

a place of transition on the East City  
and the redevelopment of District Six

# on the periphery



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*In the name of God, the Most Gracious, the Most Merciful*

*to my parents, and the lunch club  
- Thank you for your guidance, love, and support.*

On the Periphery: a place of transition on the East City and the redevelopment of District Six

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## Cape Town

The city of Cape Town is a port found at the southwest coast of South Africa. The origins of this land were occupied by the first nations people, the Khoisan who called the area 'Camissa'. This was to describe the fresh water that flowed down the Table Mountain streams into the Table Bay area. When the Dutch colonised the Camissa, they named the settlement 'Kaapse Vlek', later renamed by the British as the town developed. Cape Town became the 'centre' of the Cape colonial settlement.

## District Six

District Six was an inner-city residential area established by the freed slaves of the Cape. Its geographical location was east to the centre of the Cape Town CBD where dense row housing was built to accommodate the demand for housing at the time. The cosmopolitanism of District Six created a unique character of place as many shared different religious and cultural backgrounds. District Six was later demolished, and its residents moved to the Cape Flats under the apartheid Group Areas Act. District Six was then declared a 'Whites Group Area'.

## The East City

The East City is used to describe the eastern part of the Cape Town city centre and parcel of District Six. The peripheral area is the study focus of the dissertation. Its shared history with District Six enabled redevelopment as part of the restitution process. Proposed urban models for the east city has however resulted in the area facing gentrification.

## Gentrification

Gentrification is a term used to describe an urban process by which neighbourhoods are rehabilitated by buyers, developers and landlords. Initially gentrification was typically the working-class neighbourhood being replaced by that of an affluent class, however today the term can be expanded if one underlines the genesis. Its mutation in contemporary gentrification now includes infill housing, rural areas, and the developments of luxury apartment in inner-city centres.

## Binarism

Binarism in language is used to describe two sides of a sign. In post-colonial studies a binary structure is extreme opposites of a sign (example: civilised and uncivilised). In colonialism, these binary structures are used through language to differentiate between the colonisers and the colonised. Euro-centric ideologies considered itself civilised whereas the indigenous were distinguished as primitive. The study through language refers to the binary structure to investigate its influence on the built environment.

# preface.

*This dissertation begins at the periphery: one that when there, makes me realise how far to the city edge I have walked. For 28 years the city has been my compass; every corner, building, street, square, smell, siren, light, and shadow has cast itself within my spatial memory. Cape Town city centre due to its close-knit urban fabric has enabled walkability, taking me by foot to school, university, work, and cafes within a 7-minute radius. However, the east periphery of the city centre is one I know to be obscure, a physical erasure of place by the apartheid government.*

*Over the years when approaching this part of the city, I have observed a place of small business influx, very often not long lasting before a new business would have taken its place. These traces of commerce and human activity disappear relatively soon, only to be recognised by those who remember. For many like myself, having not lived the true memory of the place, District Six is merely a tale and vacant land.*

*The transformation of the periphery has not only been physical but cognitive for me as a child to becoming a professional architect, never knowing the true infringement of the socio-political influence of place. Through professional comprehension it has become clear that this part of the city has developed an urban model that began to exclude its past.*

*The dissertation aims to explore the edge conditions of the city centre and how it begins to enable dialogue beyond its periphery. This area previously known for its own unique and diverse character has developed into an area exclusivity.*

*The area is analysed as a periphery for its geographical location at the margins of the city centre and the intersection of the redevelopment of District Six.*

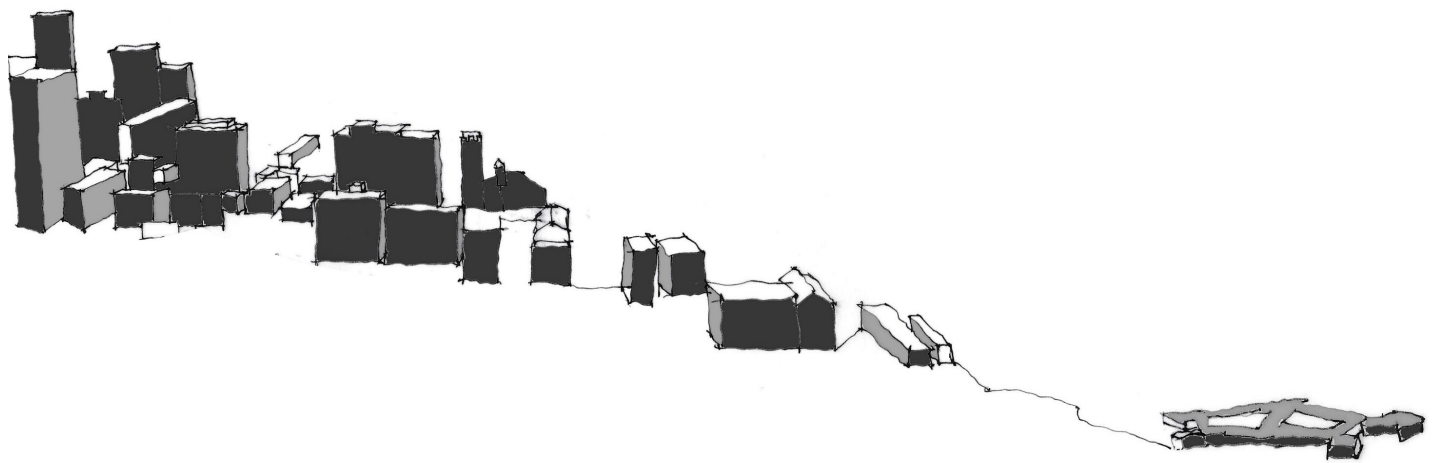


Figure 2  
Author, 2022, Cape Town CBD and the  
disconnection to the east city.  
Sketch.

# abstract.

Continuing the narrative of the city- both my relationship and its history, the design dissertation suggests the city to be a place of inclusivity rather than its previously racially divided past. It finds itself at the east periphery where forced removals had divided the dynamic community of District Six and its link to the city centre.

The structure of the document begins with the spatial experience of the city 'edge', having no lived experience of the community, one can only feel the disparity of an once abstraction of place to its now bare land. The document is divided into four parts to introduce the city at the time of its first nations to its present, post-apartheid.

