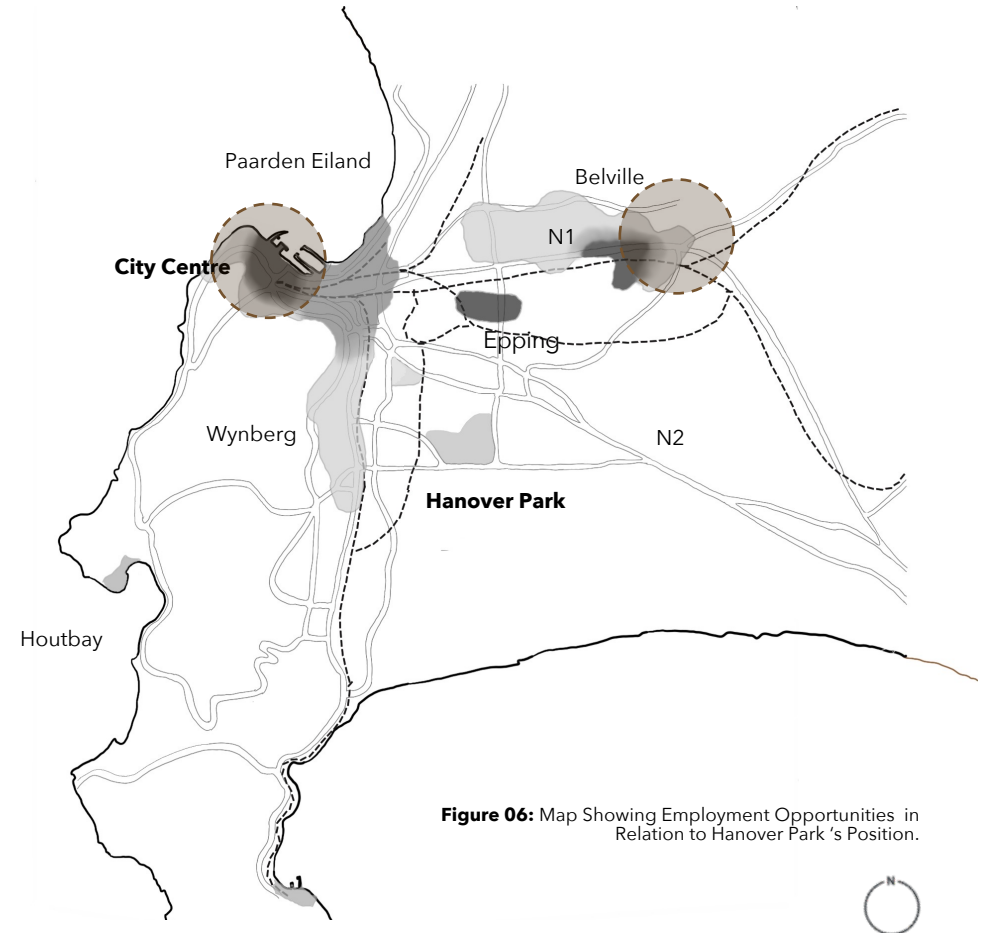


Figure 06: Map Showing Employment Opportunities in Relation to Hanover Park's Position.

OF PLACE • CAPE TOWN

SEGREGATION

Hanover Park is spatially removed from the rest of the Cape Town metropolis as the major routes to the city are located on its boundary separating rather than integrating the residential areas from one another and from residential areas to the metropolis at large.

As part of the Group Areas Act people of colour were forcibly removed from areas such as the CBD, Claremont, Woodstock and upper Wynberg. One of the locations being the then newly conceived Hanover Park. These areas are far removed from the CBD and other employment areas making traveling to and from work difficult and expensive.

In a constructed-based area, each function of that area exists as a separate entity. There is no integration or spaces as each are arranged programmatically. This ultimately affects the quality of life as it aids in feelings of dissociation and alienation. These areas were designated for coloured and blacks and were designed in such a way that limited access to the city.

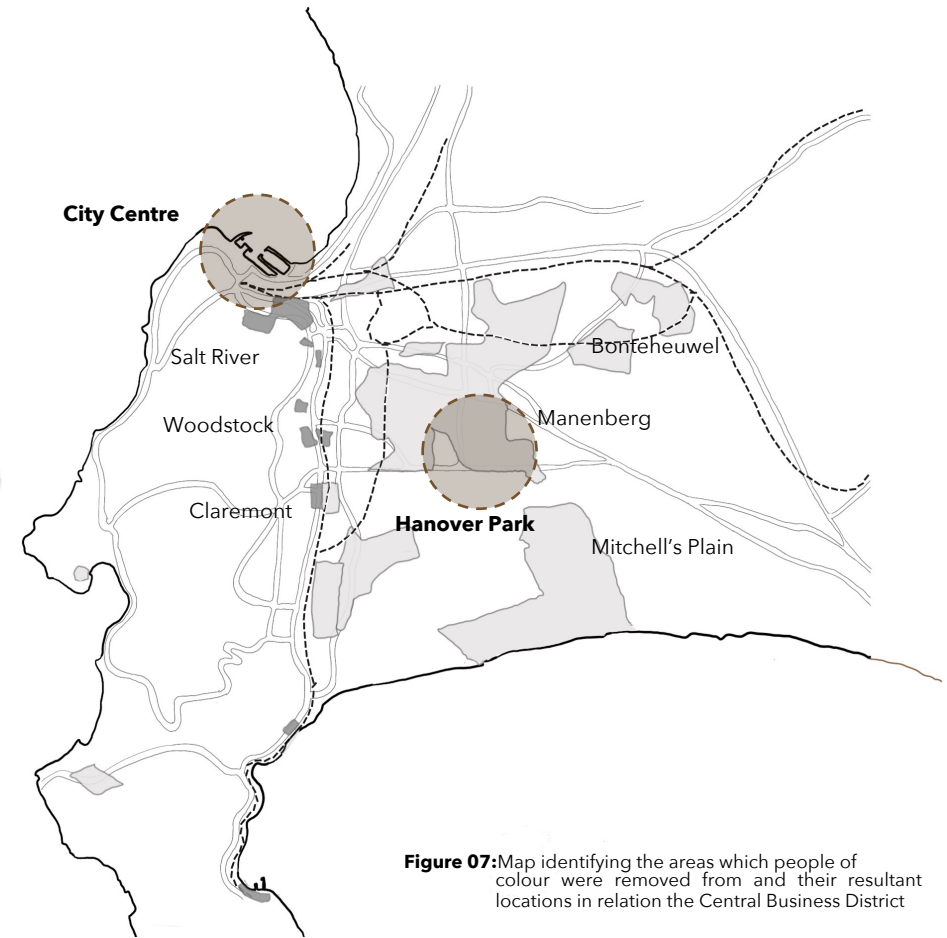


Figure 07: Map identifying the areas which people of colour were removed from and their resultant locations in relation the Central Business District



OF PLACE • HANOVER PARK

ESTABLISHMENT

Hanover Park, was one of the destinations for people of colour and was established in **1969** by the then Municipality of Cape Town through the implementation of the Group Areas Act in 1955. Figure 8 shows a timeline, contextualizing the establishment of Hanover Park and the subsequent housing policies and laws. Despite these laws, the conditions saw little change.

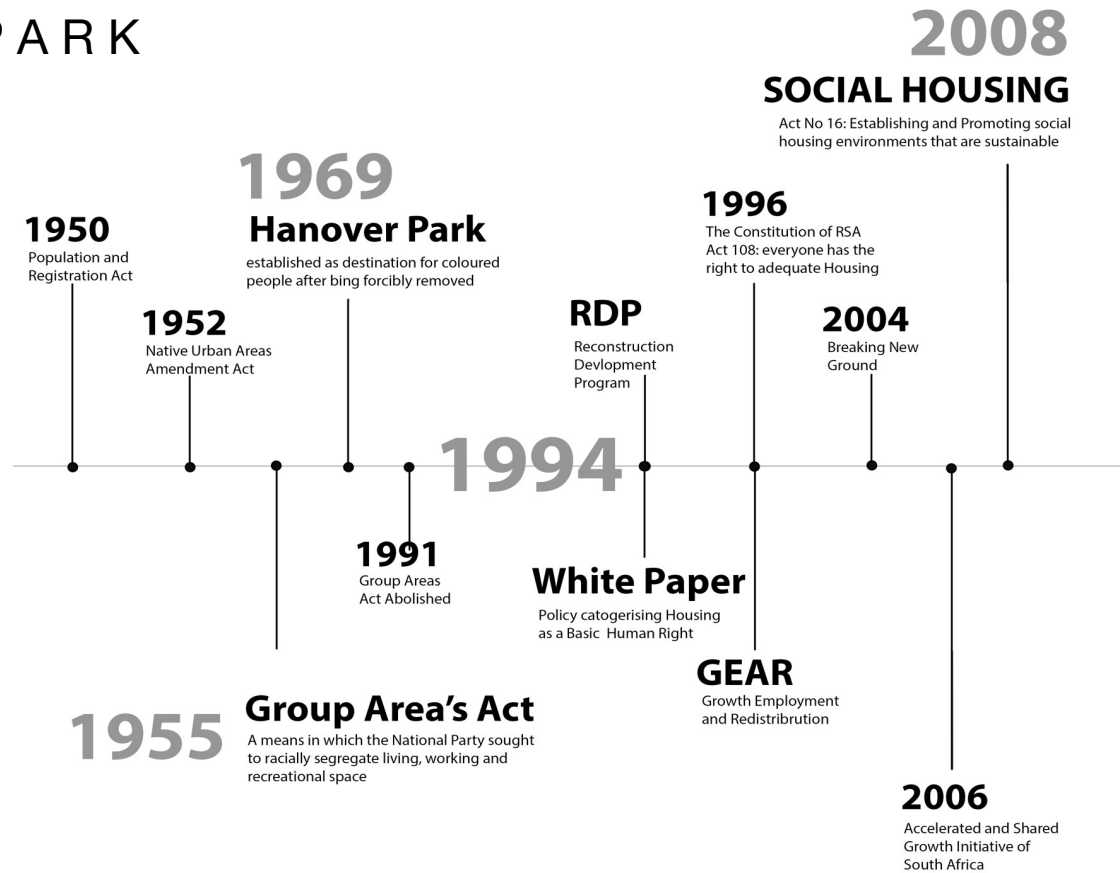


Figure 08: Timeline contextualizing the Establishment of Hanover Park within significant changes to Housing policies and events pre and post 1994

OF PLACE • HANOVER PARK

OPEN SPACES

Focusing in on the way in which Hanover park was designed, it becomes evident that the planning and layout of the area aided in the failure of public and private spaces. Most council housing stock, which is largely still in existence today, was provided in the form of two-storey and then later three-storey residential “walk-up’s”. Additionally, some single standing dwellings were also erected. These typologies were inserted into a neighbourhood plan with large open ambiguous spaces that dominated the spatial make up of

Hanover Park. These open areas are poorly defined, maintained and are often used as dumping grounds and attract antisocial behaviour. Figure 10 is an illustration of the main pedestrian routes overlayed onto existing open spaces. The lines of movement are often seen cutting through large open spaces as these spaces lack program and a clear circulation route isn’t defined. In most cases, they become territory claimed by gangs that operate in Hanover Park.



Figure 09 : Historic Photograph showing poorly defined spaces around the Walk-ups



LEGEND

- Main Pedestrian Routes
- - - - Open Space
- █ Present Perimeter

FIGURE 10:

Map showing poorly defined spaces and Main Pedestrian Paths



0.5 km

JAN SMUTS DRIVE

TURFHALL ROAD

GOVEN MBEKI DRIVE

JAKES GERWEL DRIVE

OF PLACE • HANOVER PARK

ACCESS & MOVEMENT

Four vehicular heavy routes isolate Hanover Park from its surroundings. Namely Turfhall Road, Jakes Gerwel Drive, Govan Mbeki Drive and Jan Smuts Drive. The high-street houses the main bus and taxi routes as well as the two main points of entry and exit. In order to get to surrounding neighbourhoods, people have to cross busy highways.

In terms of access there are predominantly 2 points of entry and exit on either side of Hanover Park Avenue or the High Street. (see figure 12) This way of planning was typical for the Cape Flats areas as it served as means of control for police.



Figure 11: Historic Photograph Showing the high-street as the one of the only streets running the length of Hanover Park



KEY

- Main Taxi Route
- - - Main Bus Route
- Highways
- Entry / Exit

FIGURE 12 :

Map of transport Routes & entry / exit points in and around Hanover Park



0.5 km

BUS ROUTE

TURFHALL ROAD

JAN SMUTS DRIVE

TAXI ROUTE

JAKES GERWEL DRIVE

GOVEN MBEKI DRIVE

OF PLACE • HANOVER PARK

ACCESS & MOVEMENT

Permeability as described by Ian Bentley (1985) refers to the number of alternative ways through an environment. When looking at the spatial layout of Hanover Park, we see that the area is structured by mainly super-blocks. They are flanked by vehicular heavy primary streets as a result of a **hierarchical layout**. The lack of permeability is also evident when looking at Hanover park as a whole, with minimum entry and exit points. This in my opinion adds to Hanover Park's overall spatial failure. The superblocks barricade large open spaces and lifeless courtyards that are out of scale and have no clear use.

Safety: The internal network of streets lead to a series of dead ends and cul-de-sacs. These spaces are unsafe and facilitate the practices of drugs, crime and other anti-social behaviour. There is little to no relationship to these spaces as they are encompassed by High boundary walls and blank façades and not overlooked by human eyes. (Bentley 1985)

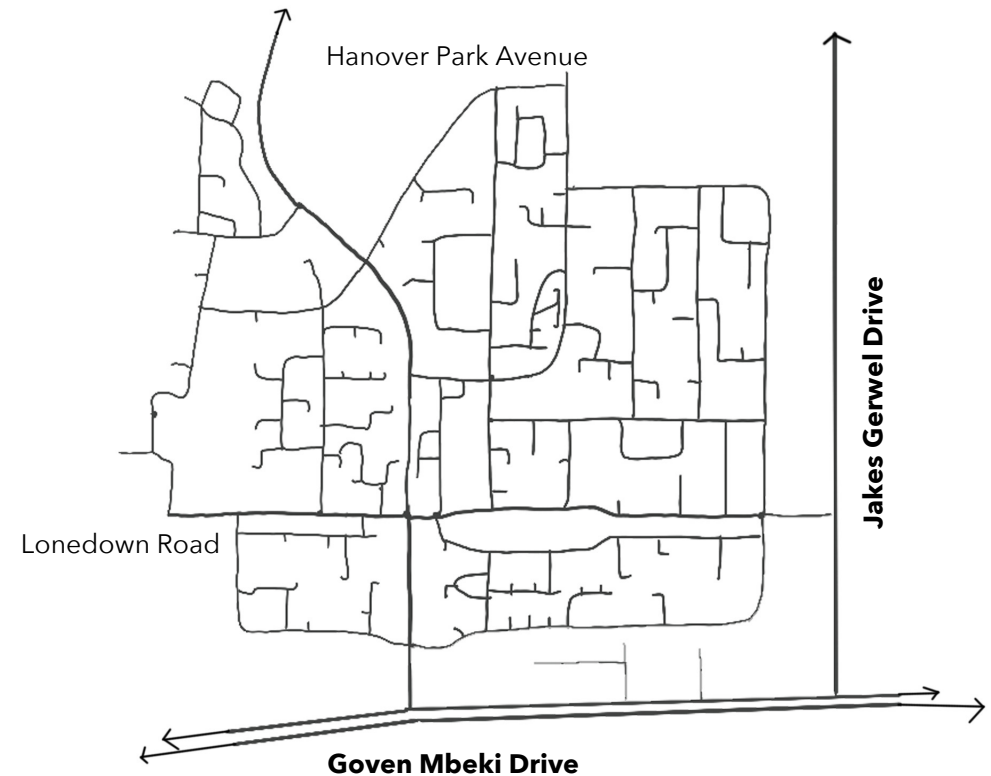


Figure13: simplified diagram network of dead end streets of Hanover Park showing its impermeable nature.

OF PLACE • HANOVER PARK

THE HIGHSTREET

The Highstreet runs the length of Hanover Park accommodating majority of what the area has to offer. There is a lack of variety in the area in terms of land uses, amenities and urban infrastructure. The nature of Hanover Park's urban nodes is that is concentrated in one area and this makes it difficult for people on the periphery to access the amenities available. A variety of uses attracts various people for various reasons and adds to a sense of community and place-making. (Bentley.I, 1985)

The Highstreet connects other main arteries such as Surran and Athwood Road which hold important areas such as the Taxi Rank, entrance to schools and the main bus Route. Though it possesses these qualities, the high-street is not conducive to pedestrians as it is still heavily dominated by vehicles. There is little definition of the street edge and many of the existing houses along the high-street have no relationship to it.