Part One explores the city in a linear structure, the work of Linda Graaf suggests that the city, by colonial and imperialism has influenced the spatial formation of the built environment. This is analysed alongside the formation of District Six in understanding its social and economic influence of place and proximity to the city.

Part Two collects the spatial everyday that made up the social life of District Six. It analyses the architecture which is suggestive by Jan Gehl to be the physical structures that support the everyday to take place. Key elements of the built fabric are analysed for its layers of transition from home to street and also, community to the city.

Part Three closely investigates the east periphery where the residential grain had established itself into the city centre and later dissipated by forced removals, creating a disconnection. This part of the design dissertation introduces site and the importance of the site being in proximity to the city and where gentrification is on the rise.

Part Four elaborates on the spatial transitions of place across scales. This is integral to the design dissertation as it suggests a place of transition between the city and the redevelopment of District Six. It further explores the concept spatially and suggests ways in which the site can benefit transition beyond its boundaries. It imagines a dynamic place on the periphery where the exclusive and the incoming community share place. This encourages a city that is inclusive for all across class categories.

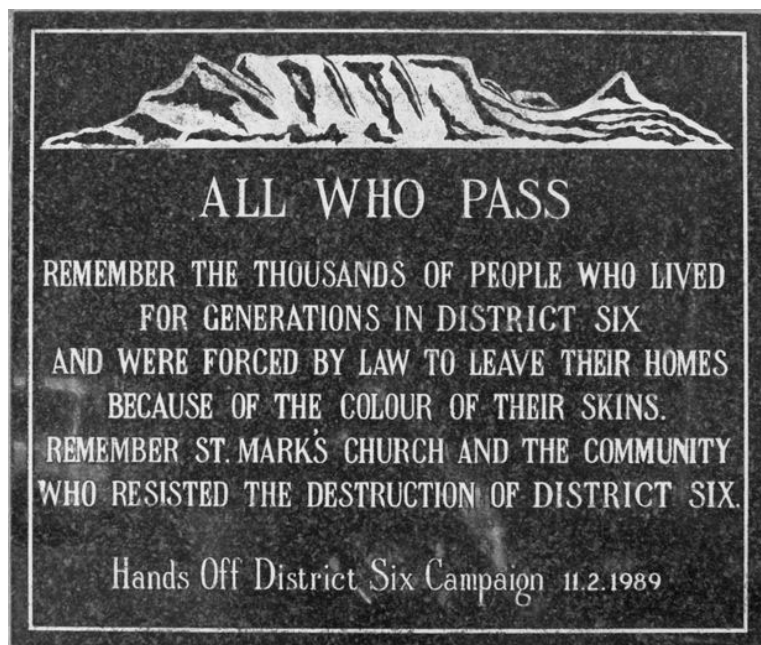


Figure 3  
Author, 2022, Memorial plaque on St. Mark's  
Church, District Six.  
Photograph.

# introduction.

Architecture as a physical form is traditionally characterised by boundaries. The effort to construct and sustain its permanence is resourced around enclosure and resistance. Architectural practice itself is influenced beyond such boundaries, these external forces are formed by political agenda, socio-economic change, legalities and cultural difference. While architecture as a form followed by practice aims to situate itself at the centre of the built environment profession, external factors negate its ability. Both the physical and practice of architecture is affected by external conditions rather than its internal process.

The dissertation forms itself around the centre-periphery spatial metaphor. The dichotomy between centre and periphery is used to describe complex urban societies where the periphery is influenced by the conditions of the centre. The binary structure becomes significant in analysing spatial and cultural dimensions. Euro-centric ideologies is perceived to be maintained whereas its subordinates are of lesser interest. Architecture continues to materialize this concept by incorporating classical design elements outside of its western context. Materials and building skills too are fabricated as its supply was exported into the hands of colonisers. This exercises how the centre maintains power over the periphery.

Architecture however, has developed into an interdisciplinary practice as opposed to soloist. This enables inclusivity in the design process, transcending boundaries. The overlapping of sociology, geography, literature, history and, importance on indigenous world views materializes the ethical concerns within architectural practices.

Architecture at its present term enables inclusivity, diversity and becomes the tool in which the study combats social and cultural difference.

# 01

Centre as the City  
Time as the City  
Democracy as the City  
Periphery as the City  
Gentrification as the City

# centre as the city.

*The theory of the periphery and its relationship to its centre is investigated. This phenomenon is centrale to post-colonial studies where the cultural, economic, and political influence of colonisation and imperialism is analysed through its binary structure over people and place.*