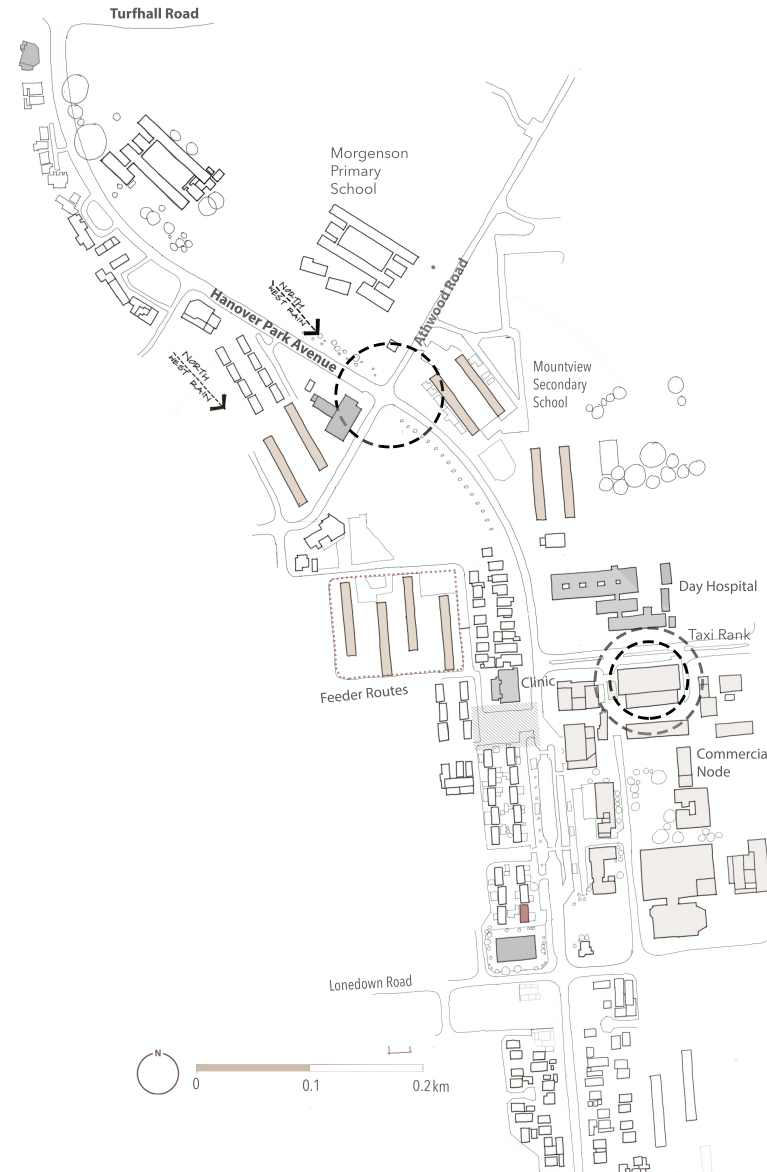


Figure : 14 Plan Sketch Showing Activity along Hanover Park Avenue

OF PLACE • THE WALK-UP

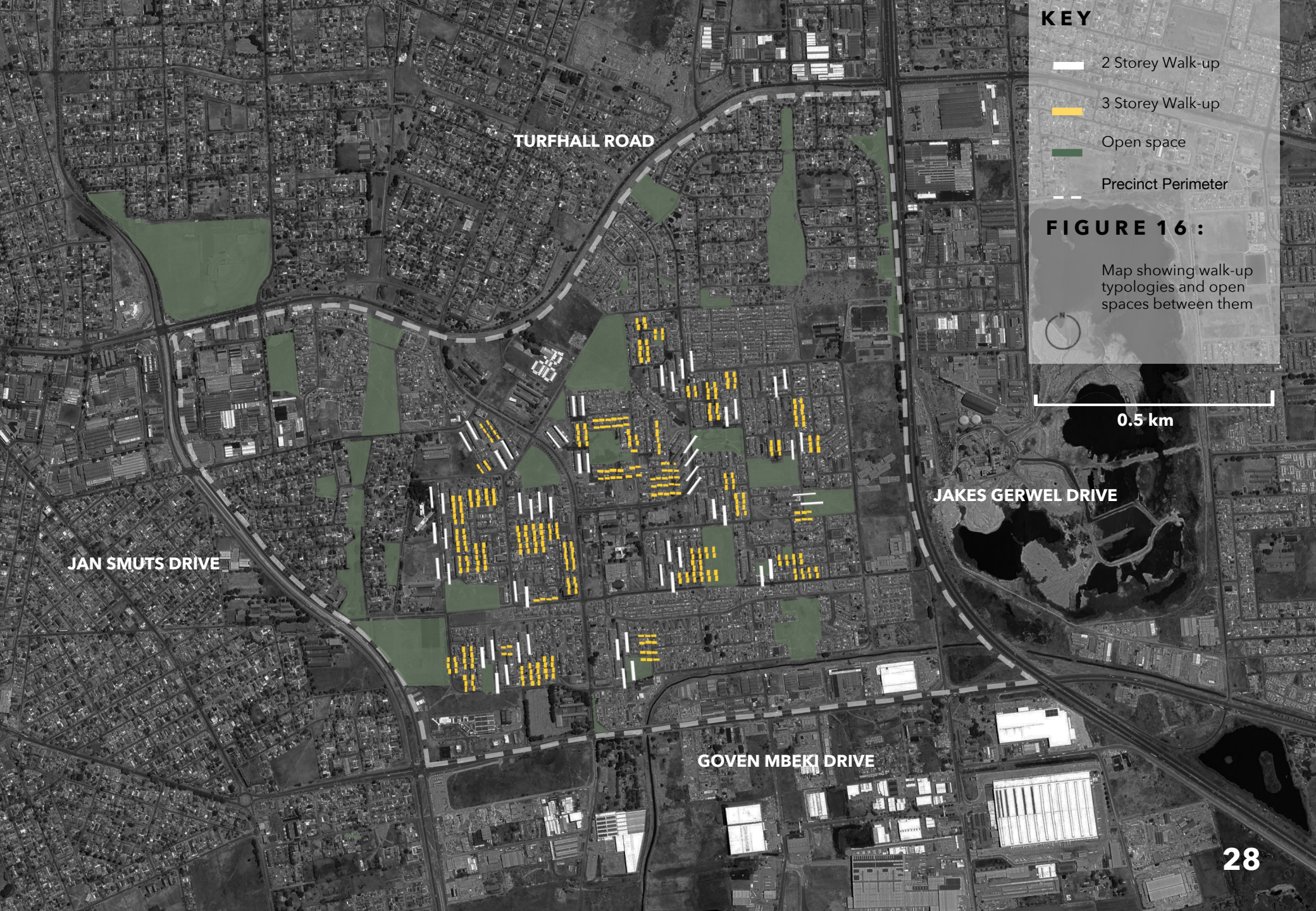
TYOLOGIES

When the scale of uniformity is too much, the environment in which it creates is one of a sterile nature. (Dewar, & Uitenbogaardt, 1995). Concentrating on the housing stock provided by the state, the homogenous nature of the walk-ups add to the previously mentioned lack of variety. Although there are five different housing typologies, their spatial qualities and the residual spaces around the blocks share the same poor qualities. The intention behind the lack of variety favoured the interests of the Apartheid government as it helped deny choice

and opportunities to these people for growth and prosperity. There are no provisions. According to the city of Cape Town's; Hanover Park Public Investment Framework, there are approximately 56 three story walk-ups and 337 two story walk ups. This is an example of quantity houses which lacks urban qualities as was designed as simply, shelter. It is a relationship made for expansion and no relationship to its surrounding environment. The subsequent infill of backyard and front-yard accommodation resulted from the inflexible and adaptable nature of the housing provided at the time.

Figure : 15 Photograph showing How the gap between two walk-ups are infilled to create a relationship





KEY

- 2 Storey Walk-up
- 3 Storey Walk-up
- Open space
- Precinct Perimeter

FIGURE 16 :

Map showing walk-up typologies and open spaces between them



0.5 km

JAN SMUTS DRIVE

TURFHALL ROAD

GOVEN MBEKI DRIVE

JAKES GERWEL DRIVE

OF PLACE • THE WALK-UPS

TWO-STOREY

Looking at the walk ups in more detail. We see that for the two-storey walk-ups many families were forced to extend into their front and backyard. The residual spaces between the walk ups are poorly defined with the only linkage between the separate walk-ups being an external staircase.

They are orientated predominantly along the North South axis. This allows for the longest facades to receive morning and afternoon sunlight. Secondly some are offset 30 degrees from the North-South Axis. There are a few situations in which the walk-ups are orientated along the West-East Axis.



1. LIVING ROOM	11,6 SQM
2. BEDROOM	11,3SQM
3. BEDROOM	9,1SQM
4. KITCHEN	8,8SQM
5. BATHROOM	
TOTI	53,4 SQM

GROUND FLOOR

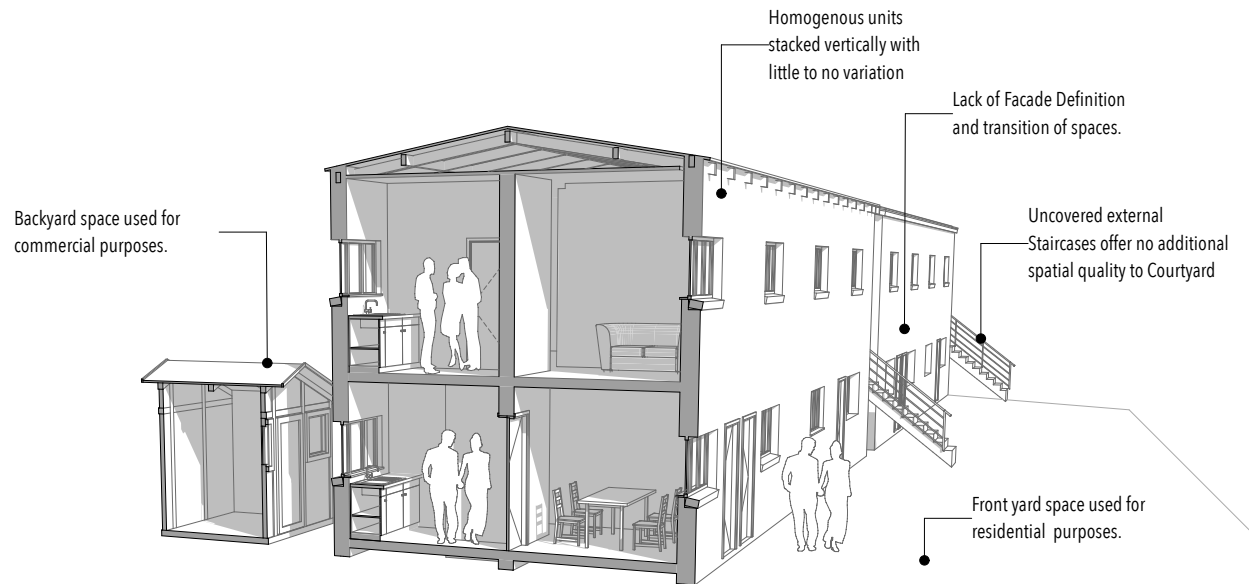


Figure 17 plan and sectional perspective of a typical existing two-storey walk-up

OF PLACE • THE WALK-UP

THREE-STOREY

The three storey walk ups are of a similar poor quality. The walk-ups lacked transition from public to private spaces, definition in the façade and diversity in the units. The courtyards are out of scale and hold no clear programme with the only clear programme with the only clear uses being a place to do laundry and a point of collection for rubbish. The result is that residents feel alienated in the space. The three-storey walk-up orientations takes on two scenarios: Firstly, along the North-South Axis. This allows for the longest facades to receive morning and afternoon sunlight. Secondly some are offset 30 degrees from the North-South Axis.

(3F) TRIPLE STOREY FLAT



1. LIVING ROOM	11,8 SQM
2. BEDROOM	10,85SQM
3. BEDROOM	8,95SQM
4. KITCHEN	8,45SQM
5. BATHROOM	
6. CUPBOARD	
TOTAL	56,85SQM

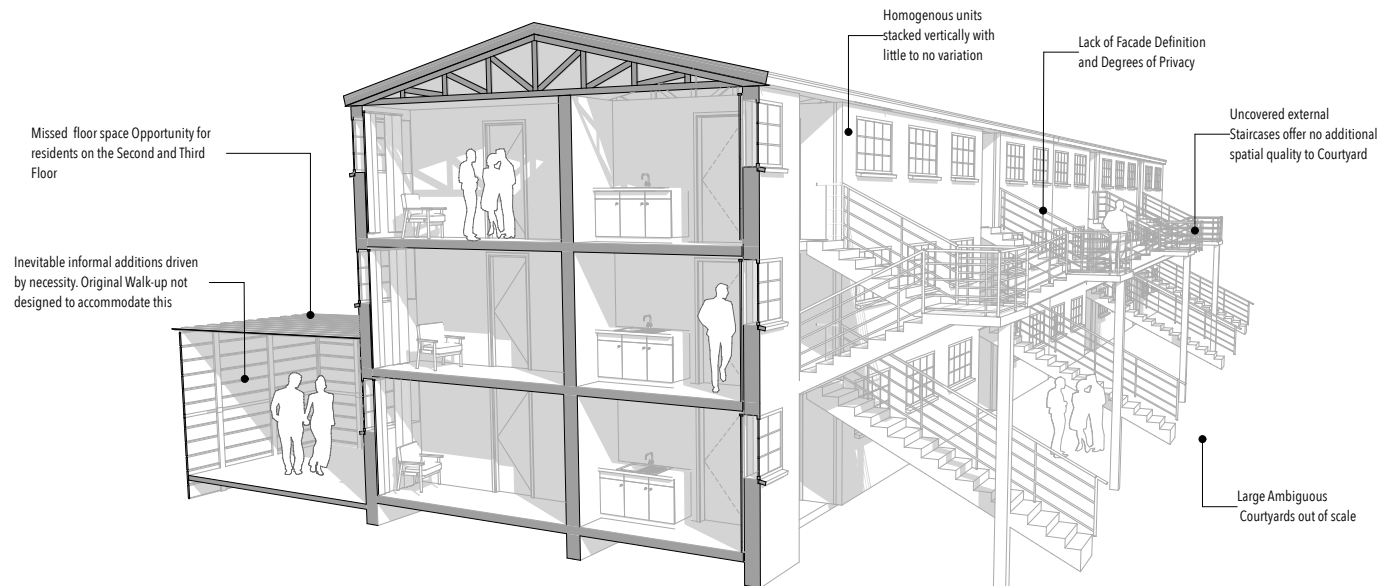


Figure 18 : plan and sectional perspective of a typical existing three- storey walk-up

OF PLACE • THE WALK-UP

EXISTING INFILL

Because of the poor economic conditions and no provision made for expansion, Informal dwellings or makeshift structures were consequently constructed behind and in front of the two-storey and three-storey rental units. These dwellings took electrical and sometimes water connections from the main dwellings. Toilet facilities were usually shared with the main dwelling unit on the property. This is largely still the case today. These additions are diverse in program and often adopt the role of many programs that are lacking in the existing council housing.

Figure 19:
Photograph showing
spatial nature of the
informal extensions



Figure 20 • Photograph showing Various Infill and extension to original council structure



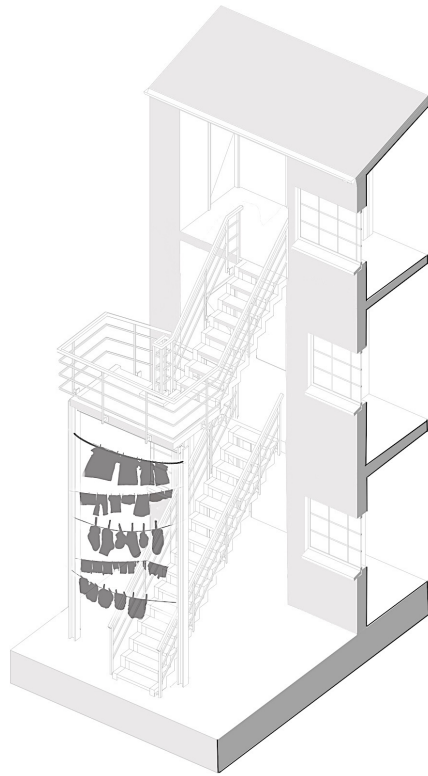
OF PLACE • THE WALK-UP

THE STAIRCASE

The staircase of the two and three storey walk-ups plays an important role as they are the only means of circulation between the various flats. They also take on many other functions such as that of a place of meeting, seating, surveillance, and even the hanging of washing. As designated spaces for these activities don't exist, other spaces take on these roles. With this being said, the staircases are however, external and provide no shelter from the rain. They also hold wasted spaces beneath them.

Figure 21 • Photograph of staircase used to hang washing

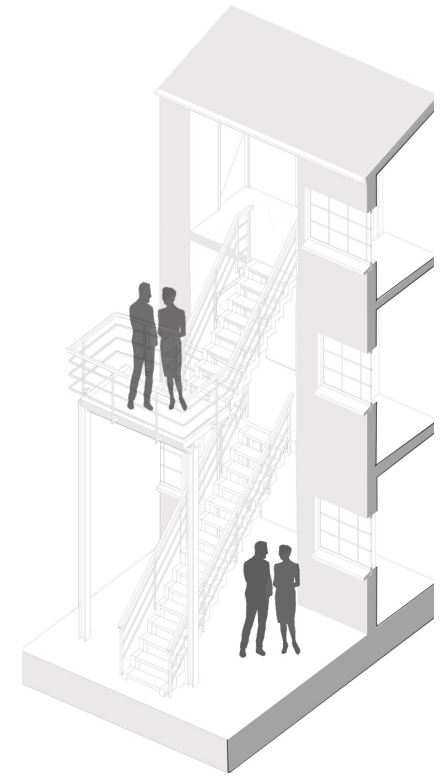




THE STAIRCASE
A PLACE OF SERVICE



THE STAIRCASE
A PLACE OF SURVEILLANCE



THE STAIRCASE
A PLACE OF INTERACTION

Figure 22 • Diagrams showing uses of the existing staircases

OF PLACE • THE WALK-UP

THE COURTYARDS

Figure 23 • Photograph showing spatial nature of the existing courtyards



OF PLACE • COMMUNITY

SOCIO-ECONOMIC

According to the City of Cape Town's Hanover Park Investment Framework Proposal (2015) the rate of unemployment in Hanover Park sits at 35,5%; furthermore 57,7% of households have a combined income of R3201 or less. Moreover, 5% of households earned an income from businesses situated inside of their homes, whereas 26% of respondents have one adult making a financial contribution through employment, grants or pension.

These statistics are evidence of struggling community with a lack of institutional systems that facilitate economic opportunity and sustainability. As a result, people have resorted to their own means of income generation.

When looking at the living conditions, 90.5% of households inhabit formal dwellings whilst 62.3% live in rented accommodation. On average, more than 90% of households have adequate water supply, flushing toilets, a garbage removal system, and electricity.

Figure 24 • Car-washing is a popular service as a means of earning money



OF PLACE • COMMUNITY

RESIDENT INTERVIEWS

I've had the opportunity to interview three residents of Hanover Park. The purpose of this was to contribute to the analysis, theory and statistics whether it aligned with on the ground experience. I found this exercise valuable and of utmost importance as I look to define my scope of intervention. Rather than solely focusing on the statistics available, I wanted to approach this project by centring the lived experience of the community.

In conducting these interviews, I looked to understand what it is that the community needs and what the current conditions of the two and three-storey walk-ups are. (See appendix A). One of the standout points for me was when I asked them

to characterise their priorities, of which all placed emphasis on work opportunities and quality of neighbourhood above addressing shelter. All have stated that they have in some way or another, extended from their original structure as there isn't enough space to accommodate the practice of micro-businesses.

In the case of my interviews the extensions were to accommodate for a Madrassa and counselling classes and to facilitate the work of alterations and dress-making for a seamstress. These spaces all serve as a means of generating income. However, because these kinds of spaces were not accommodated for in the planning of Hanover Park, the resultant physical spaces manifest poorly in terms of quality.

“our community is very strong; we know our neighbour's very well”

- **ALAWIYA TOEKAMANI**

(community leader)

ON • DESIGN

SECTION THREE

ON DESIGN • INTRODUCTION

SENSE OF COMMUNITY

The cycle of community building is being disrupted by antisocial activities. Although a sense of community within Hanover Park exists, its built fabric does not embody and facilitate this. There is a rigid **disconnection** between the built space and the public and private activities.