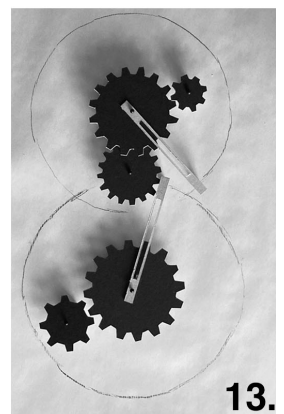
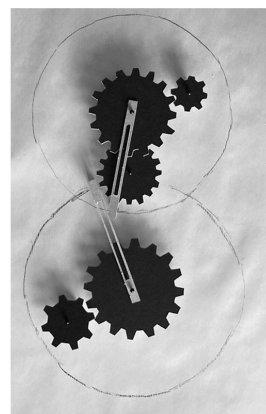
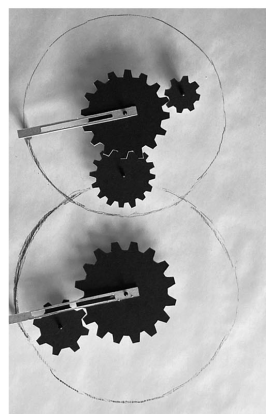
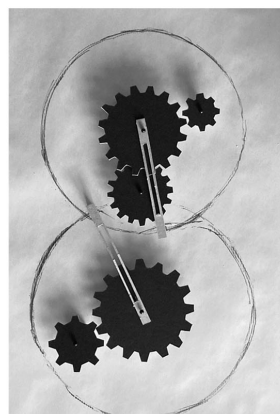
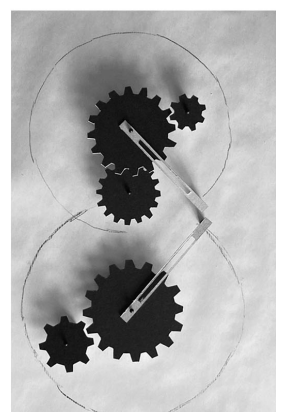
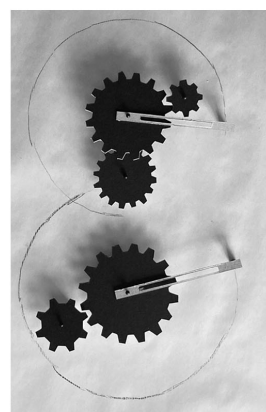
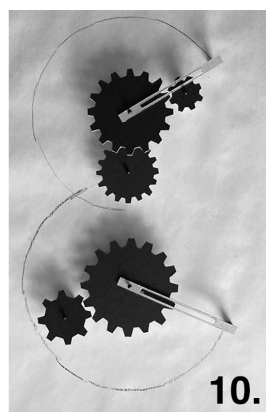
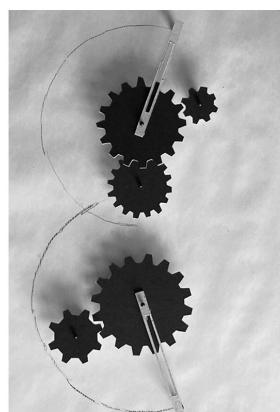
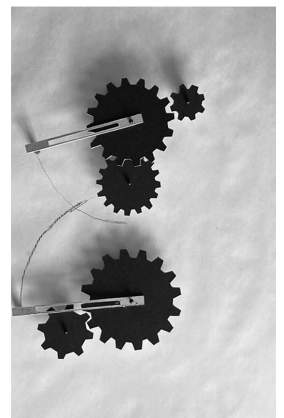
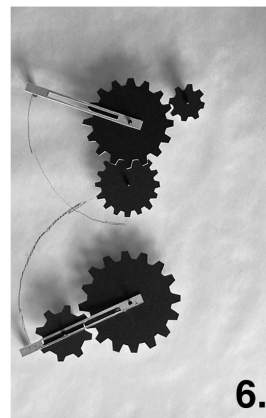
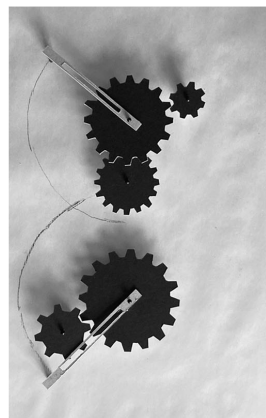
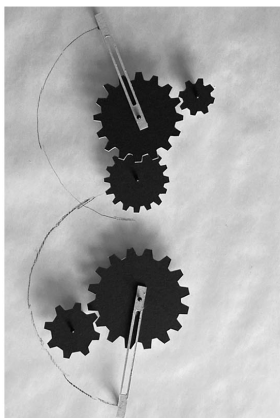
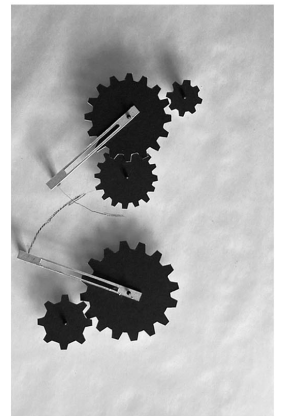
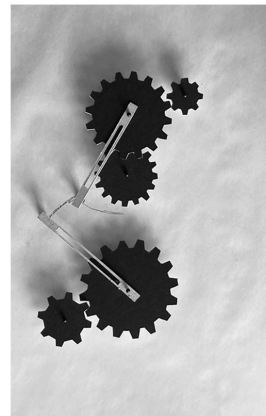
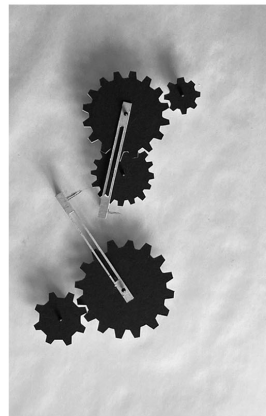
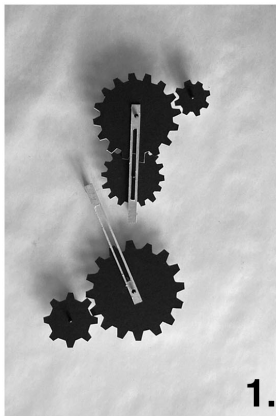
Binaries (a pair of opposites), in colonialism was that which was defined by colonisers. These binaries were imposed through definition of who was considered powerful (Europe) and who was considered weak (subordinate to Europe). These extreme binary structures were staged to be normal and would later influence governance and policy to benefit colonisers. It is understood that these binary structures are formed literature to create marginalised societies. However, these binaries can be disrupted through cultivating thought. An example of disrupting such binaries is the western belief that the natives are primitive, however through understanding their culture and traditions we may adopt new world views. (Raja, 2019)

One of these binary structures, is the centre-periphery spatial metaphor in post-colonialism studies. The theory of periphery presents the notion of an edge condition but also its relation to its opposite: the centre. Periphery to the centre is perceived as isolated, a distance that grounds the idea that the periphery is trivial to its core. The relationship between periphery and centre represents itself as a binary structure within urban societies. The centre identifies as more significant; housing capital, networks, and technology to sustain its domain. Whereas the periphery is perceived as marginal, adopting a lifestyle of submission to its centre. Globally, developed and developing countries are built upon such domains within each civil society. These centres are not necessarily represented spatially but a realm of values and beliefs which make up a society. Physical representations can form itself through epistemology, language, politics, culture, and social change (Morrow & Abdelmonem, 2013).

Edward Shils writes in *Centre and Periphery*, 1961, that the centre is a realm of action within a network of institutions made up by actors where values and beliefs are embodied and propelled into society through interconnected structures. It is understood that the centre does not act independently but through sub-systems that overlap. Sub-systems may act individually or in consultation with others to ensure it keeps the hegemony for their organisations. The centre considers itself as sacred due to its authority and its conduct of control through standardisations. The periphery becomes that which is controlled by the centre through its authority (Shils, 1961).

Cape Town, South Africa is one of the most segregated cities as a construct of colonialist and imperialist binarism. Its history represents centres as hegemony over its landscape, defining peripheries to be marginalised through social practices, economic history, and social relations. As a post-apartheid city, it still aims to disrupt this binarism due to its extremity of its structure, rather than making it an inclusive centre, it widens itself, pushing the periphery further away from reaching economic and social opportunities prohibiting independence.