The nature of its spatial make-up at an urban and architectural scale (through urban and physical barriers, dead ends and poorly defined residual spaces) are breeding grounds for gangs and drug violence. Children have nothing to aspire to, they are easily pulled into activities that divert them from fulfilling their potential. They never make it out of the cycle of poverty. However, the **resilience** of the community is

a source of inspiration for a kind of intervention that brings them together and to encourage them to venture beyond the spatial, institutional, educational, and economic parameters of Hanover Park. There is a clear lack of **access** to amenities and **well-defined spaces** that are available to the Hanover Park community as they look to practice micro- enterprising and cater for growth and change through **residential extension**.

This dissertation therefore aims to successfully address these issues by cross-referencing the 3 core theoretical ideas of place-making (enablement, participation, flexibility) with design responses at three scales: the urban scale , the precinct scale and the family scale.

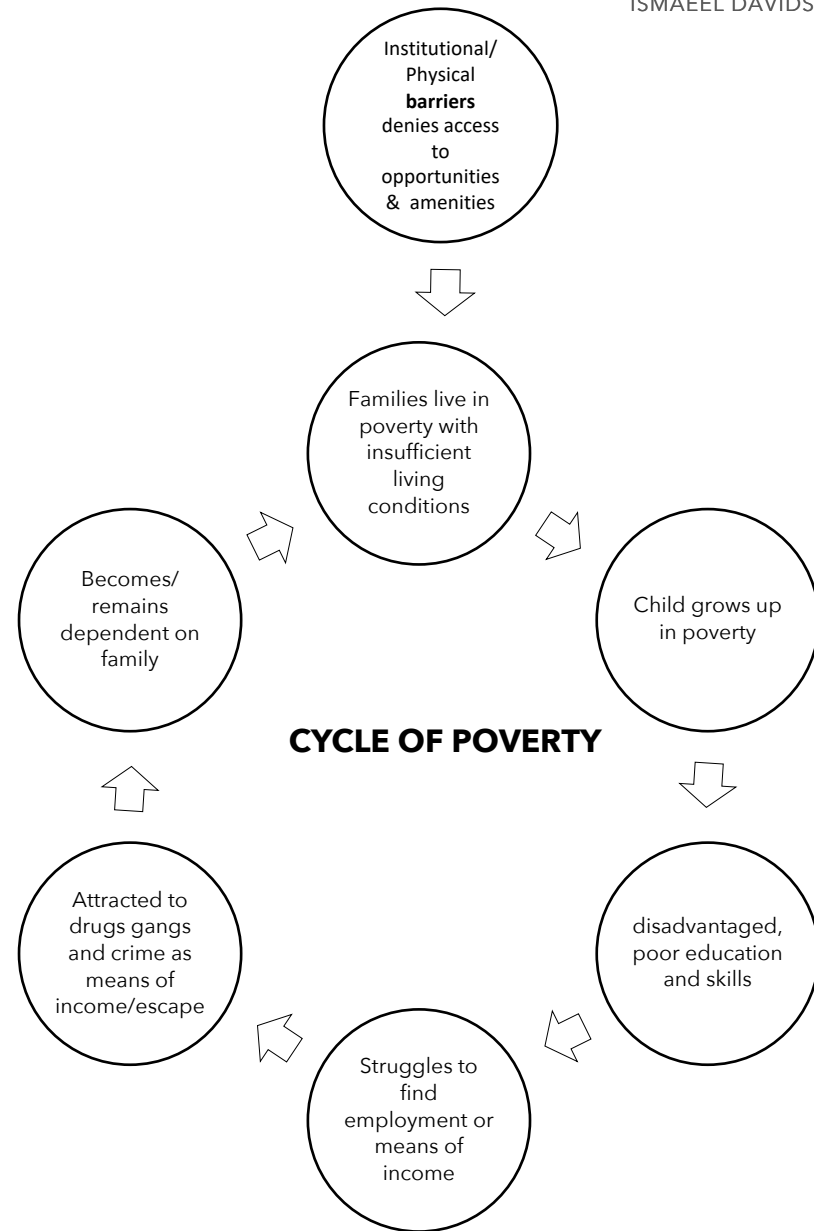


Figure 25 • Diagram summarizing the cycle of poverty in Hanover Park.

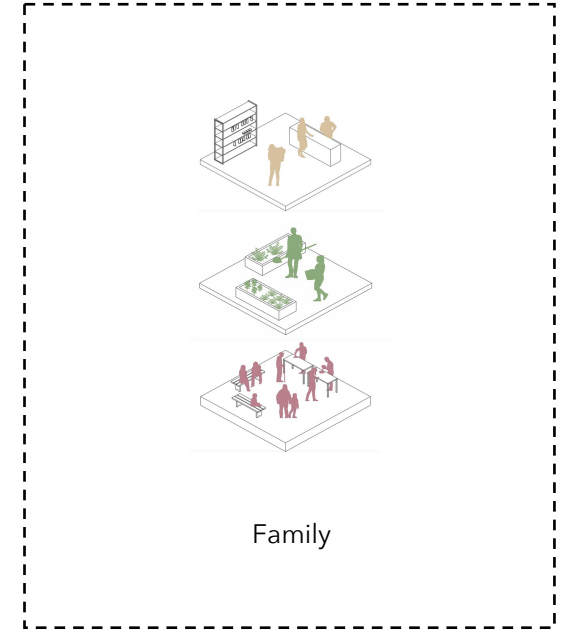
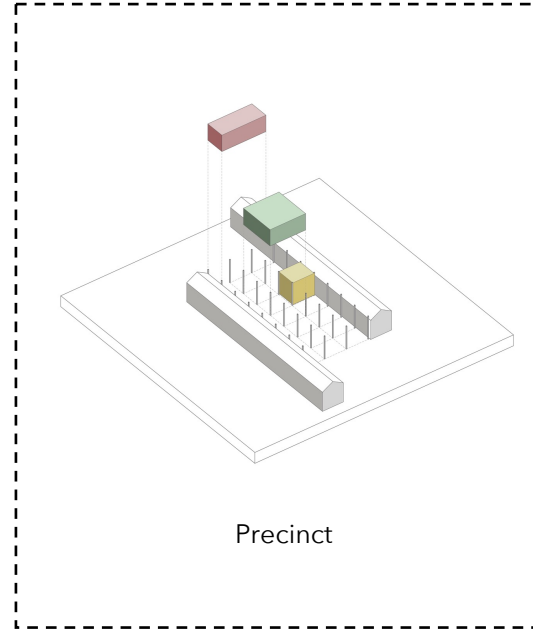
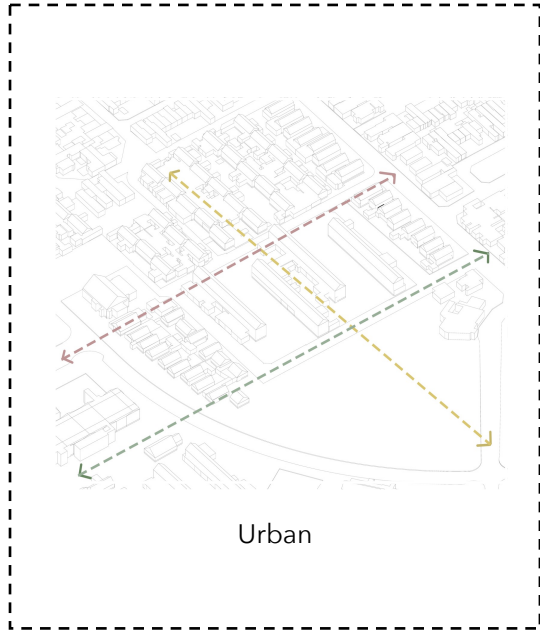
ON DESIGN • APPLICATION OF THEORY

PRINCIPLE

Enablement

Participation

Flexibility



SCALE

Urban

Precinct

Family

CONCEPT

Breaking
(barriers)

Making
(place)

Re-making
(flats)

OUTCOMES

Safety

Sense of place

Equitability

Figure 26 • Diagram consolidating lessons from theory with different scales of intervention. The ideas that emerged may be used in the establishment of the design concept.

ON DESIGN • CONTEXT

THE URBAN SCALE

Hanover Park has been identified as a key priority of the Mayoral Urban Regeneration Programme. The City of Cape Town, Violence Prevention Through Urban Upgrade (VPUU) programme and the Community Action Plan (CAP) has therefore put together a public investment framework that aims to articulate areas of intervention and resources required with the view to inform budgeting by the city in the next 5-years.

This framework largely included the participation of the community through various forms. There subsequent prioritised objectives are:

1. To create an urban heart for Hanover Park.
2. Foster Opportunities for Investment and economic Growth.
3. Dismantle the spatial legacy of apartheid.
4. Create safe routes for pedestrians.
5. Ensure that all open spaces are positively occupied and maintained.
6. Create dignity in the council owned rental housing stock.
7. Create opportunities for new housing.
8. Enable the holistic development of the youth.
9. Contribute to existing institutions of hope.

ON DESIGN • ENABLEMENT

THE URBAN SCALE

Within this theoretical framework the intervention, at an urban scale, embodies the **breaking of barriers** (both institutional and physical) that isolate and fragment Hanover Park. My intention was to imagine a way of reactivating the existing dead-end streets. I seek to cut through the existing large open spaces by creating new pedestrianised routes which connects existing dead-end streets to one another and the Highstreet.

The introduction of these new roads will encourage buildings to develop a **relationship to street** and will bring an added layer of safety through activity and movement. Further this will aid in the integration of Hanover Park into its surrounding areas.

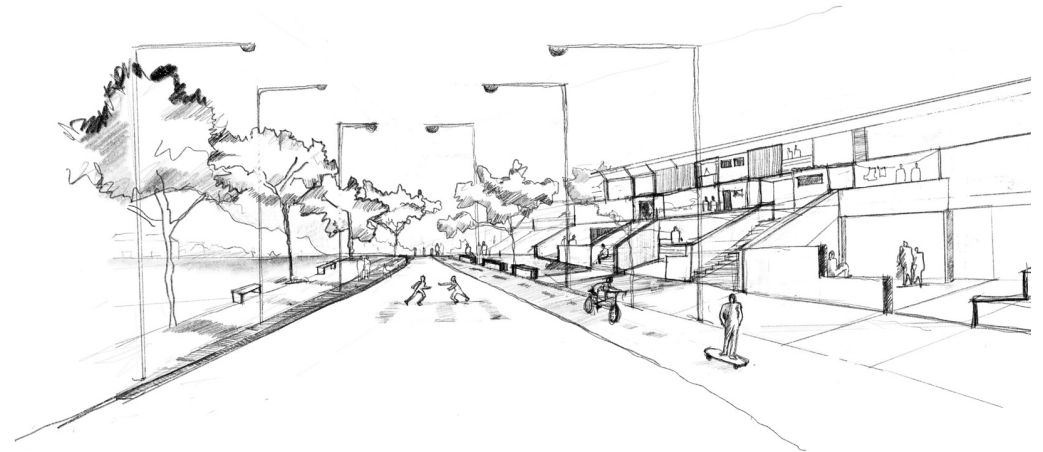


Figure 27 • Perspective sketch showing a residential street and the relationship to surrounding buildings

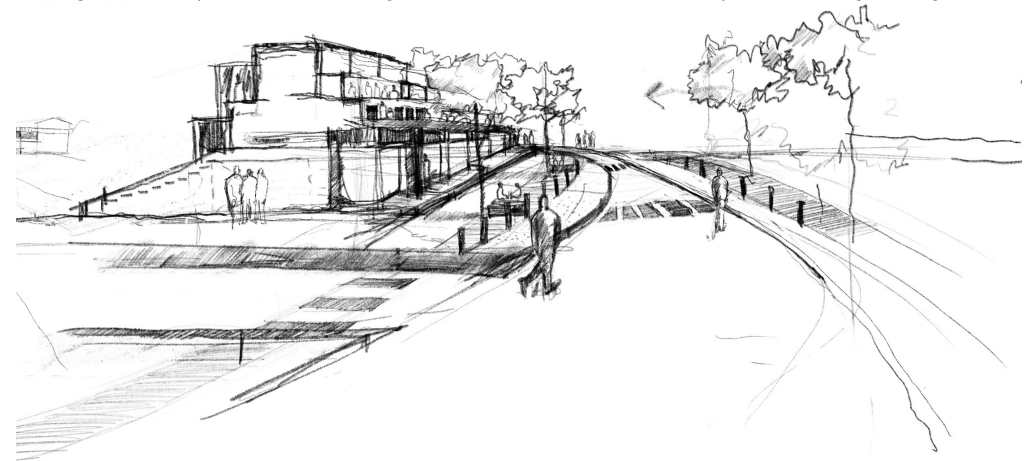
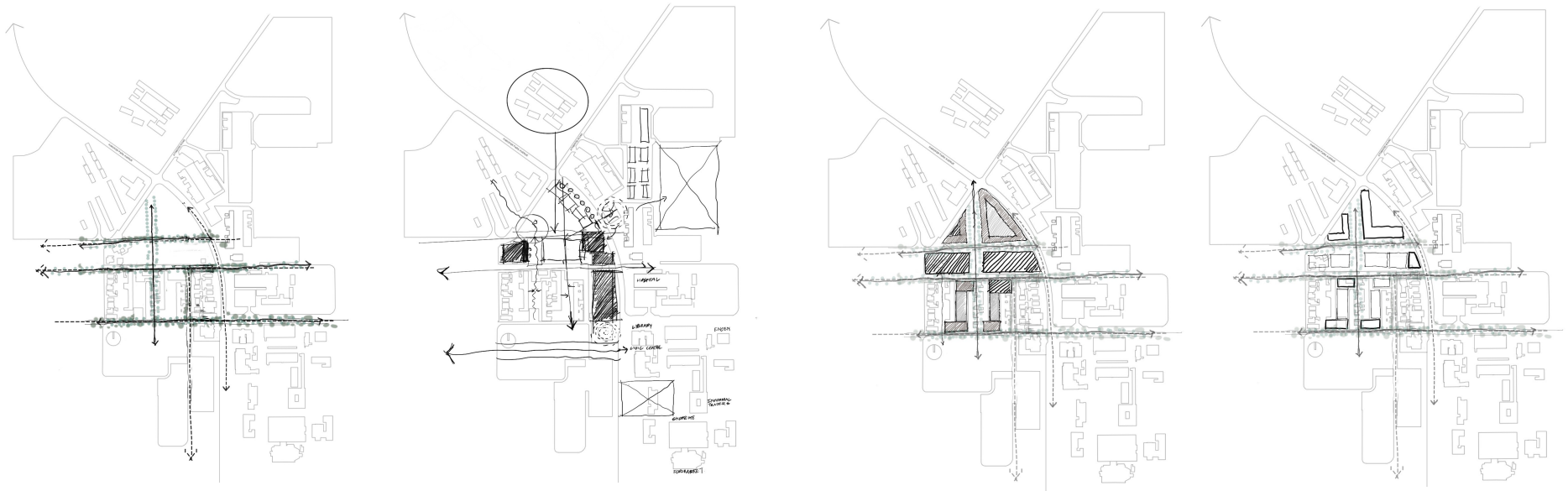


Figure 28 • Perspective sketch showing Pedestrianized street and the relationship to surrounding buildings



Introduction
of new
Pedestrianized routes

Taking
Clues from
surroundings

Defining
private & public zone
by community

Introducing
Variety of Program
Based on existing activity



Figure 29-32 • Series of conceptual plans showing the layering of information as I developed an urban Proposal.

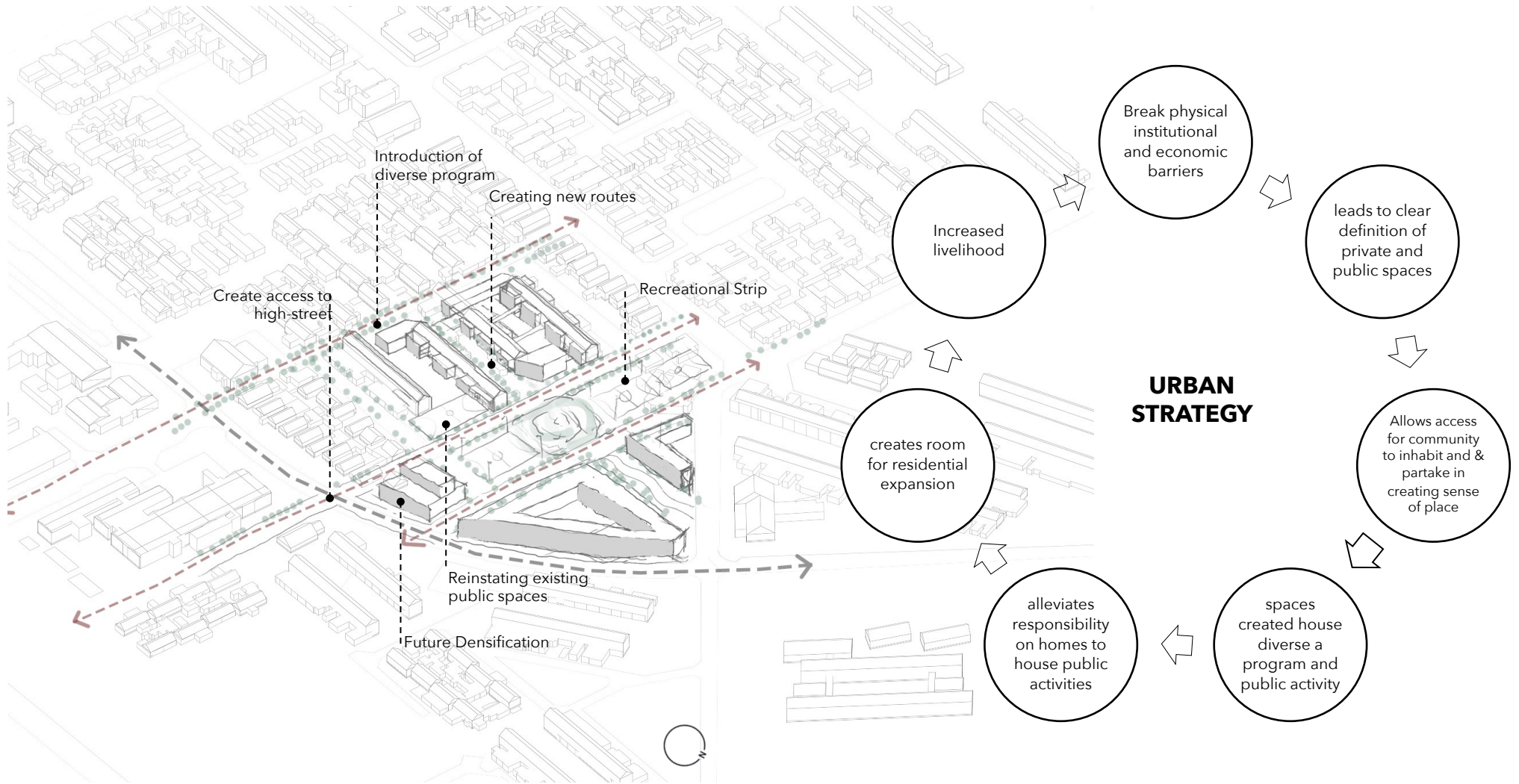
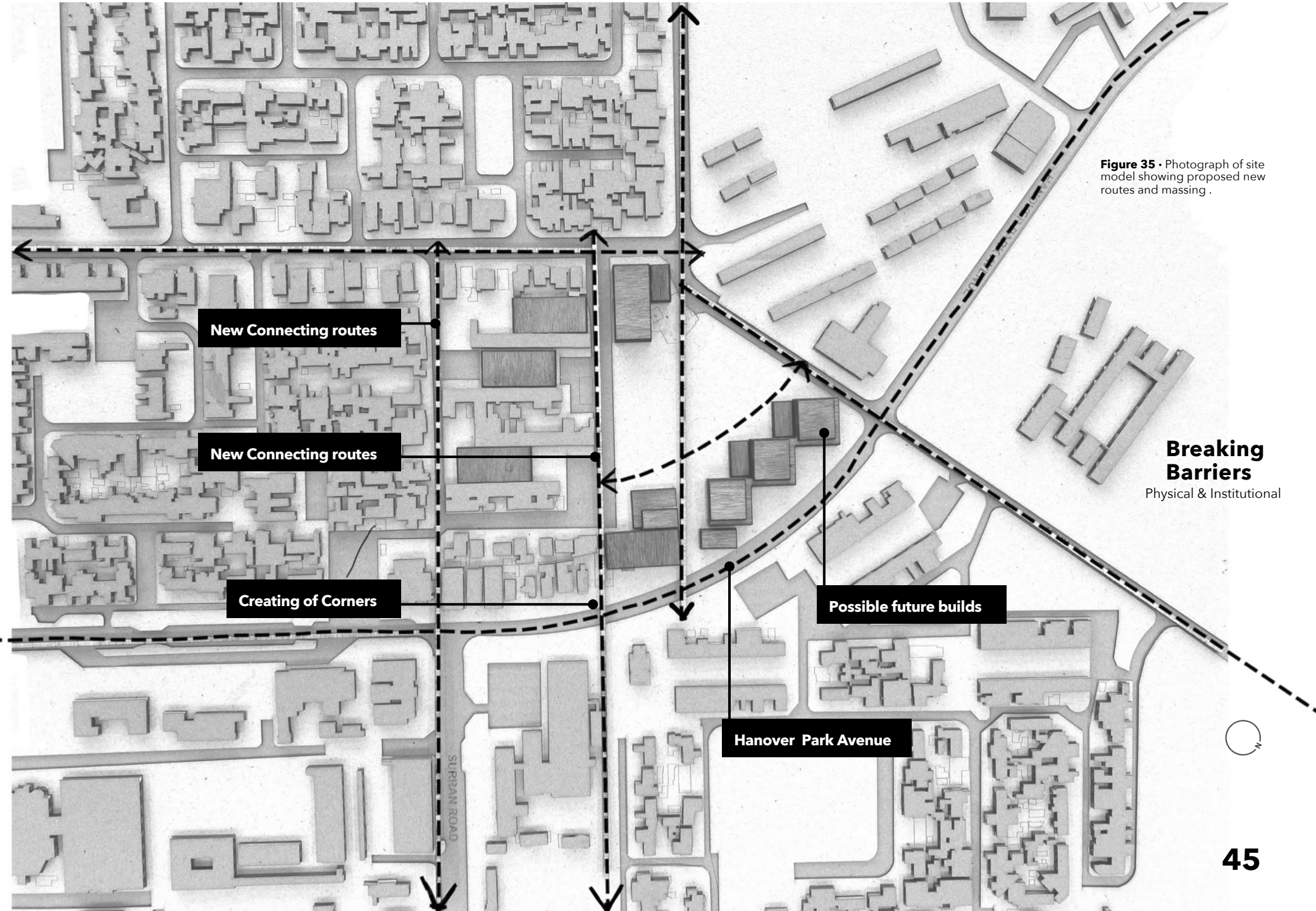


Figure 33 • Axonometric Diagram Illustrating the consolidation of the previously illustrated four steps.

Figure 34 • Diagram summarizing urban strategy

Figure 35 • Photograph of site model showing proposed new routes and massing.



New Connecting routes

New Connecting routes

Creating of Corners

Possible future builds

Hanover Park Avenue

Breaking Barriers

Physical & Institutional



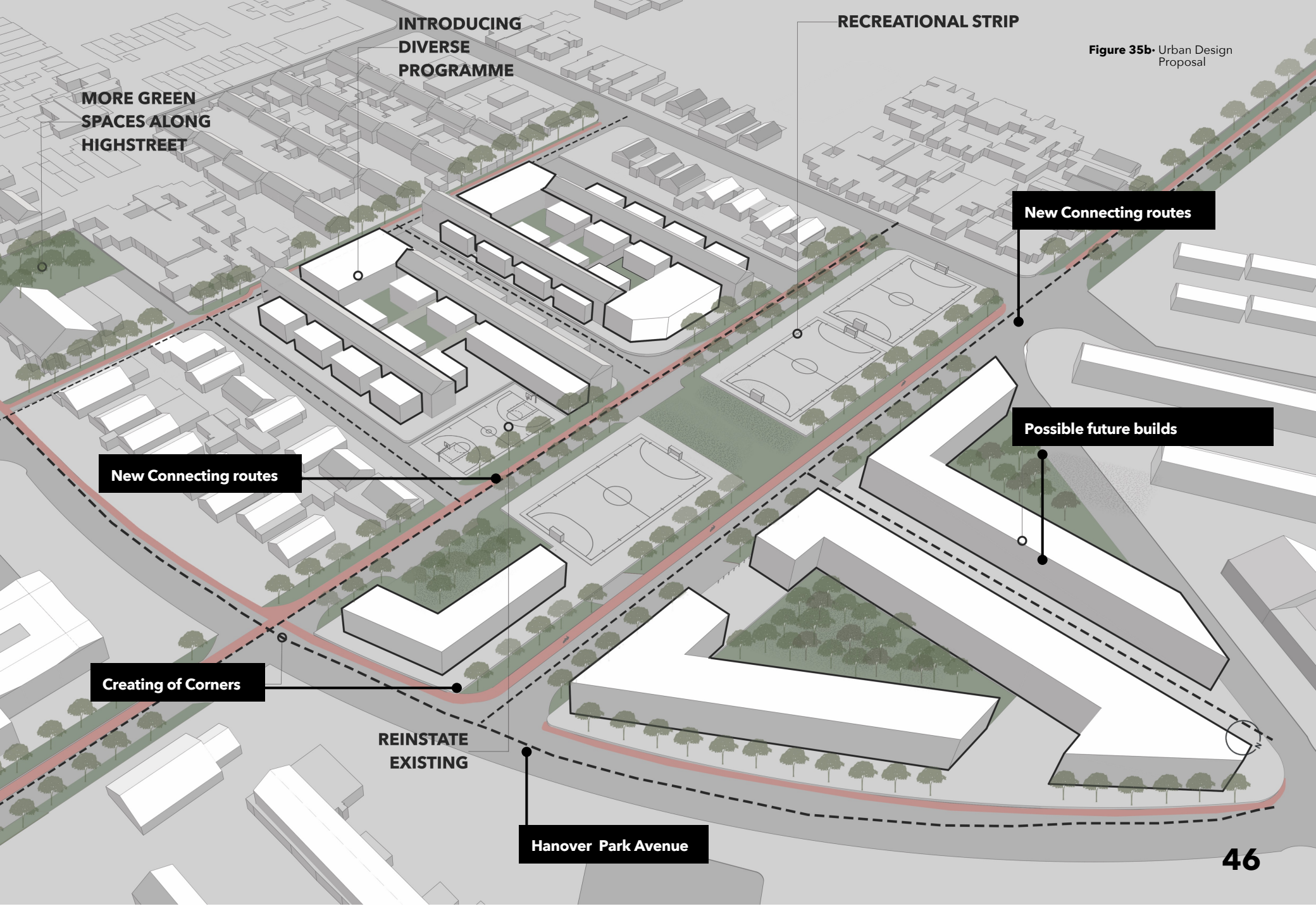


Figure 35b- Urban Design Proposal

MORE GREEN SPACES ALONG HIGHSTREET

INTRODUCING DIVERSE PROGRAMME

RECREATIONAL STRIP

New Connecting routes

New Connecting routes

Possible future builds

Creating of Corners

REINSTATE EXISTING

Hanover Park Avenue

ON DESIGN • PARTICIPATION

THE PRECINCT SCALE

At a precinct scale, much of the residual spaces end up being polluted and poorly maintained as there is no clear programmatic use. I want to create clear **delineations** between **public and private edges** of the precinct that will help inform and better define the spaces around the walk-ups.

The new connecting routes which cut through large open spaces brings an added layer of activity. With this activity the **participation** of the community comes through the inhabitation and claiming of space.

These claimed spaces will house existing economic, social and recreational activities that grow from the existing open courtyard. This network of spaces will connect the existing walk-ups in which it is situated between.

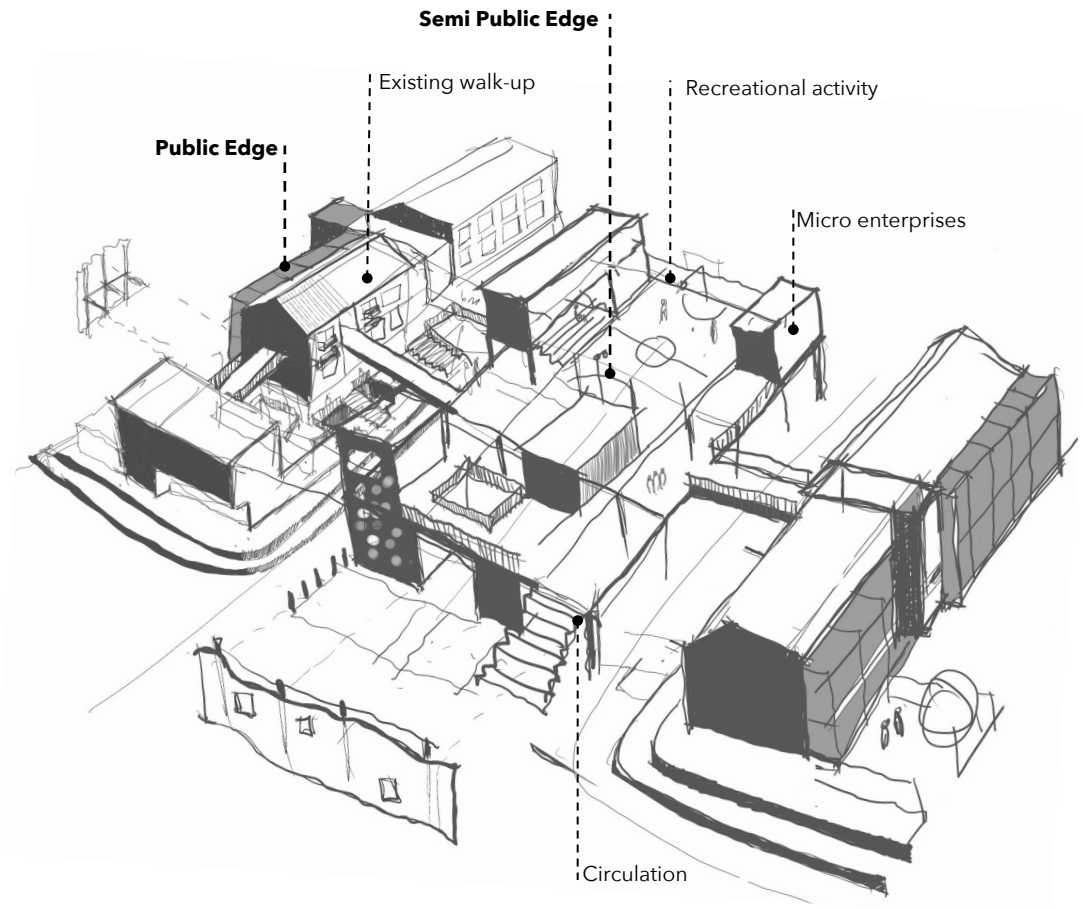


Figure 36 • Conceptual sketch imagining how the existing open courtyard can be used to house a variety of programme

ON DESIGN • FLEXIBILITY

THE FAMILY SCALE

As analysed in my previous section, the existing conditions of the units within the walk-ups are of a poor spatial quality. They lack sufficient light, ventilation and house no opportunity for adaption or expansion to cater for the changing needs of its residents. At the scale of the family, I believe that ideas of **flexibility** and polyvalency are key ideas in addressing these issues.

Herman Herzberger states that if multipurpose entices designing for a predetermined end, polyvalency is the ability to not only take up unforeseen applications but also to provoke them. There are no pre-emptions fixed about how a form and space will respond. Polyvalence anticipates the form of objects and spaces through knowledge of general human behaviour. It thus foresees the unforeseen. (Herzberger, 2014)

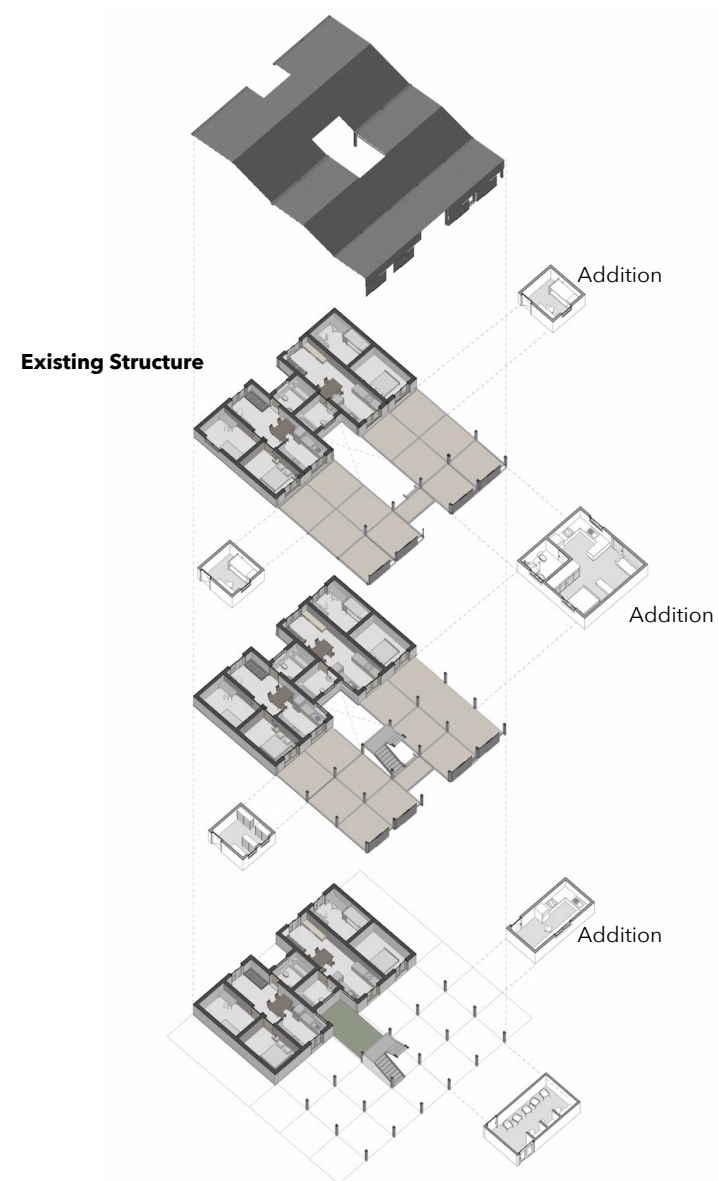


Figure 37 • Diagram imagining how ideas of polyvalency can manifest in the homes of families

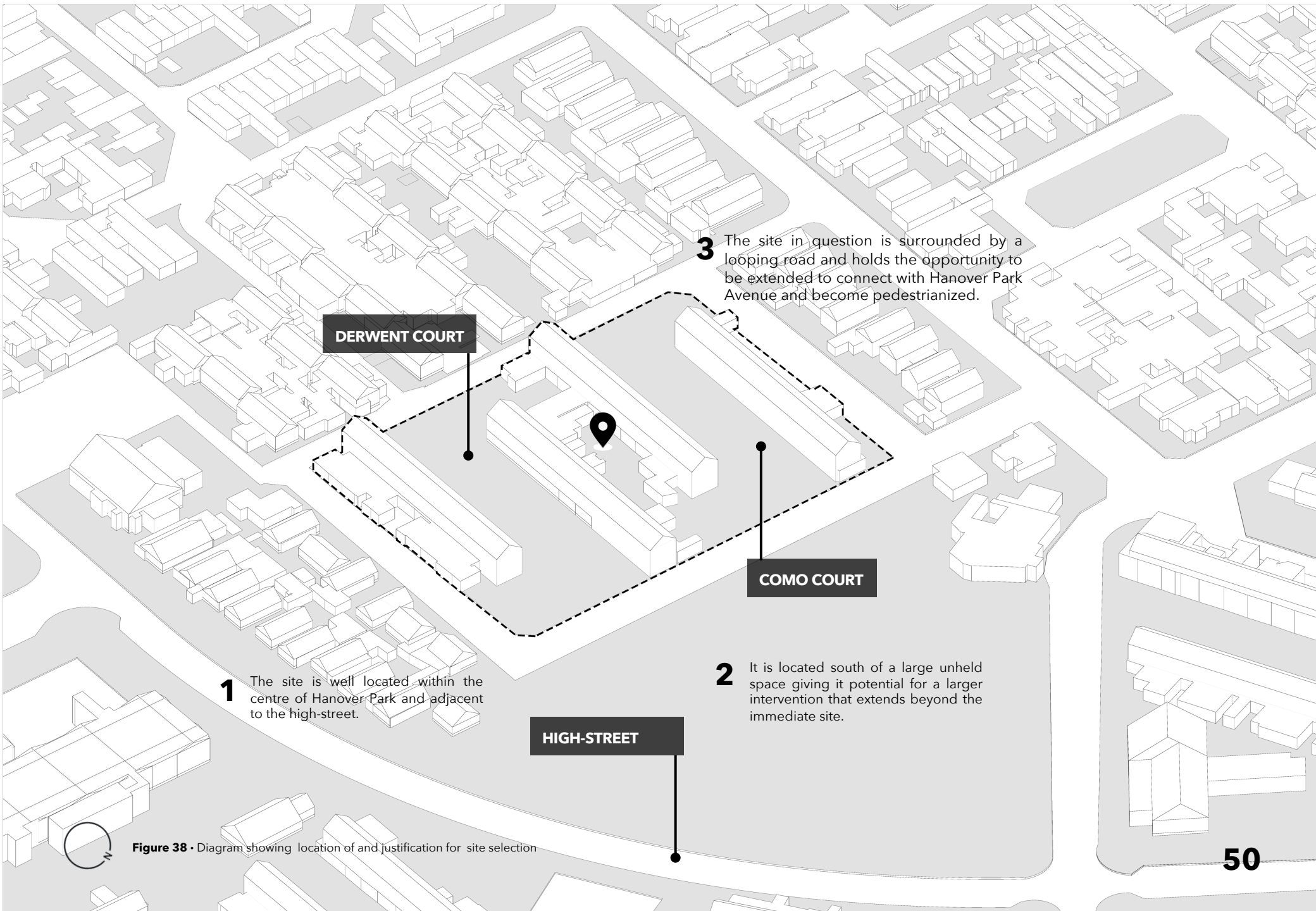
ON DESIGN • THE SITE

SITE JUSTIFICATION

My design response begins at the home, particularly for those living in the existing three storey walk-ups as this typology houses majority of Hanover Parks residents. Further, I believe that they hold the most potential to house a wider variety of programme. Selecting the site wasn't easy as many of the courts possess similar characteristics and challenges.