Figure 4  
Author, 2022, Archi Maki 1 model, representing  
the centre as a system of gears that holds values  
and beliefs and its influence on the periphery.  
However, where the charcoal lines overlap is  
the periphery, and it becomes a place of shared  
culture.



# time as the city.

*The linear structure of time is used to represent the physical and social formation of Cape Town through the hegemony of power. From the condition of origins to that of the built form, many centres find themselves within colonial and post-colonial conditions that transform their landscapes. These conditions are influenced by social, economic, and political shifts and are represented through a series of mapping from 1656 to the present day.*

The built form of Cape Town developed through a binary structure where place was reflected by its power and identity of a hegemonic order. Pre-colonial South Africa was inhabited by its first Indigenous people, namely the Khoisan. They were hunter gatherers and migrated across the landscape of South Africa dismantling and reconstructing their reed huts when food and water became scarce. However, in 1488 the Khoisan as a secluded nation was disrupted by the first European (Portuguese) ship in the Table Bay coastal area. The relationship between the Khoisan and the European sailors developed into one of tradesmanship, they bartered their cattle and sheep in exchange for brass and copper from Europeans (Pistorius, 2002).

The arrival of the Europeans begins the expedition of territorialisation in the Cape. Although the balance in trade was delicate, it was later disrupted by the arrival of the Dutch East India Company (VOC).

Understanding Cape Town through its linear structure of time we are able to identify the first territorialisation of land through hegemony. Re-presenting Cape Town through landscapes of social identity and exclusion: an interpretation of three power shifts and their modifications from 1652-1994 analysed by Linda Graaff, argues that there are three major shifts that influenced the built form and enabled social exclusion: (Graaff, 2008)

Shift 1: Pre-colonial and the 1652 Dutch invasion, The Dutch East India Company (VOC) making territory in the Cape through built form.

Shift 2: 1806 British Colony and the economic development of the Cape, The expansion of trade in the Cape.

Shift 3: 1910 Neo-Colonial-Segregation, and neo-colonial alienation in the Cape. (Graaff, 2008)

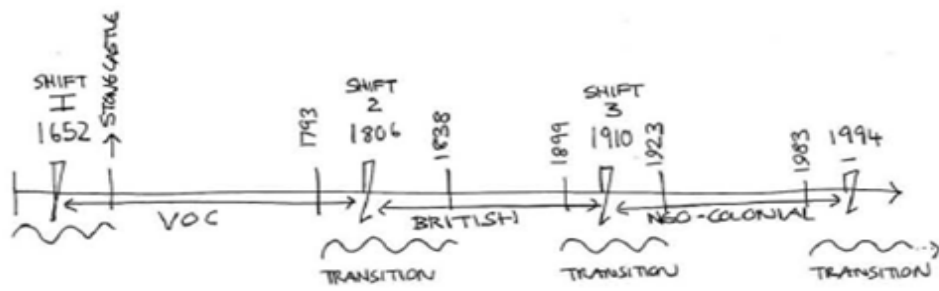
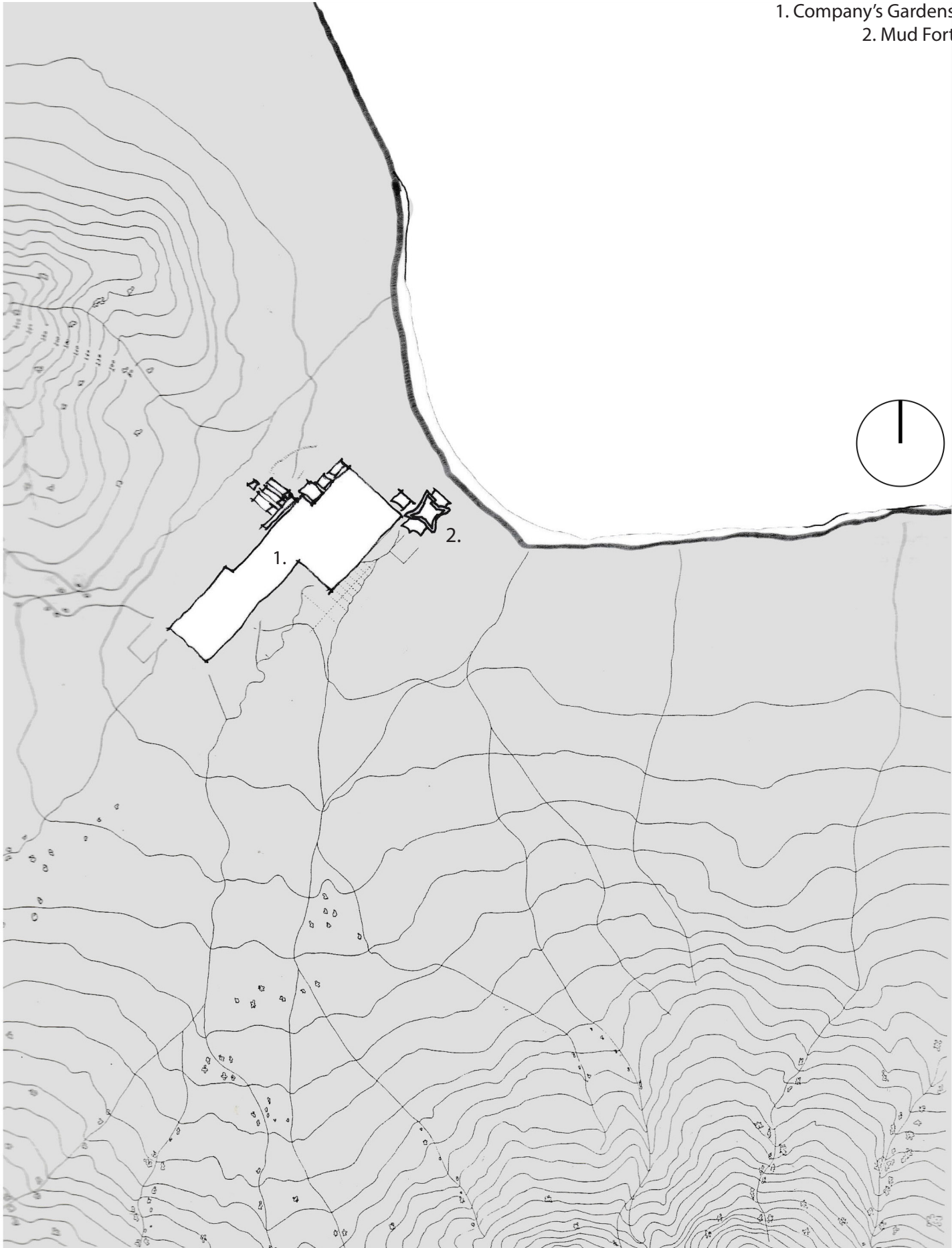


Figure 5  
 Graaf, 2008, Chronological representations of events, built forms and spatial practices in the Cape pg.128.

Figure 6  
Author, 2022, Cape Town 1790, extracted from  
Texture and Memory: The Urbanism of District  
Six.  
Sketch.

1656

- 1. Company's Gardens
- 2. Mud Fort



Shift 1: Pre-colonial and the 1652 Dutch invasion.

The Cape formed the 'halfway-mark' between Europe and the East. Before the arrival of Jan van Riebeeck, the Europeans had set up tents along the shores and continued to negotiate bartering their iron for exchange of cattle from the Khoisan along Salt River. By 1615, the English set up a penal colony on Robben Island which marks the first European colonisation of the Cape. When the Dutch arrived in 1652, although they were not the first to arrive at the shore, they became the first to keep settlement and presence in the Cape. Jan van Riebeeck ordered by the VOC to set up a refreshment stop at the Cape as provision for ships on the trade route between Europe and the East. (Graaff, 2008).

The settlement of the VOC was the first shift that illustrated power through material form. As a refreshment station to refuel ships with water and food, the VOC built a mud fort close to the perennial stream of Table Mountain and a garden laid for fresh produce. Its representation as a settlement to that of the trade route is central to its maintenance of power (Pistorius, 2002).

The Dutch had taken control of bartering within the Cape, only allowing trade to be done through the VOC. Post-colonial theory varies to each country, the imperial culture here is dominated by the Company, adopting colonial town planning. The expansion of its settlement began in 1657 when former workers of the Company displaced the Khoisan people along the Liesbiedeck River and placing the first nations people to Camps Bay. The mud fort was rebuilt in 1666 with five bastions representing the Dutch East India Company Symbol, asserting power. Through these spatial formations, post-colonial theories do intersect with the built form of the colonised (Pistorius, 2002).

The binarism of post-colonial theories constructs itself around 'self' and 'other.' This notion in the context of Cape Town in the early 18th century worked itself around the structure of difference. Rather than adopting indigenous world views and merging cultural diversity, it enabled cultural difference pushing the Khoisan to the margins of the city (Graaff, 2008).

To the East of the city settlement in 1706 was The Zonnebloem homestead, a series of farms were established and the Hanover Street we know today was the approach to the Zonnebloem farmhouse. This establishment begins the first built form on the east periphery of the city in its making. (Pistorius, 2002).

Shift 2: 1806 British Colony and the economic development of the Cape.

The British defeated the Dutch in an attack to secure the trade route. The hegemony of the VOC eradicated, and merchant activity was encouraged, however in 1802 the Dutch returned, and the Cape was ruled by the Dutch colony. Through Dutch governance, the Cape became an isolated extension of Holland occupied by its citizens. In 1806, the Dutch were yet again defeated by the British, this began the second shift in power. This shift marked the end of the power of the VOC over the Cape and changed the economic structure, developing commerce in the Cape. The abolishment of slavery in 1834 introduced the wage labour system which presented a workmanship relationship and later formed 'production' in the context of the industrial economy in the Cape (Graaff, 2008).

The emancipation of slaves allowed for slaves to be integrated into the social practices of the town through various tradesmanship, artisanship and professional endeavors. There was a prevalent 'coloured' identity within the Cape, some of whom were already well known prior to the abolishment. By 1853 the development of governance had shifted the public sphere, allowing citizens independence from the British government due to the success of the merchant economy. The centre of hegemony in this era allowed for the progressive development of the Cape. Transport and road networks allowed the town to grow spatially as the population increased (Graaff, 2008).

Freed slaves settled on the slopes of Bo-Kaap and 'Onderkaap' which led to the expansion of the easy city settlement. Residential grids were planned beyond the castle in a similar grid pattern to that of the city with similar sized plots. The demand for housing increased due to the emancipation and speculative builders built dense row housing in the east of the city. By 1862 the east settlement had expanded with new housing still following the grid pattern of the old entry into The Zonnebloem homestead, which later became Hanover Street.

The rapid growth was influenced by the discovery of diamonds and gold in South Africa. Many Europeans immigrated to the Cape and settled in Cape Town instead of north to the mines. The area was renamed in 1867 when Cape Town was divided into twelve districts under the municipality and through its divide, the area derived its name. District Six developed into a grid a grid system as it expanded in 1878, two predominant axes were the main Sir Lowry Road and the other toward the slopes of Devil's Peak. Others were to have followed the boundaries of farms that had been established before its settlement. The proximity to economic opportunities made it ideal for residents of the poor working class (Pistorius, 2002).

Figure 7  
Author, 2022, The development of the east  
settlement of the CBD in 1818-1878, extracted  
from Texture and Memory: The urbanism of  
District Six.  
Sketch.