Ultimately, I have chosen two sets of three storey walk-ups (locally referred to as Como Court and Derwent Court) positioned south of a large open field along Hanover Park Avenue. I believe these two courts are best suited for this intervention for the following reasons:

1. The site is well located within the centre of Hanover Park and adjacent to the high-street.
2. It is located south of a large unheld space giving it potential for a larger intervention that extends beyond the immediate site.
3. As part of my urban response, I look to connect existing dead-end streets to the high-street. The site in question is surrounded by a looping road and holds the opportunity to be extended to connect with Hanover Park avenue and become pedestrianized.



DERWENT COURT

COMO COURT

HIGH-STREET

1 The site is well located within the centre of Hanover Park and adjacent to the high-street.

2 It is located south of a large unheld space giving it potential for a larger intervention that extends beyond the immediate site.

3 The site in question is surrounded by a looping road and holds the opportunity to be extended to connect with Hanover Park Avenue and become pedestrianized.



Figure 38 - Diagram showing location of and justification for site selection

ON DESIGN • THE SITE

ANALYSIS OF SPACE

Both respective sets of walk-ups or courts possess a large and mostly vacant 45m x 22m courtyard. In addition to this, there's a further 32m x 20m vacant space on the north and south of Como court and to the south of Derwent court with an existing basketball court flanking its northern wing.

There are existing informal structures that exist towards the east of Derwent court and to the west of Como court. There is also a cluster of informal structures located between the two courts. The entire site is encompassed by a road which separates it from a large piece of open land on the north. This space currently holds no clear use except as a shortcut to Hanover Park Avenue. To the east and west of the site there are rows of single unit dwellings and two storey walk-ups towards the south. The north west corner holds existing commercial activities. The south east corner holds an existing clinic.

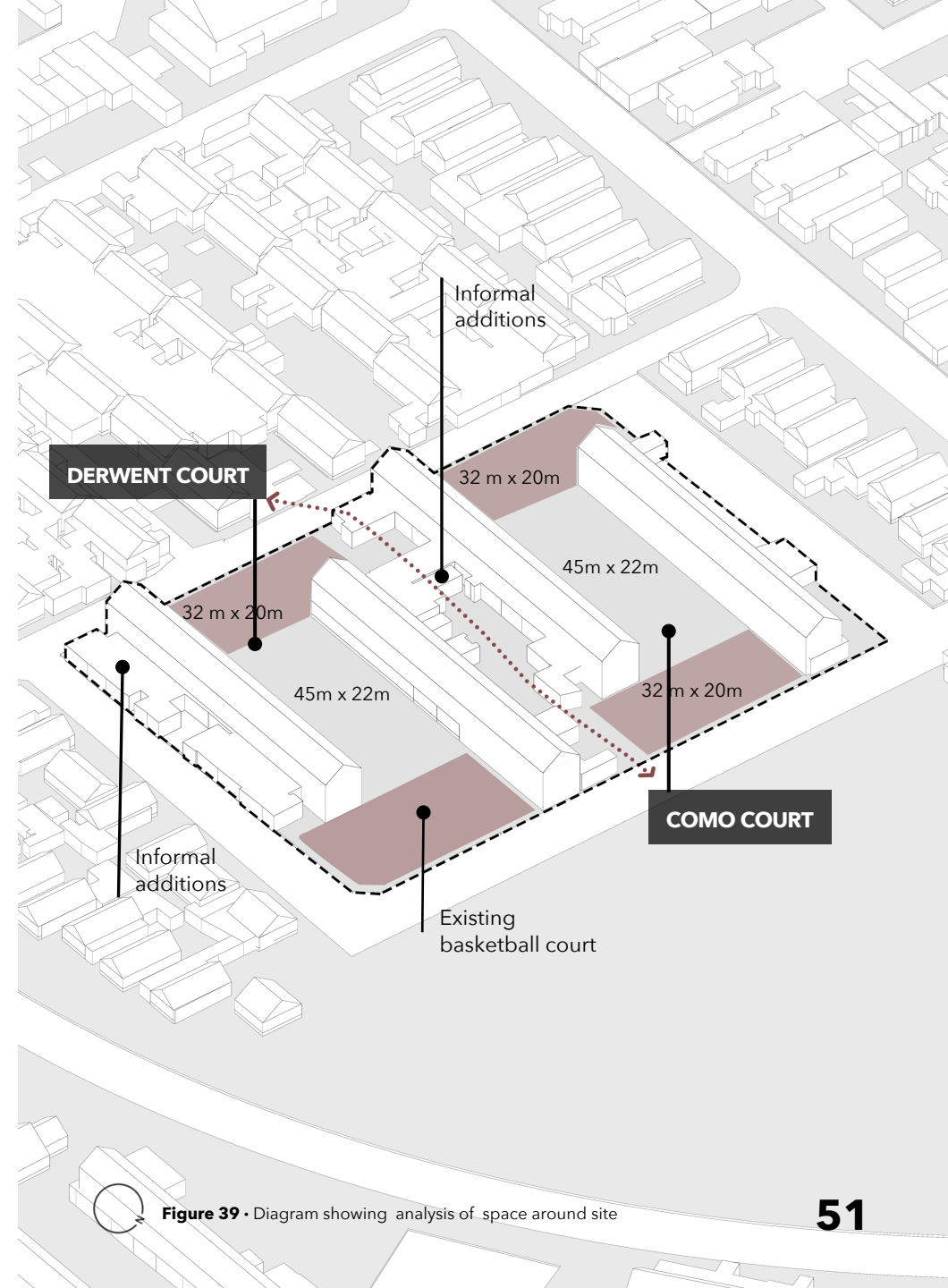


Figure 39 • Diagram showing analysis of space around site

ON DESIGN • THE SITE

EXISTING ACTIVITIES

The only formal structures located on the site are four existing three storey walk-ups. Rather than demolishing them, I believe that although these buildings stand as a physical manifestation of apartheid spatial legacy, there is an opportunity to integrate them into the new intervention as an act of **reclaiming and reimagining** how these buildings operate and the spaces they offer without re-alienizing the space to its inhabitants. Further these buildings hold years of memories as some families have lived here for three generations. (See Appendix A) While there are extremely valuable lessons to be learnt from the vastly

unique informal structures on the site, believe that there is an opportunity for them to be improved and redesigned to become a functional embodiment of a bigger network of spaces.

There is great opportunity that lies within the existing courtyards to house the diverse pool of micro-enterprises and everyday activities that transpire in the community. As previously mentioned, I believe that a balanced approach in state organization and community involvement is the kind of hybrid system necessary to accurately design and construct spaces that serve the community's need.

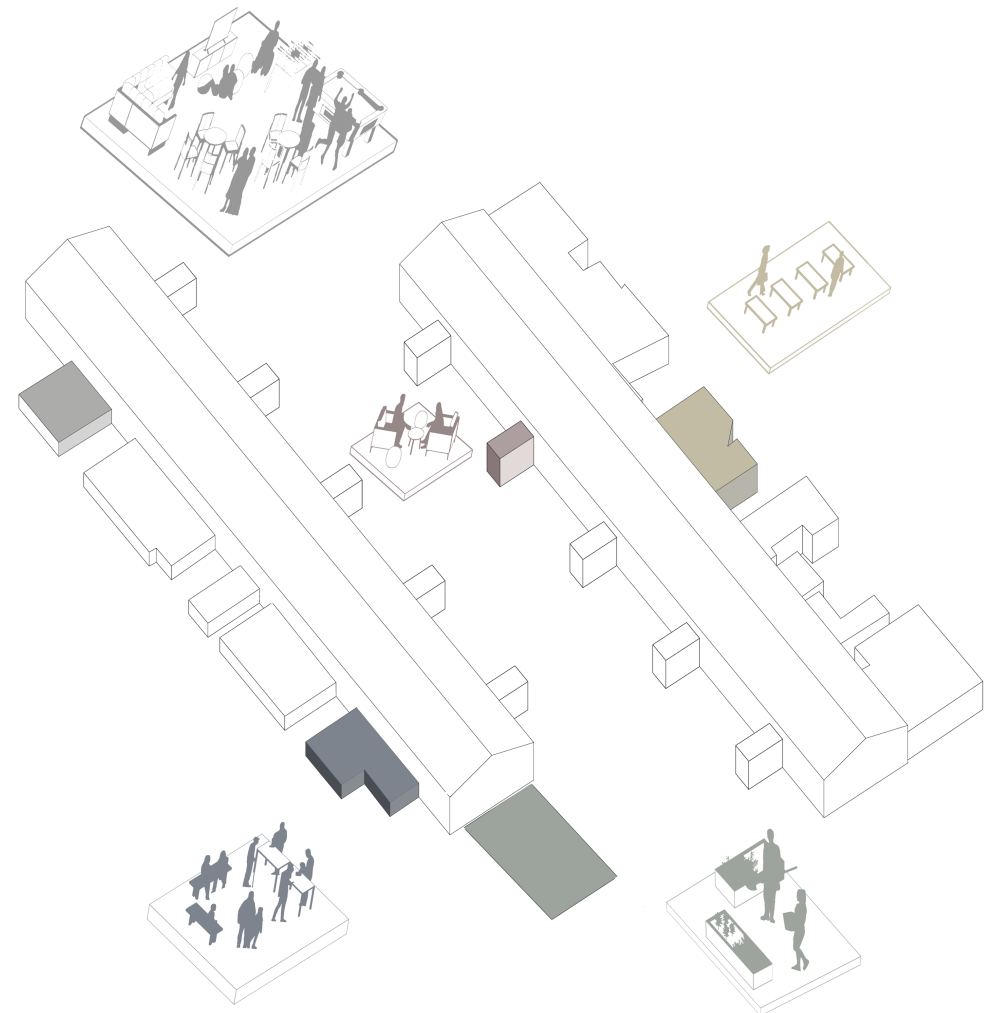


Figure 40 • Diagram showing analysis of existing programmes and activities

ON DESIGN • THE CONCEPT

FROM THE INSIDE; OUT

The love within the community is powerful. The concern for neighbours and the willingness to help one another with whatever troubles and traumas arise is a quality that ties the community together. I was greatly inspired by the ingenuity, resilience and creativeness of the community.

My position is not to romanticise poverty, for lack of a better word, but rather to express my pure fascination with the spatial complexity that emerged from an architecture of need. I found myself questioning whether the conversation was about poverty or whether it is an

appreciation of the actions of people as acts of resistance to histories of forced removals and displacement - claiming the right to space, amenities and place-making. My concept therefore stems from this notion and is centred around **connecting** the community through the designing for **the social unit**, where the architecture places emphasis on the everyday activities and services. I draw inspiration from two sources:

- the **multifunctionality** of the existing walk-up staircases &
- the existing infill buildings and their **diverse programmes**.

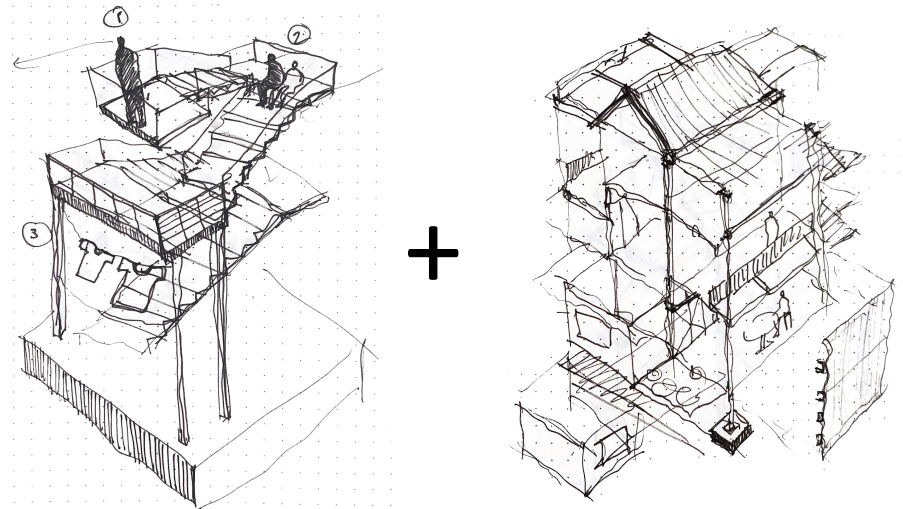


Figure 41 • conceptual drawing imaging how the social unit will be realised through in spiration drawn from the infill buildings

ON DESIGN • THE PRECEDENT

MANUFACTURED SITES • TIJUANA • 2005-2008

I was inspired by the work of Teddy Cruz. He states that the future of cities depends not on its buildings but rather on the **organization of socio-economic relations**. He argues that we can learn from migrant communities as creativity rich ideas come from areas of conflict and scarcity. The informal is a compendium of social practices and adaptation. He sees value in the **creative intelligence** of these communities. Looking at his Project: Manufactured Sites where, through his extensive research on the border between San Diego, California and Tijuana, Mexico has developed a scaffolding-like system as a result of imagining an undertaking of urban acupuncture that can inject small infrastructure into Tijuana's incrementally formed community. (Cruz, 2005).



Figure 42 • Rendered image of *manufactured sites* showing the result of incremental growth as facilitated by the primary Structure.

ON DESIGN • THE PRECEDENT

MANUFACTURED SITES • TIJUANA • 2005-2008

Teddy Cruz states that the future of cities depends not on its buildings but rather on the organization of socio-economic relations. He argues that we can learn from migrant communities as creativity rich ideas come from areas of conflict and scarcity. The informal is a compendium of social practices and adaptation. He sees value in the creative intelligence of these communities. Looking at his Project: *Manufactured Sites* where, through his extensive research on the border between San Diego, California and Tijuana, Mexico has developed a scaffolding-like system as a result of imagining an undertaking of urban acupuncture that can inject small infrastructure into Tijuana's incrementally formed community.

The frames are made from prefabricated aluminium that come equipped with prefabricated feet that can be placed into rubber type retaining walls, providing added stability. This initial structure is seen as a hinge that facilitates and strengthens other recycled material technologies. These take the form of garage doors being used as walls, tyres that are dismantled and

interlocked (creating a system that threads a stable retaining wall) etc. The frame can also be made into a stair system that links the levels together. After construction, the communities then proceed to request services from the city i.e.; occupation happens first. After which comes the placement of Infrastructure. This case study shows how designers can strengthen the practices of community and apply strategic interventions and knowledge that celebrate a resourceful way of life. It demonstrates a method of making in which little is wasted, and spaces are fully and flexibly utilized through a process of layering.

The spaces created are never stagnant and always evolving. In this kind of economy, buildings are not important for their looks but rather for what they are able to do. This practice has the ability to alter the one dimensionality of homogenous environments. This is an important lesson that has the potential be applied in a local context such as Hanover Park. I want to make the point that there is beauty in the resilience of the people living in these conditions.

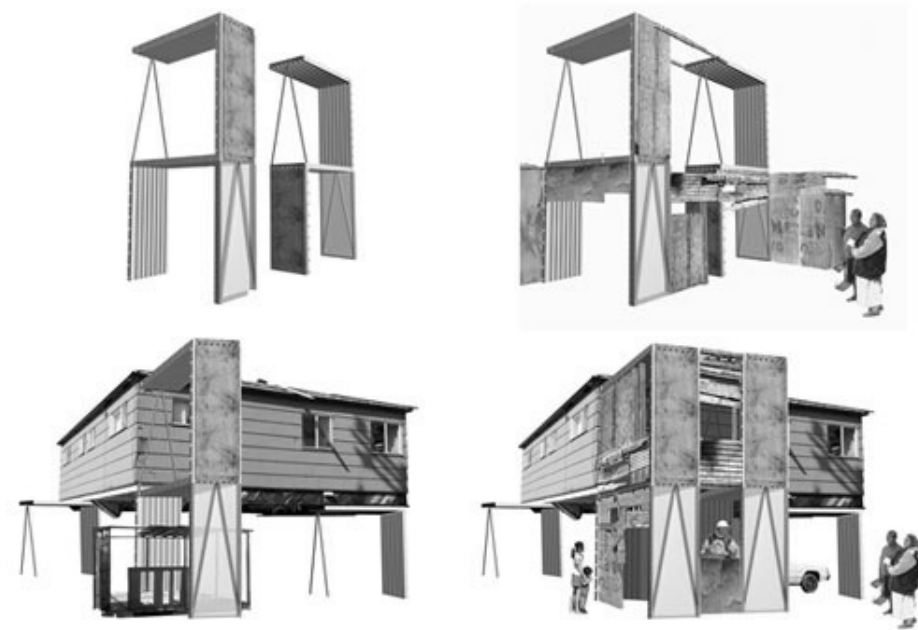


Figure 43 • Expansion and infill can happen at at different degrees.