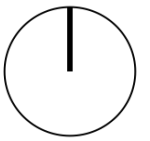
1818



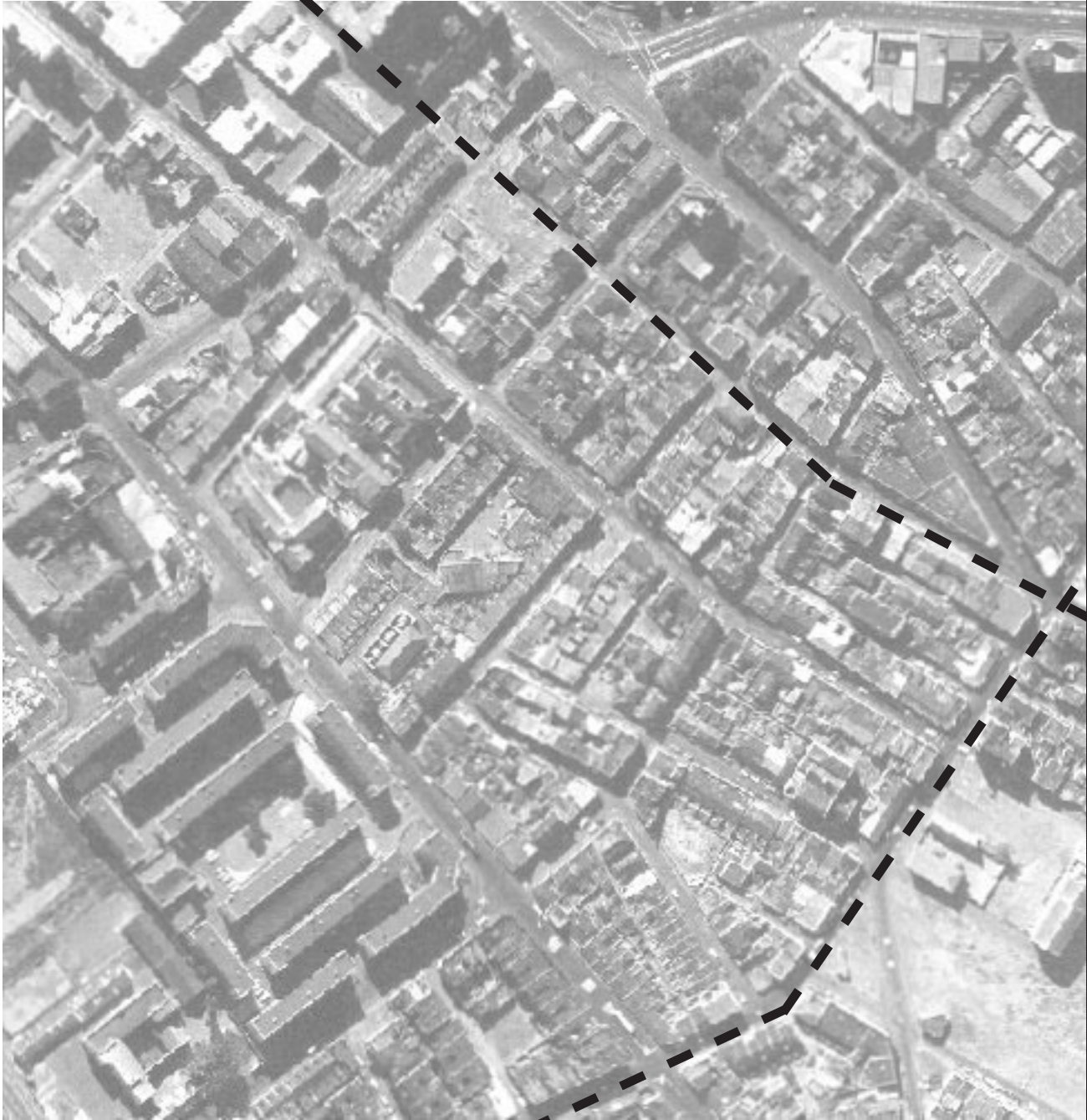
1862



1878



← Hanover Street  
axis



Devil's Peak slope  
axis

Figure 8  
ArchGIS, 2022, The grid of Dsitric Six in 1970  
established by connecting routes and the Devil's  
Peak mountain slope.  
Satellite photograph



### Shift 3: 1910 Neo-colonial and Segregation

A dual shift in power occurred in 1910 with the union of the Transvaal and the Cape. Prior to the union the Cape had been the primary influence of power in South Africa. However, while its union front aimed to reflect partnership between the English and Afrikaner, it gave no representation to the African identity. The Act of Union incorporated colour clauses through which certain Acts marginalized people of colour. The Land Act of 1913 prohibited Africans from owning any land which led to the migration of towns to the periphery of the city, many of which still today are informal settlements. The Act also condemned that Black people to own or rent land in a 'white' prominent area. The construct of other iterates the history of the Cape, Hertzog a former Prime minister of South Africa argued based off 'sociological' grounds that "natives were not by nature town dwellers". (Graaff, 2008).

The modification of power that changed the way we live, and experience South Africa today is the election won by the Nationalist Party (whose membership was made-up Afrikaners) in 1948. The implementation of the Apartheid policies after 1948 gave supremacy to whites in South Africa. At the time whites were considered the centre of society, making laws, and ordering control in the city. Racial segregation laws, the group areas act, starting segregated schools, the mixed marriages act, and removing public facilities was a social engineering scheme to order control, maintain white supremacy, and racial segregation. Coloured and Black people were pushed to the margins of the city, assuming the city was the 'centre' of destruction (Graaff, 2008).

District Six by 1960 had continued to thrive although a poor working-class area that had been affected with many concerns of health and sanitation due to the problems of overcrowding. There were many attempts by the government to improve the area, however in 1966 District Six was declared a 'White Group Area' under the Apartheid legislation. No more than two years later, the first demolition and removals began and the housing crisis in Cape Town had spiralled. The housing built for coloured people fell short of demand and the attempts to keep black people out of the city was prevalent. Dormitory suburbs were created to facilitate the 'White Group Areas', moving people of colour to the periphery away from the city centre into racially segregated commuter suburbs. Freeways were constructed to enable movement but physically fragmented Cape Town. By 1982, 40 000 people were displaced from District Six to the Cape Flats. (Pistorius, 2002).

Graaf concludes the three major shifts as South Africa transitions into a democratic state. However, political freedom continues to reshape the city.



1968



1976



1992

Figure 9  
 Author, 2022, The demolition of District Six  
 1968-1992, extracted from Texture and Memory:  
 The Urbanism of District Six.  
 Sketch.