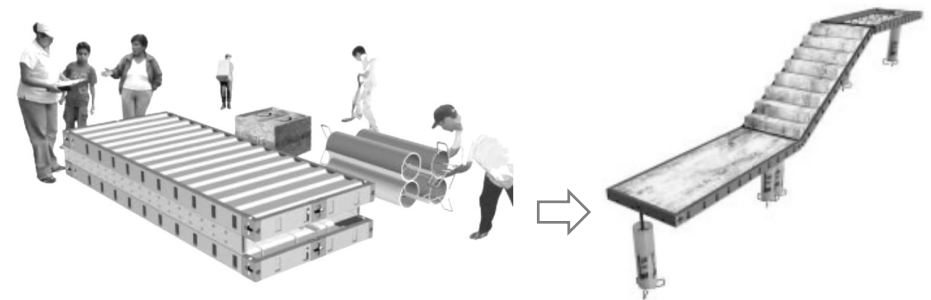


Figure 44 • Rendered image Render Showing how the frame can be transformed into a staircase

ON DESIGN • THE PRECEDENT

TABLE HOUSE PHILIPPI 2016 (ONGOING)

Much Like Teddy Cruz, Joe Noero's intention behind the Table House was to provide a permanent low-cost structure that had the ability to incrementally grow over time. This design response was initiated by the need to address the treacherous living conditions of the shack dwellers in Philippi, Cape Town. The catalytic project aims to provide the opportunity for people to progressively develop skilled labour, and a culture of local construction.

Diversity is brought about by the infill materials used to finish off each house. The Table House costs roughly R7500 to construct. This can be paid off over a fifteen-year period and would accumulate to R37.50 per month. This works out to just over 1% of the minimum wage amount of R3500. The construction takes five days in total which two days focused on assembly and three days to allow for the concrete to set. This can all be done with the use of unskilled labour. (Noero, 2018)



Figure 45 • The table facilitates vertical growth through stacking.

Figure 46 • The table facilitates horizontal growth with the the when introducing a walkway.

ON DESIGN • THE PRECEDENT

TABLE HOUSE PHILIPPI 2016 (ONGOING)

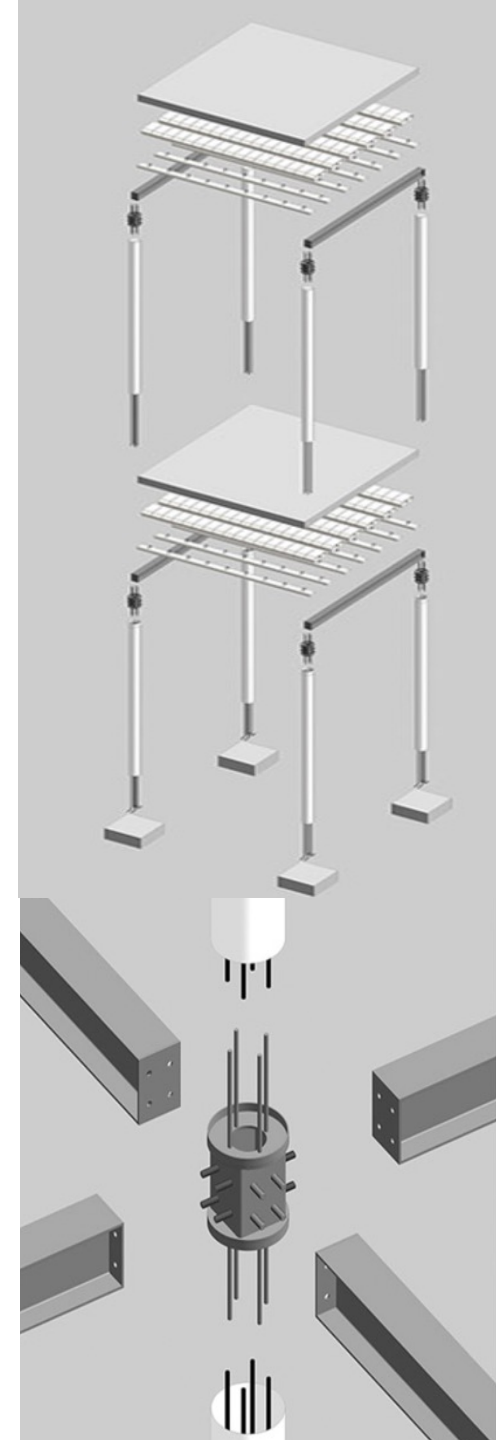
The project is made up of a module of 3.6 x 3.6 x 3.2m. The foundations, columns and slabs are constructed out of concrete. Polyvinylchloride pipes are used as the formwork in which the columns are casted from. Steel re-bars, beams and joints, prefabricated rib and blocks and a fire-retardant paint completes the technological make-up of the structure.

Although this project is site specific, much like the previous case study by Teddy Cruz, it demonstrates a type of architectural interventions that doesn't disrupt the existing ways of living. It is a strategic and refined intervention that adds value to the houses of people.

The potential extends further than just the benefit of a single family. These "tables" can be combined with each other creating another floor of occupation that links together by circulation. It therefore allows for both vertical and horizontal expansion as seen in figure 45 & 46.

This process allows for the practice of neighbourhood design. Noero has creatively envisioned an inverse relationship between architecture and mass housing which begins with a generic component and then through its flexibility and attuning to the community it seeks to empower, manifests into an expression of self-construction and uniqueness

Figure 47 • The tectonics of the table is centred around the steel joint making assemblage simple.



ON DESIGN • DEVELOPMENT

SCALE OF THE HOME

The design thinking started from inside the home, from the scale of the unit and understanding how it can be improved spatially. One of the first issues presented was the inflexible nature of the internal spaces. Most of the rooms are compartmentalized with structural walls, preventing light from penetrating throughout.

I sought to create an opportunity for each of the families to extend beyond the walls of the existing council homes. The purpose of this new intervention, was not only to facilitate expansion, but also an opportunity to improve the existing dwellings. Through section I could begin to explore ways of allowing natural light to penetrate the existing building.

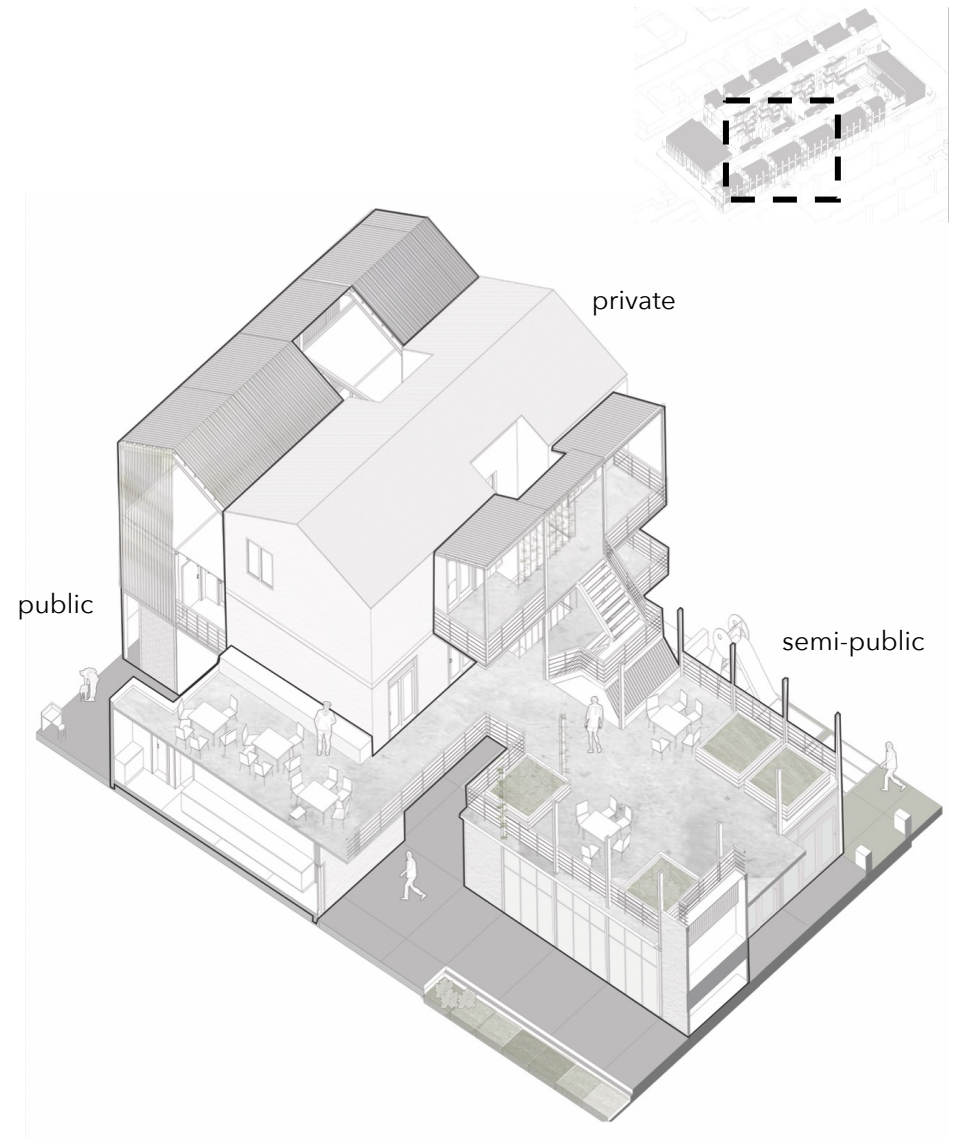


Figure 48 • The spatial expansion brings light into each dwelling and could house different activities which adds another spheres of privacy between public & private space.

ON DESIGN • DEVELOPMENT

SCALE OF THE COURT

I then moved onto the scale of the walk-up, which stand in isolation and are spatially disconnected from one another. The relationship between the residents however, is the antithesis of this. They are connected through the act of sharing.

I explored the formation of a structural framework placed within the poorly defined courtyards to serve as a foundation to invite the community to build into. Through this framework I look to hold commercial, social and residential spaces that improve the existing walk-ups and to facilitate room for expansion of the everyday and the social unit. Further, it should hero a system of community-embodied spatial design.

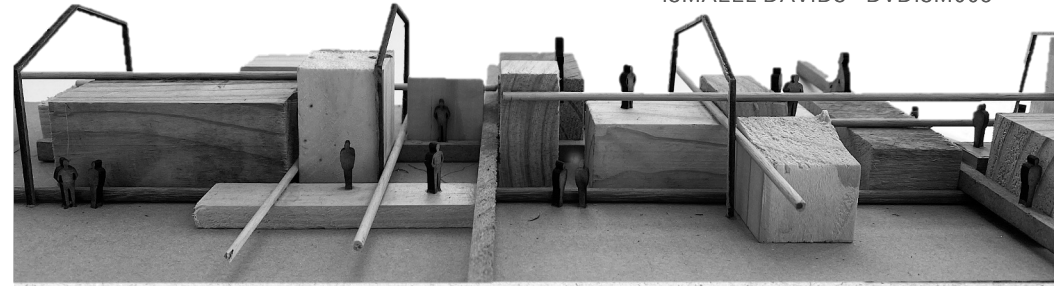


Figure 49 • The language of the the residential expansion translates into the courtyard space through a framework structure that grows with the gradual infill of community.

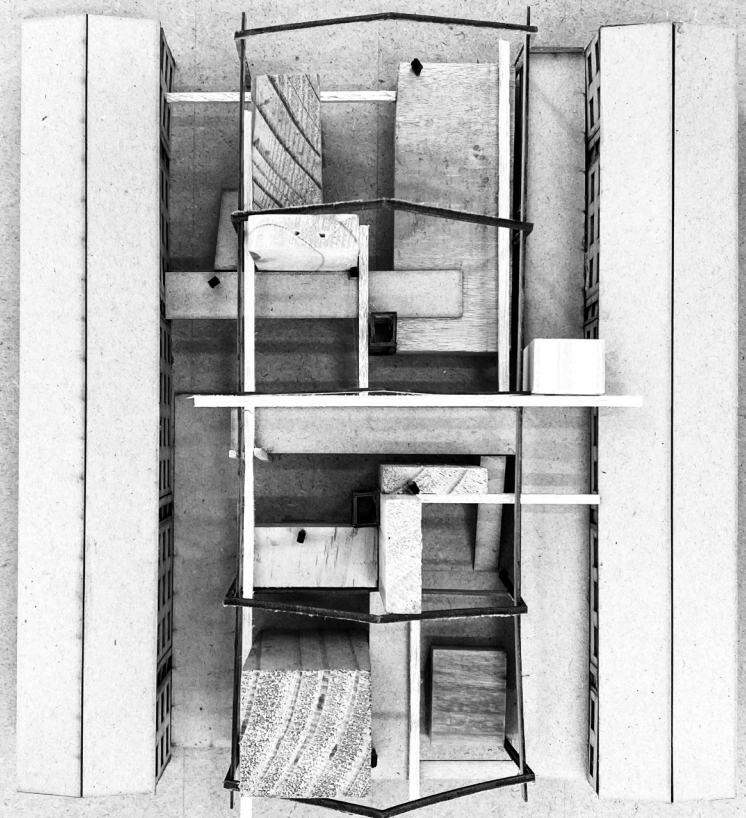


Figure 50 • This network of spaces links the two walk-ups together at various levels.

ON DESIGN • DEVELOPMENT

SCALE OF THE COURT

I imagined how this framework will grow from the existing open courtyard. As the space gradually gets infilled with program by the community over time, the building grows to match and surpass the heights of the existing structures. I imagined that through a series of walkways and staircases, these infill programmes and activities link together and further extend and attaches itself to the two walk-ups that it is situated between. (see appendix B)

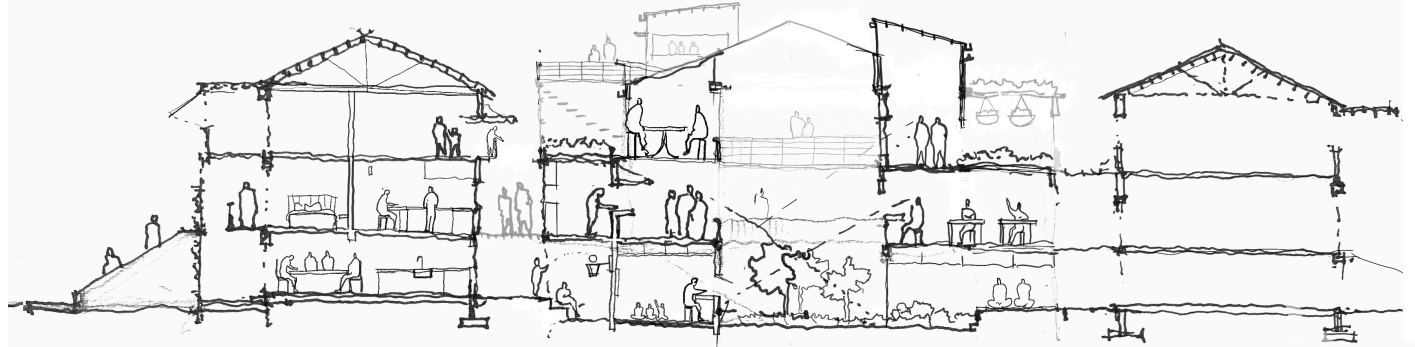


Figure 51 • This network of spaces are offset from the original building so as to allow for sufficient light to enter the flats on the ground floor.

I wanted to bring smaller enterprises together to feed off each other creating a diverse and dense cluster of activity. These clusters of enterprises serve as means of income to the families living within each set of courtyards. More importantly it serves as a physical connection between the two separate walk-ups and embody the existing sense of community.

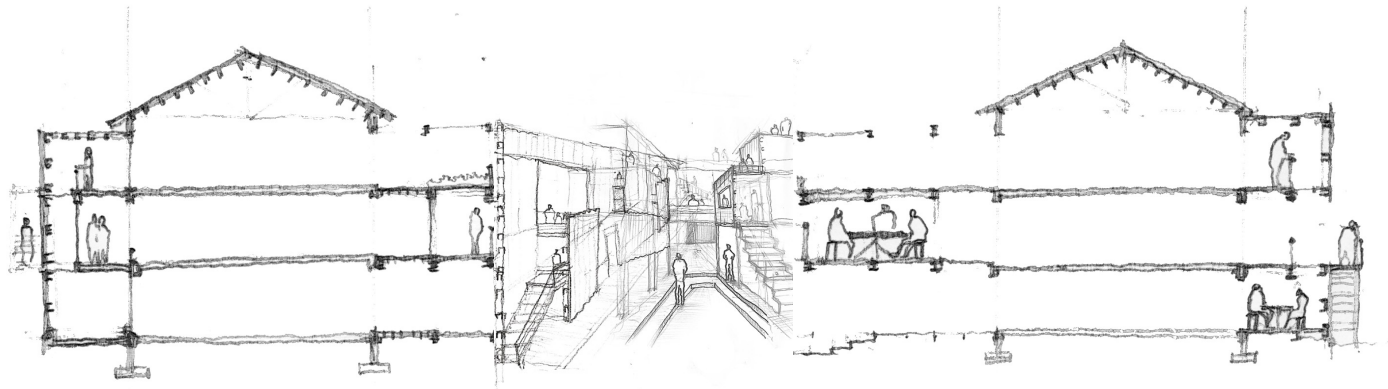
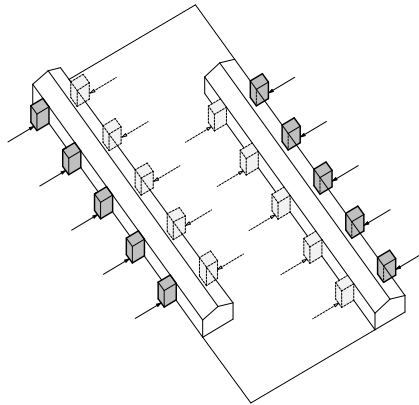


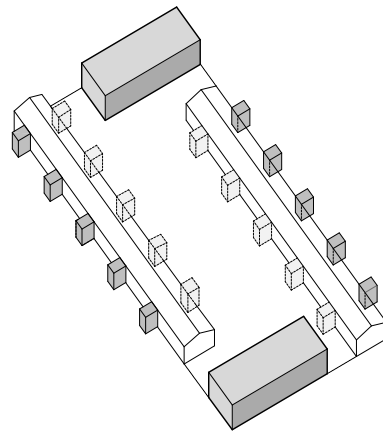
Figure 52 • The network of spaces will also include moment of density relief spaces such as a smaller courtyards and green spaces that also aid in allowing light and ventilation to enter the lower spaces.

ON DESIGN • DEVELOPMENT

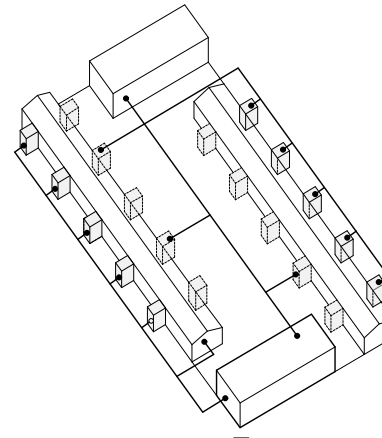
DESIGN MOVES



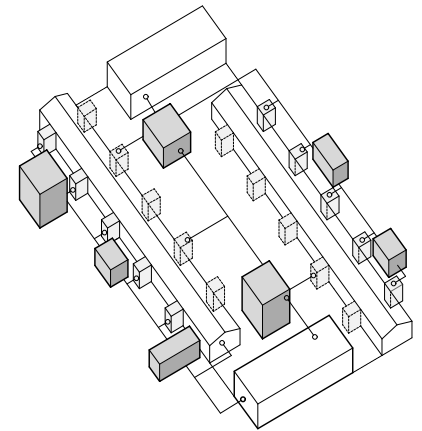
INVERTING
FRONT ENTRANCE



ENCLOSING
THE COURTYARD



CONNECTING
OLD AND NEW



EXPANDING
THROUGH AGENCY

Figure 52b · The interventions at various scales can subsequently be summarized into 4 main design moves.

ON DESIGN • DEVELOPMENT

SPATIAL TECTONICS

The primary structure of the existing walk-ups are double skin structural brick walls and each floor is in-situ casted concrete. The secondary structure (the staircase) is pre-casted concrete staircase supported by galvanised steel H columns. The staircase is also bolted to steel plate that is attached to the partially exposed slab. These materials were used as they offer robustness and require little maintenance.

I wanted the intervention to **juxtapose** the original primary structure creating a tension between the old and the new. As such I explored through model making and sketch the spatial tectonics of the steel primary structure that is enclosed with a polycarbonate envelope. The combination of these materials lends itself to a feeling of **lightness**.

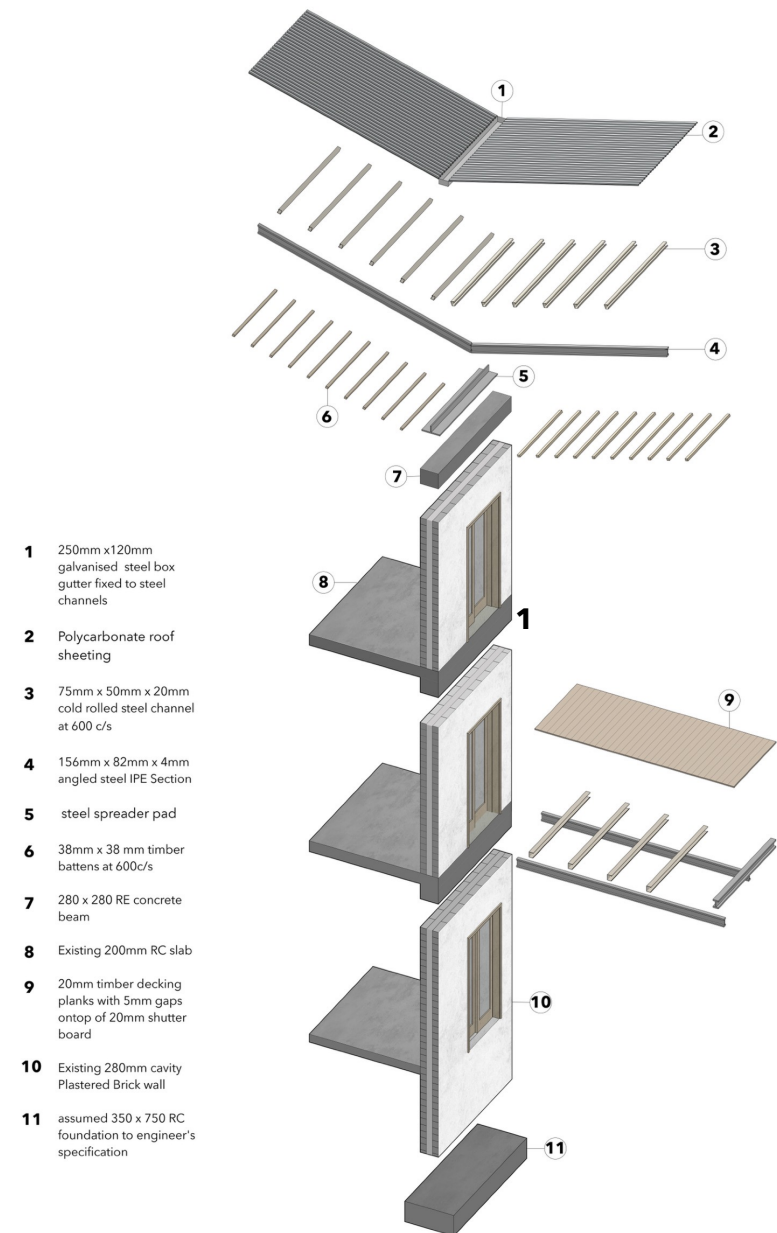


Figure 53 - The extension houses a variety of programmes which leaves little room for homogeneity and is articulated in the facades which becomes a collage of spaces.

ON DESIGN • DEVELOPMENT

SPATIAL TECTONICS

Figure 54 The use of steel as the main structural material allows for greater spans without having to bulk up on the structure as it has a stronger strength to weight ratio.

1



ON DESIGN • DEVELOPMENT

RESOLUTION

The ideas amalgamated in the initial iteration of the precinct program. I realised that the large open corners on the edge of the precinct hold potential to house new programme. I subsequently proposed two new buildings on the two vacant corners of the present as a response to the existing activities in the walk ups. This introduced a variety of program and allowed for an opportunity to better define the corners of the site. The first building on the north-west corner houses a restaurant, soup kitchen and cooking school that are occupied and run by those that feed the community and will serve residents from the surrounding walk-ups as a large portion of them are dependent on food drives as the only source of food. The space also holds a vegetable garden that supplies the restaurant with produce. This will be maintained by the surrounding residents.

The second building houses an afterschool facility that acts as a haven for the children of the surrounding walk-up. The programme extends to other programmes such as homework rooms, computer rooms and a games lounge.. In addition to this, I looked to break up the long rows of existing housing to create feeder routes into a proposed main commercial strip which will be situated between the two sets of walk-ups.



Figure 55: The site plan shows how the 2 vacant corners could house potential future buildings, articulating each of the precinct corners

ON DESIGN • DEVELOPMENT

RESOLUTION

The design response to the separate units within the walk-ups showcases an exploration of addition on either side of the dwelling. The primary structure is a series of steel H-columns that sit on a concrete footing and are joint together by steel I beams which also hold the floor finish. These extensions can take the form of both commercial, residential, and recreational spaces and are placed within the structure.

The staircases are offset from the original structure and form part of the new structural frame to allow for circulation to occur along the existing building edge. This framework is enveloped with a translucent polycarbonate sheeting that is subject to the programme that is houses behind. The resultant façade is a collage of these different spaces that are articulated through the polycarbonate sheeting.

This new incremental growth disrupts the homogeneity of the exiting façades. The existing walk-ups thus become a stage that celebrates and showcases the variety of activity that exists in the community. This envelope of programme creates a transition from public to private space and serves as a physical manifestation of the community in which it embodies.

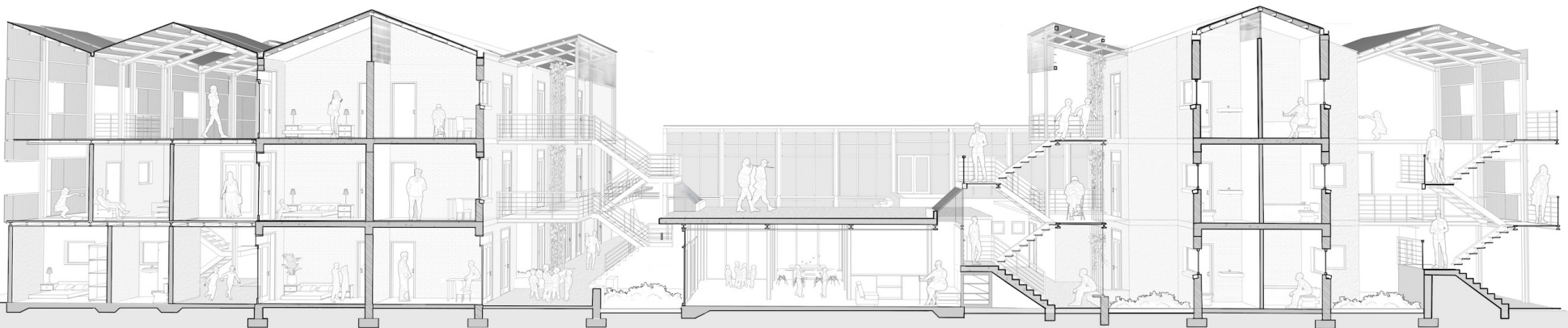


Figure 56 The reimagination of the a cluster of flats shows how extensions brought by the new structure will not only offers flexibility, but also improves the spaces of the original structures.

ON DESIGN • FORWARD

CONCLUDING THOUGHTS

While this project is catalytic, it holds valuable lessons that are applicable to all of the existing council housing within Hanover Park. I believe these systems of making ignites a conversation that extends beyond just the building of homes. Housing alone will not solve the underlying issues of social dysfunctionality, poverty, and crime. It is imperative that the focus is shifted away from only the quantity of spaces and towards qualitative spaces i.e., spaces that add economic and social value to the lives of the inhabitants. However, this is not to say that quantity is not important. The number of people without adequate houses remains at an alarming amount. Therefore, quantity is needed as well, just not at

the expense of quality. The process of inviting residents to build into a spatial framework as a form of participation, flexibility and enablement capitalises on the initiative and ingenuity of people in the community as it bestows the responsibility of making place in the hands of those who stand to benefit the most from it. People are more inclined to take tenure of assemblies they have erected themselves. However, this alone is not enough. I believe that for it to be successful through time it must be complemented by an arsenal of design and technological infrastructural systems that guide and facilitate community building. In my opinion, this role is best filled by the

State and the architect. With the participation of the community, the architecture produced will be testament to the families of which it embodies. The building process thus becomes an action that extends beyond form and the making of space. The act is an act of healing of previous injustices. It is a means of empowerment and restoration of community spirit. This ultimately nurtures the regeneration of sense of place. The journey from top down to the transformation of the top down is one that inspires as these ideas can become the framework for producing and practicing new socio-economic justice.

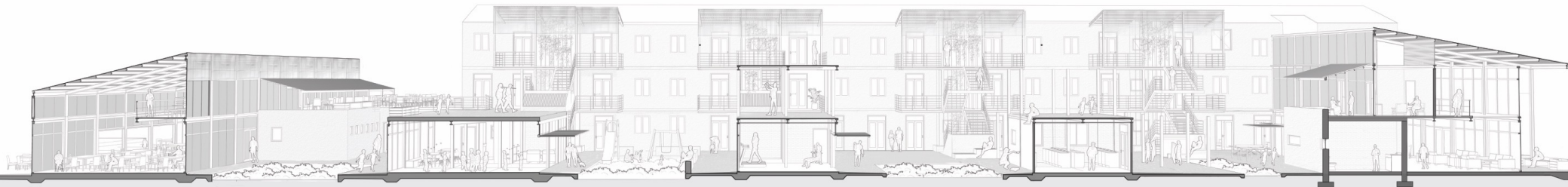


Figure 56b : Longitudinal Section illustrating how the building form creates a diverse and dense collage of spaces and programme.

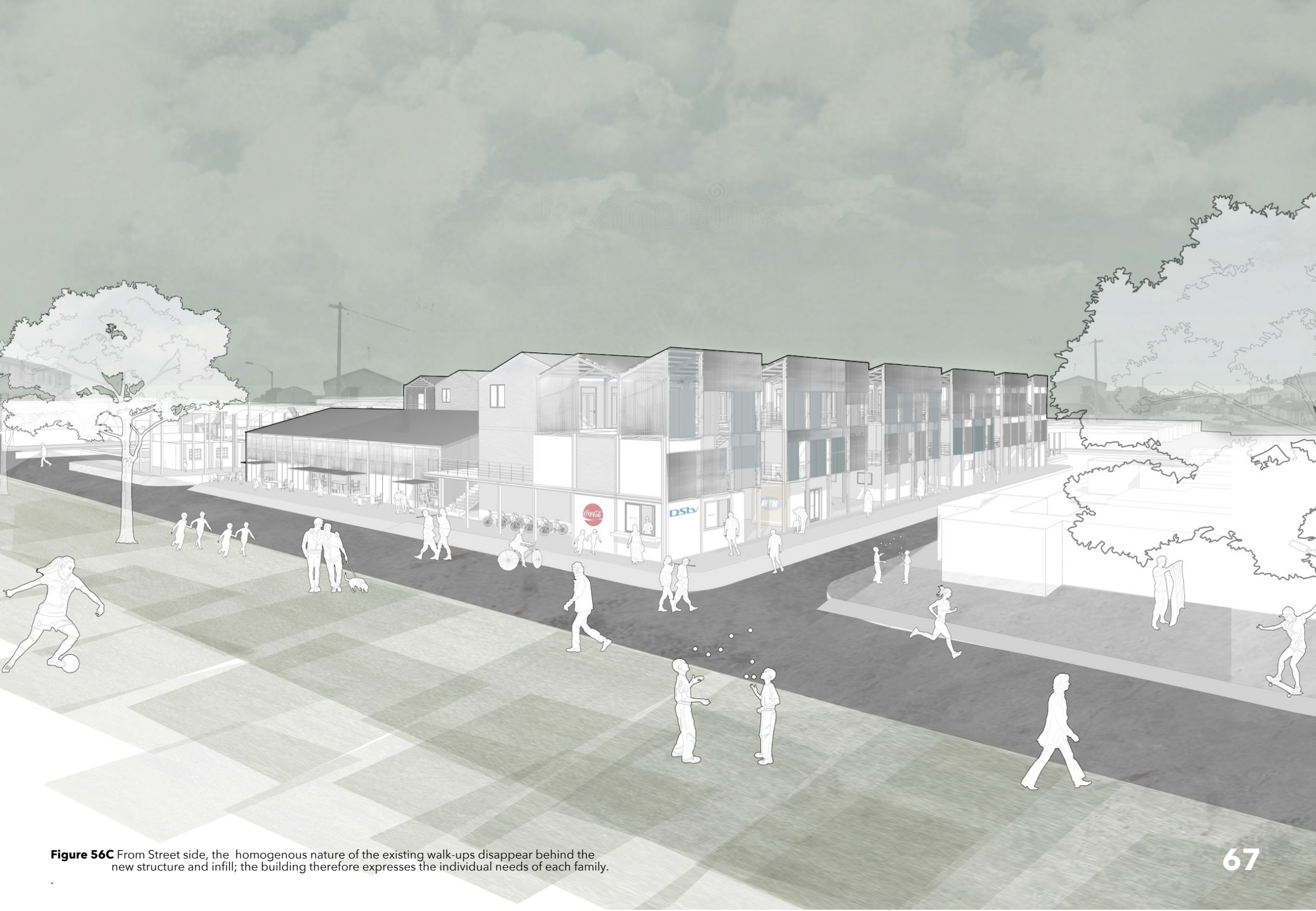


Figure 56C From Street side, the homogenous nature of the existing walk-ups disappear behind the new structure and infill; the building therefore expresses the individual needs of each family.

REFERENCES

- Bentley, I. (1985) *Responsive Environments: A manual For Designers*. Architectural Press
- City of Cape Town. (2015) *Hanover Park Public Investment Framework*. City of Cape Town. <https://resource.capetown.gov.za/documentcentre/Documents/City%20strategies,%20plans%20and%20frameworks/Hanover%20Park%20Public%20Investment%20Framework_22%20October%202015.pdf>
- Cooke, J., Dewar, D., le Grange, S., le Grange, L. and Louw, P., (2019) *A Vision Of A Future Cape Town*. Cape Town.
- Cruz, T., (2005) *Tijuana Case Study Tactics of Invasion: Manufactured Sites*. *Archit Design*, 75: 32-37. <https://doi-org.ezproxy.uct.ac.za/10.1002/ad.133>
- Dewar, D. And Ellis, G. ed. (1979) *Low Income Housing Policy in South Africa*. Cape Town: Citadell Press.
- Dewar, D & Uitenbogaardt, R. (1995) *Creating Vibrant Places to Live: A Primer*. Cape Town: NewHco
- Doshi, I, (2018) Pritzker Architecture Prize Laureate Lecture: "Paths Uncharted" with Balkrishna Doshi. [video] Available at: <<https://www.youtube.com/watch?v=DIQoB90D3lg>> [Accessed 10 April 2022].
- Gehl, J. (2011) *Life between Buildings*. London: Island Press.
- Gipe, A. (2019). TED Talk: How to Build with Clay... and Community / Diébédo Francis Kéré. *ArchDaily*. <<https://www.archdaily.com/491174/ted-talk-how-to-build-with-clay-and-community-diebedo-francis-kere>> ISSN 0719-8884
- Habraken, N. J. (2020) *Supports: An Alternative to Mass Housing*. Milton: Taylor & Francis Group.
- Hamdi, N., (1995) *Housing without Houses: participation, flexibility, enablement*. Intermediate Technology Publications Ltd (ITP).
- Hertzberger, H. (2014) *Polyvalence: The Competence of Form and Space with Regard to Different Interpretations*. *Architectural design*. [Online] 84 (5), 106-113.
- Mollard, M., (2019). *Revisit: Aranya low-cost housing, Indore, Balkrishna Doshi - Architectural Review*. [online] *Architectural Review*. Available at: <<https://www.architectural-review.com/buildings/revisit-aranya-low-cost-housing-indore-balkrishna-doshi>> [Accessed 10 April 2022].
- Noero, J. (2018), *Limits to Freedom: Liberating Form, Programme and Ethics*. *Archit. Design*, 88: 24-31. <https://doi.org/10.1002/ad.2297>
- Richardson, R. (2009). *Creative Housing: From Provision to enablement : Contesting Housing Policy through investigation of support structures*. University of Cape Town.
- Scheid, K, (1973). *The Environmental Qualities of Low-cost Housing Schemes*. The Department of Urban and Regional Planning, University of Cape Town.
- Terner, I.D. (1972). *Technology and Autonomy*. In *Freedom to Build, Dweller Control of The Housing Process*. ed. Turner, j. & Pitcher, R. 199- 237. New York: Macmillan press. Pg. 228
- Turner, J.F.C. and Fichter, R., (1972). *Freedom to build: dweller control of the housing process*. Macmillan Company; Collier-Macmillan Lim.
- Turner, J.F.C. (1976) *Housing by people : Towards Autonomy in Building Environments*. London: Marion Boyars.