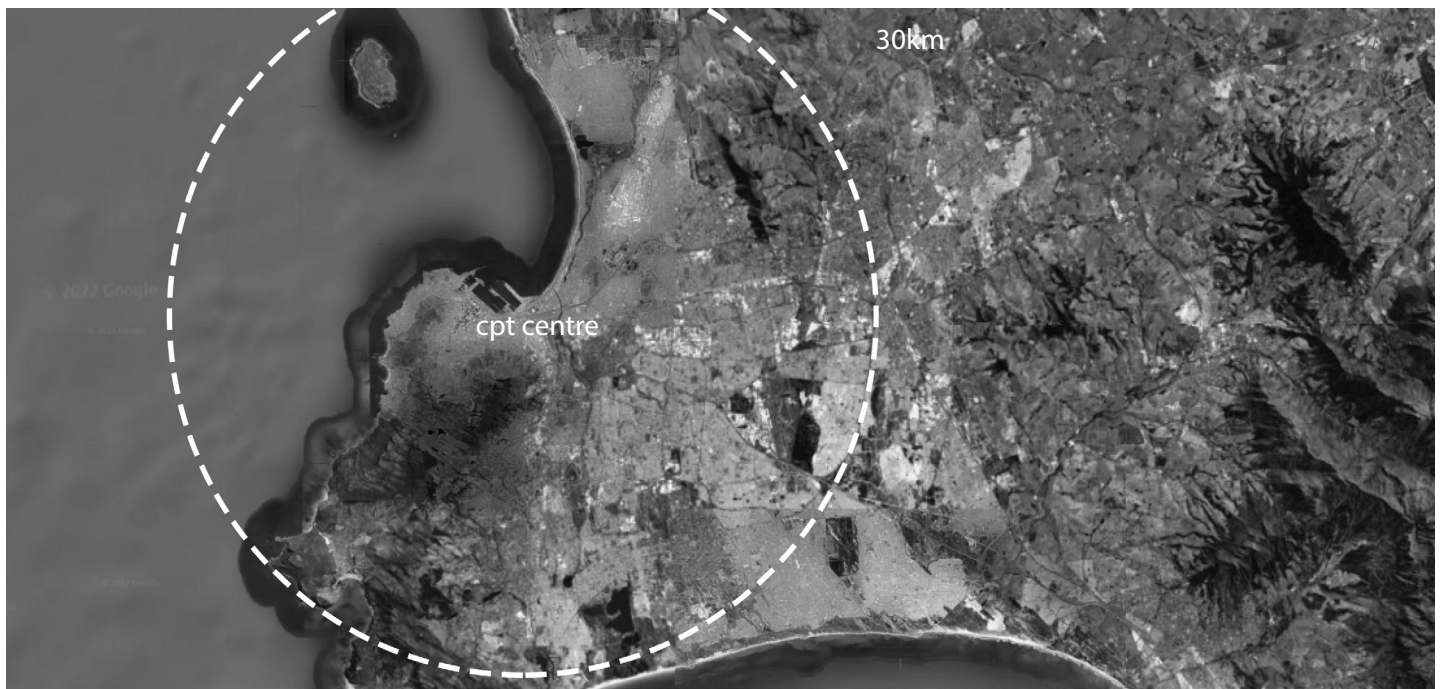
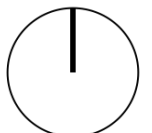


Figure 10  
 Google Earth Pro, 2022, The Cape flats in  
 relation to the city centre.  
 Satellite photograph.



# democracy as the city.

*South Africa became a democratic country in 1994, however while it reached political 'freedom', the country had much to achieve in undoing social and physical constructs of the apartheid regime. The most relevant crisis prevalent in city of Cape Town is access to affordable housing. Here we investigate the country's transition to a democratic state and forming frameworks into the revitalisation of the city and its periphery.*

Cape Town continued to grow at an unprecedented rate. Most of the growth were primarily of the poor who settled at the informal peripheries of the city. Forced removals, legislation, shack raids and demolitions were ineffective as African urbanisation continued to grow. By 1990 the population of Khayelitsha, a large suburb on the periphery of Cape Town, had over 450 000 people. Peripheral areas such as these were characterized by people moving in and out of the city seeking economic opportunities for sustenance (Pistorius, 2002).

The deregulation of influx control in 1986 in the city led to the formation of many informal settlements surrounding the metropolitan area. Its legislation before abolishment restricted and controlled African urbanisation with pass laws, housing permits, deportation, workplace control and the prevention of illegal squatting. The Self-Government Act had transformed areas known as the 'homelands' to further permeate the apartheid partition by creating places specifically for African occupation (Evans, 1991).

The housing crisis is clear in the formation of these peripheral towns, coloured people had formed shack extensions to existing rooms resulting in informal densification. Housing was built poorly on the margins for coloured people in areas such as Mitchell's Plain, Delft and Blue Downs on peripheral lands to that of the centre metropolitan region. The city discussed many ways to control urban growth, however urban sprawl was more progressive, threatening cultural and natural landscapes. The engraved spatial planning of apartheid left little opportunity for integration in the city, highways and rivers were fixed elements that spatially separated class categories (Pistorius, 2002).

In 1999, The Metropolitan Spatial Development Framework (Muni SDF) was produced to address issues of decentralisation and segregated planning in the city. Spatial guidelines were formed in managing the development of the city (Pistorius, 2002):

1. Managing urban growth and sprawl,
2. Densification of new developments in existing urban planning systems,
3. Integrating housing and commercial activity
4. Improvement of public transport,
5. Address the imbalance of housing in the city,
6. And to create quality urban environments.

The cosmopolitanism of District Six before forced removals enabled dialogue beyond the city centre. It is possible that through its redevelopment, District Six can contribute significantly to revitalize the city enabling inclusivity.

## The redevelopment of District Six

The 'Hands off District Six' campaign oversaw the prevention of private investors buying into the area after forced removals. In 1986 BP Southern Africa launched a Section 21 company, Headstart Developments aimed to help the redevelopment of District Six. The company demonstrated appropriate and affordable development options for the district, however while the initiative was supported by the local City Council and the business sector, many opposed. In 1990, a nationwide campaign highlighted the country's housing crisis by the United Democratic Front (UDF). It focused on the occupation of state-owned land and expropriated land in District Six, as a result forming the first District Six Steering Committee to initiate and co-ordinate the redevelopment of the area (Pistorius, 2002).

The Development Framework of District Six was produced in 2012 as an integrated approach to the resettlement of claimants. It addresses issues of social injustice and the restoration of land lost under the Group Areas Act and gives effect to the Restitution of Lands Rights Act. District Six as an inner-city area is said through the Framework as a significant contribution in revitalising the city, its integrated approach fosters social, economic and, environmental concerns relevant to both the city centre and District Six. Restoration of land and social justice forms the foundation in the Framework, through informed history and memory the proposals present a guideline to the 40ha site (Lucien Le Grange, 2012).