LIST OF FIGURES

Figure 1: Cover photograph.
by author (2022)

Figure 2: Photograph of me with my grandmother and her husband.
by author (2022)

Figure 03 : Street perspective showing the existing conditions & boundaries.
by author (2022)

Figure 04: The existing courtyards are underutilized and out of scale
by author (2022)

Figure 04 b: time as a necessity in the making of place. Vastushilpa Foundation, n.d. [image] Available at: <<http://e-thinkingthefuture.com/case-studies/a5290-aranya-low-cost-housing-by-b-v-doshi-low-cost-urban-housing/>> [Accessed 14 April 2022]. [Accessed 2 March 2022]

Figure 05: Diagram summarizing the consolidation of Principles.
by author (2022)

Figure 06: Map Showing Employment Opportunities in Relation to Hanover Park 's Position.
Adapted by author (2022)
Cape Town City maps (2022). <https://citymaps.capetown.gov.za/EGISViewer/>

Figure 07: Map identifying the areas which people of colour were removed from and their resultant locations in relation the Central Business District.
by author (2022)

Figure 08: Timeline contextualizing the Establishment of Hanover Park within significant changes to Housing policies and events pre and post 1994

Figure 09 : Historic Photograph showing poorly defined spaces around the Walk-ups.
Scheid, K, (1973). The Environmental Qualities of Low-cost Housing Schemes. The Department of Urban and Regional Planning, University of Cape Town. [Accessed 01 April 2022]

Figure 10:
Map showing poorly defined spaces and Main Pedestrian Paths. Adapted by author (2022)
Cape Town City maps (2022). <https://citymaps.capetown.gov.za/EGISViewer/>

Figure 11: Historic Photograph Showing the high-street as the one of the only streets running the length of Hanover Park.
Scheid, K, (1973). The Environmental Qualities of Low-cost Housing Schemes. The Department of Urban and Regional Planning, University of Cape Town. [Accessed 01 April 2022]

Figure 12 : Map transport Routes & entry / exit points in and around Hanover Park
Adapted by author (2022)
Cape Town City maps (2022). <https://citymaps.capetown.gov.za/EGISViewer/>

Figure 13: simplified diagram network of dead end streets of Hanover Park showing its impermeable nature.
by author (2022)

Figure : 14 Plan Sketch Showing Activity along Hanover Park Avenue
by author (2022)

Figure : 15 Photograph showing How the gap between two walk-ups are infilled to create a relationship.
Hlongwane, T., 2019. The People of Hanover. [online] xeno. Available at: <<https://www.xenozine.org/xeno/2019/5/19/people-of-hanover>> [Accessed 10 September 2022].

Figure 16 : Map showing walk-up typologies and open spaces between them.
Adapted by author (2022)
Cape Town City maps (2022). <https://citymaps.capetown.gov.za/EGISViewer/>

Figure 17 Plan and sectional perspective of a typical existing two- storey walk-up.
by author (2022)

Figure 18 : plan and sectional perspective of a typical existing three- storey walk-up
Figure 19: Photograph showing spatial nature of the informal extensions
by author (2022)

Figure 20 • Photograph showing Various Infill and extension to original council structure.
Google Earth 2022. Edited by Author

Figure 21 • Photograph of staircase used to hang washing.
by author (2022)

Figure 22 • Diagrams showing uses of the existing staircases
by author (2022)

Figure 23 • Photograph showing spatial nature of the existing courtyards
by author (2022)

Figure 24 • Car-washing is a popular service as a means of earning money
by author (2022)

Figure 25 • Diagram summarizing the cycle of poverty in Hanover Park.
by author (2022)

Figure 26 • Diagram consolidating lessons from theory with different scales of intervention. The ideas that emerged may be used in the establishment of the design concept.
by author (2022)

Figure 27 • Perspective sketch showing a residential street and the relationship to surrounding buildings
by author (2022)

Figure 28 • Perspective sketch showing Pedestrianized street and the relationship to surrounding buildings
by author (2022)

LIST OF FIGURES

Figure 29-32 • Series of conceptual plans showing the layering of information a I developed a n urban Proposal.

by author (2022)

Figure 33 • Axonometric Diagram Illustrating the consolidation of the previously illustrated four steps.

by author (2022)

Figure 34 • Diagram summarizing urban strategy

by author (2022)

Figure 35 • Photograph of site model showing proposed new routes and massing .

by author (2022)

Figure 36: Urban Design Proposal

By Author (2022)

Figure 36 •Conceptual sketch imagining how the existing open courtyard can be used to house a variety of programme.

by author (2022)

Figure 37 • Diagram imagining how ideas of polyvalency can manifest in a unit

by author (2022)

Figure 38 • Diagram showing location of and justification for site selection

by author (2022)

Figure 39 • Diagram showing analysis of space around site

by author (2022)

Figure 40 • Diagram showing analysis of existing programmes and activities

by author (2022)

Figure 41• conceptual drawing imagining how the social unit will be realized through inspiration drawn from the infill buildings.

by author (2022)

Figure 42 • Rendered image of *manufactured sites* showing the result of incremental growth as facilitated by the primary Structure.

Urban Change, 2008. Bottom-up Architecture. [image] Available at:

<<https://urbanchange.eu/2008/07/24/teddy-cruz-bottom-up-architecture/>> [Accessed 14 April 2022].

Figure 43 • Expansion and infill can happen at at different degrees.

Urban Change, 2008. Bottom-up Architecture. [image] Available at:

<<https://urbanchange.eu/2008/07/24/teddy-cruz-bottom-up-architecture/>> [Accessed 14 April 2022].

Figure 44 • Rendered image Render Showing how the frame can be transformed into a staircase

Cruz, T., (2005) Tijuana Case Study Tactics of Invasion: Manufactured Sites. Archit Design, 75: 32-37. <https://doi-org.ezproxy.uct.ac.za/10.1002/ad.133>

Figure 45 • The table facilitates vertical growth through stacking

Noero Architects, 2016. The Table House. [image] Available at:

<<https://www.noeroarchitects.com/project/the-table-house/>> [Accessed 13 April 2022].

Figure 46 • The table facilitates horizontal growth with the the when introducing a walkway.

Noero Architects, 2016. The Table House. [image] Available at:

<<https://www.noeroarchitects.com/project/the-table-house/>> [Accessed 13 April 2022].

Figure 47 • The tectonics of the table is centred around the steel joint making assemblage simple.

Noero Architects, 2016. The Table House. [image] Available at:

<<https://www.noeroarchitects.com/project/the-table-house/>> [Accessed 13 April 2022].

Figure 48•The spatial expansion brings light into each dwelling and could house different activities which adds another spheres of privacy between public & private space.

by author (2022)

Figure 49•The language of the the residential expansion translates into the courtyard space through a framework structure that grows with the gradual infill of community.

by author (2022)

Figure 50•This network of spaces links the two walk-ups together at various levels.

by author (2022)

Figure 51•This network of spaces are offset from the original building so as to allow for sufficient light to enter the flats on the ground floor.

by author (2022)

Figure 52•The network of spaces will also include moment of density relief spaces such as a smaller courtyards and green spaces that also aid in allowing light and ventilation to enter the lower spaces.

by author (2022)

Figure 52b • The interventions at various scales can subsequently be summarized into 4 main design moves. by author (2022)

Figure 53 • The extension houses a variety of programmes which leaves little room for homogeneity and is articulated in the facades which becomes a collage of spaces . by author (2022)

Figure 54 The use of steel a the main structural material allows for grater spans without having to bulk up on the structure as it has a stronger strength to weight ratio.

by author (2022)

Figure 55: The site plan shows how the 3 vacant corners could house potential future buildings, articulating each of the precinct corners

by author (2022)

Figure 56 The reimagination of the a cluster of flats shows how extensions brought by the new structure will not only offers flexibility, but also improves the spaces of the original structures.

by author (2022)

Figure 56b : Longitudinal Section illustrating how the building form creates a diverse and dense collage of spaces and programme by author (2022)

Figure 56C From Street side, the homogenous nature of the existing walk-ups disappear behind the new structure and infill; the building therefore expresses the individual needs of each family.

By author (2022)

APENDIX

Figure 57 An exploration of a kind of framework structure that links families together. This framework could house services and program.

by author (2022)

Figure 58 An exploration of a new structure growing from within the existing fabric. This new structure allows for new opportunities to emerge.

by author (2022)

APPENDIX A • INTERVIEWS

Interview 01: Alawiya Toekamani

(Resident of Hanover Park)

Private Spaces

- **How long have you lived in this flat? Do you know Hanover Parks history?**
I have been a resident of Hanover Park for the pass 40 years.
- **What are your earliest memories?**
when we moved into Hanover Park it wasn't like it's now. Across from me where the new houses were built that would have been for the railway, the terminal was open for busses and taxi, there was only 3 gangs at that time the Americans, Mongrels and the HL, they didn't have guns then they fought with knives and pangas, guns game afterwards.
- **What do you do for a living?**
I'm a commissioner of oaths, madrassa teacher, home base carer,
- **Have you made any extension from the original structure? if so, what is it used for?**
Yes, we made an extension it's for us to cook and to bring the madrassa to the front as I have+ - 60/80 children and 25 adults at night. My place is too small.

Public Spaces

- **Do you feel safe letting you children play outside?**
you always live in fear as to when a drive by can happen and your kids may get hurt.
- **Are you happy here or would you move out if you had the choice?**
I'm 40 years here I'm very happy here it doesn't matter where you move to violence is everywhere. The only thing that hurts a lot is this gang violence, drugs and unemployment.

- **What facilities would you like to have? What is the community missing?**
A skill school as there's to many drop outs, our post office was taken away, housing and soon it will be our day hospital all due to the violence.
- **Can you list these in order of Importance?**
 1. Education
 2. work opportunity.
 3. Location to the city
 4. quality of neighbourhood.
 5. health facilities.
 6. Shelter.
- **How strong would you say the community is in Hanover Park, do you know your neighbours well?**
- **What activities are you involved in that includes your neighbours?**
I have an NPO called Love Heart Service. And we have a feeding scheme also were we try to cook on a daily basis.
- **How do you get around? Walk/ Transport**
I get lifts from my husband or Friend.
- **What do you envision for the future of Hanover Park?**
no drop outs. the youth need to work with their hands then they will stay off the streets, a better health facility to give better quality service to the community, a police station in H/P to help with the crime our street and court committees must be recognized by all stock holders.

APPENDIX A • INTERVIEWS

Interview 02: Faiza Sayed

(Resident of Hanover Park)

Private Spaces

- **How long have you lived in this flat? Do you know Hanover Parks history?**

I've been staying here for 37years. History I know is that majority of people living here came from district Six

- **What are your earliest memories?**

when came to live here it was much safer place. People had much more respect for each other.

- **What do you do for a living?**

I used to work in a clothing factory pensioner now only doing alterations,

- **Have you made any extension from the original structure? if so, what is it used for?**

Added small Wendy at the back where I do alterations.

Public Spaces

- **Do you feel safe letting you children play outside?**

sometimes it's safe but not all the time.

- **Are you happy here or would you move out if you had the choice?**

I would be happy to move if I could.

- **What facilities would you like to have? What is the community missing?**

We actually have everything only problem is ward councillor he only looks after certain old people.

- **Can you list these in order of Importance?**

1. Education
2. health facilities.,
3. work opportunity.,
4. location to the city.
5. quality of neighbourhood.
6. Shelter.

General

- **How strong would you say the community is in Hanover Park, do you know your neighbours well?**

our community is very strong we know our neighbour's very well.

- **What activities are you involved in that includes your neighbours?**

Neighbourhood watch; organisation that provides food for the poor; pensioners group that meets weekly; outings 3 times year; In summer we go to the pool.

- **How do you get around? Walk/ Transport**

walk or take taxi.

- **What do you envision for the future of Hanover Park?**

what I would like to have is more activities for the youth, more street lights, more police presence when it is needed.

APPENDIX A • INTERVIEWS

Interview 03: Kashiefa Muhamad (Resident of Hanover Park)

Private Spaces

- **How long have you lived in this flat? Do you know Hanover Parks history?**

Lived for 53 years in Hanover Park I know the history of Hanover Park.

- **What are your earliest memories?**

The day they murdered my son

- **What do you do for a living?**

community activist and crime fighter since 1986.

- **Have you made any extension from the original structure? if so, what is it used for?**

yes, did to council mothers & Fathers who lost children due to gang violence/ domestic violence/ abused woman & children.

Public Spaces

- **Do you feel safe letting you children play outside?**

No, I do not feel safe letting kids play outside. As u never know when shooting take place so I fear when my grandkids play outside Even when my children walk in community there is that type of fear.

- **Are you happy here or would you move out if you had the choice?**

I'm happy where I stay but since the death of my youngest son and working as a crime fighter my children's lives are always in danger if I will get opportunity to move out through the sake of my family will grab it with both hands

- **What facilities would you like to have? What is the community missing?**

Our community needs a skills centre That is free of charge where dropouts, pregnant teens, addicts / single moms / can be upskilled motivated and empower.

- **Can you list these in order of Importance?**

1. location to the city
2. Quality of neighbourhood
3. Health Facilities,
4. Opportunities for work
5. education,
6. Shelter.

General

- **How strong would you say the community is in Hanover Park, do you know your neighbours well?**

very strong know my neighbour's so well walk everyday an speak to them.

- **What activities are you involved in that includes your neighbours?**

counselling/ serve food to my community/ sports / making difference in society

- **How do you get around? Walk/ Transport**

walk and drive

- **What do you envision for the future of Hanover Park?**

What I envision of Hanover Park is a community where I don't hear the traumatic sound of gunshots, where gangsters are abolished / where youth can aspire to be the best they can be and social well-being / and struggles are not fragmented by politics and its hidden agendas.

APPENDIX B • ARCHI MARKI

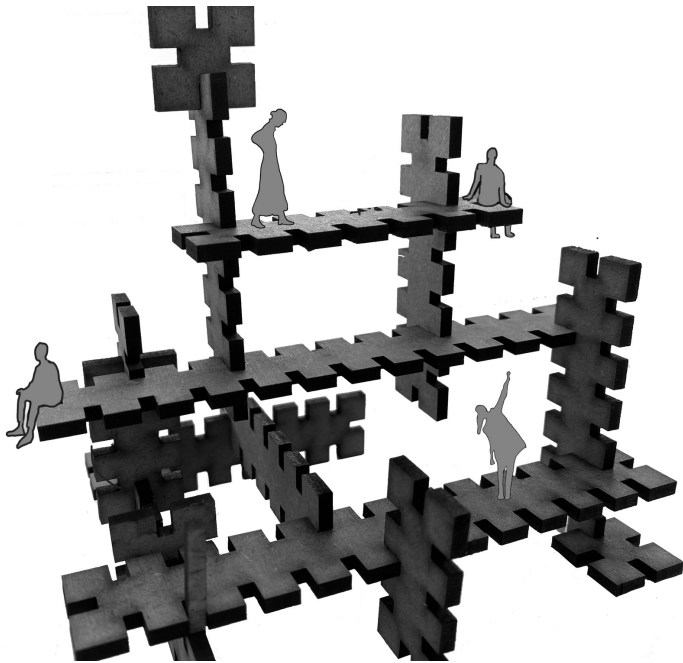


Figure 57 An exploration of a kind of framework structure that links families together. This framework could house services and program.

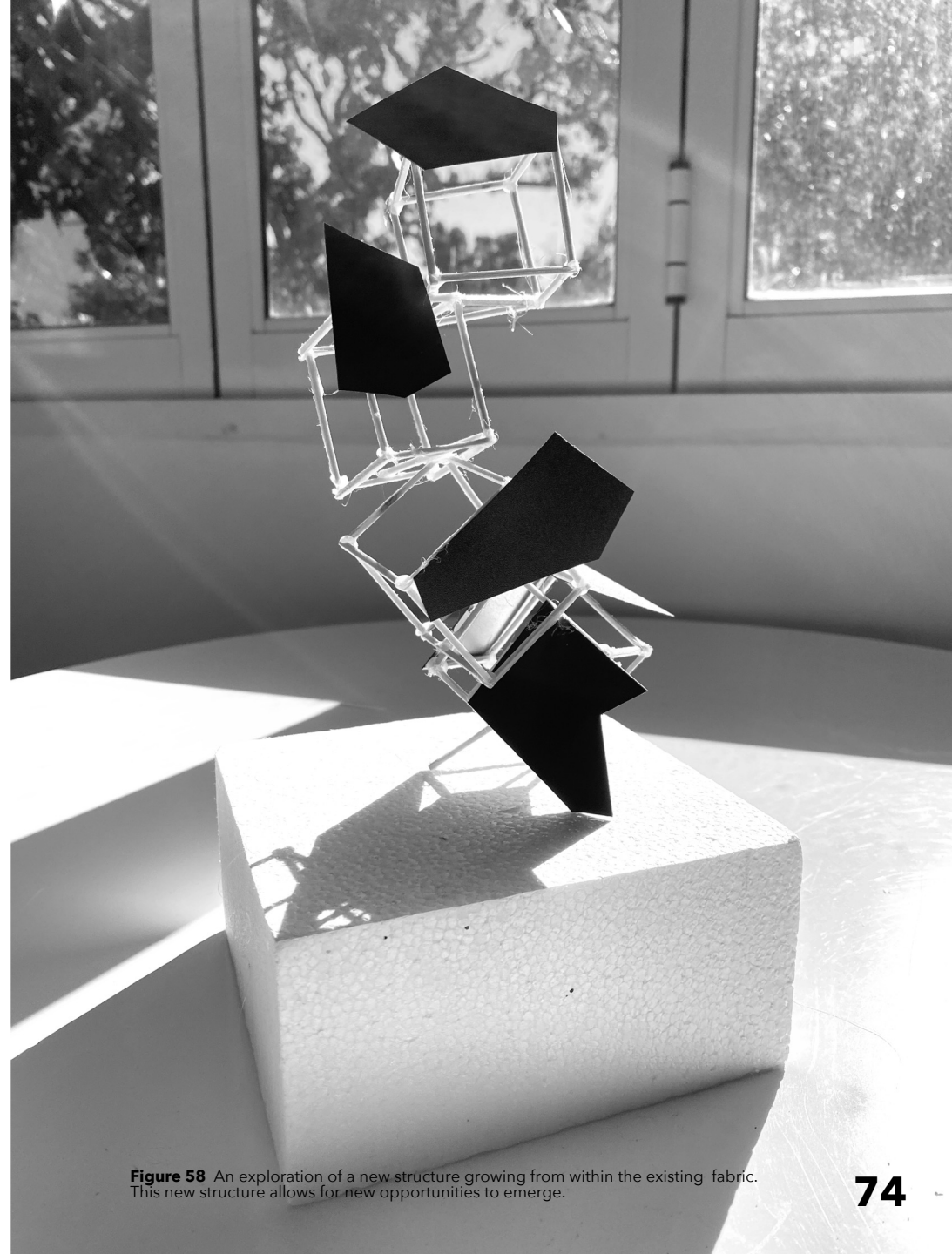


Figure 58 An exploration of a new structure growing from within the existing fabric. This new structure allows for new opportunities to emerge.