The Framework analyses the area across scales and structures itself around historical buildings and street grids that extend itself into surrounding urban areas. The proposal includes existing developments as well as vacant land and assembles itself around open space which becomes key informants in the design guideline. Recreational amenity forms part of a large predominant pedestrian movement between places but also ensures a high-quality environment for claimants. The central issue of restitution is housing, forming a substantial part within the business plan of the framework. It aims to accommodate low-income families with added commercial development. Its goal is to produce five thousand new homes for the reclaimants of District Six. (Lucien Le Grange, 2012).

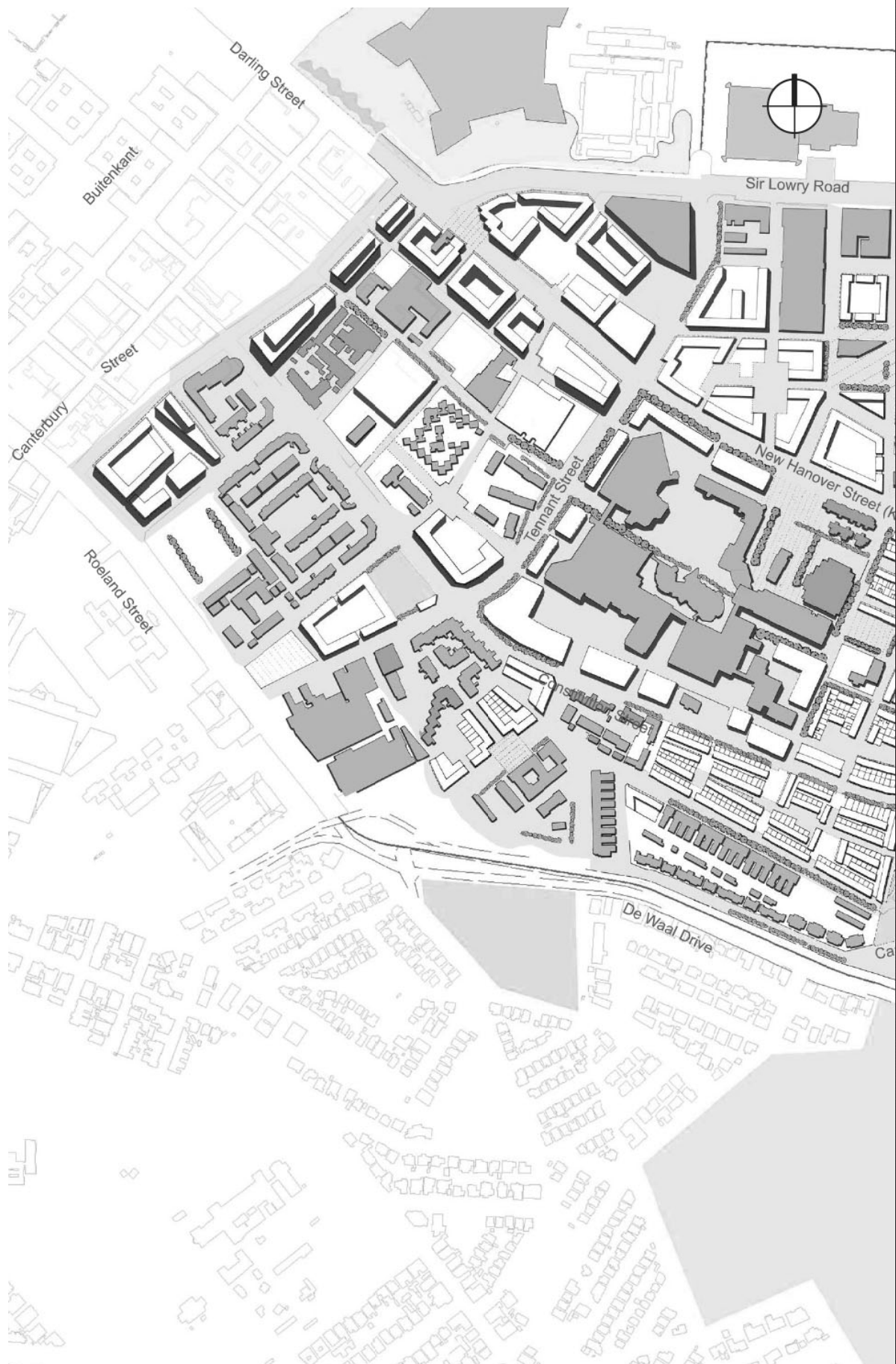
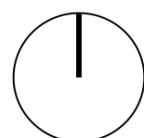


Figure 11  
Le Grange Architects + Urban Designers, 2012,  
extracted from the Development framework for  
District Six.  
Masterplan.



# periphery as the city.

*This section focuses on the defined area of study for the dissertation see Figure 11. It aims to unpack themes of gentrification and the urban model systems that sterilises established communities. We explore the periphery over time and highlight key influences that contributes to its contemporary state*

Cape Town continued to grow at an unprecedented rate. Most of the growth were primarily of the poor who settled at the informal peripheries of the city. Forced removals, legislation, shack raids and demolitions were ineffective as African urbanisation continued to grow. By 1990 the population of Khayelitsha, a large suburb on the periphery of Cape Town, had over 450 000 people. Peripheral areas such as these were characterised by people moving in and out of the city seeking economic opportunities for sustenance (Pistorius, 2002).

The deregulation of influx control in 1986 in the city led to the formation of many informal settlements surrounding the metropolitan area. Its legislation before abolishment restricted and controlled African urbanisation with pass laws, housing permits, deportation, workplace control and the prevention of illegal squatting. The Self-Government Act had transformed areas known as the 'homelands' to further permeate the apartheid partition by creating places specifically for African occupation (Evans, 1991).

Since the early 2000's the ambitious proposal took many forms, various interventions and coalitions were introduced to the east part of the city centre, in total five phases. The ongoing mutation of the east city saw the collapse and re-appropriation by various actors. The distinct phases highlight the east periphery over a period of fifteen years. It reveals the urban models interpreted and reconfigured that led to a progressive transformation of a place.

Phase 1: The science park and the cultural precinct (2003–2008).

Phase 2: The design and innovation district (2008–2010)

Phase 3: The Fringe (2011–2013)

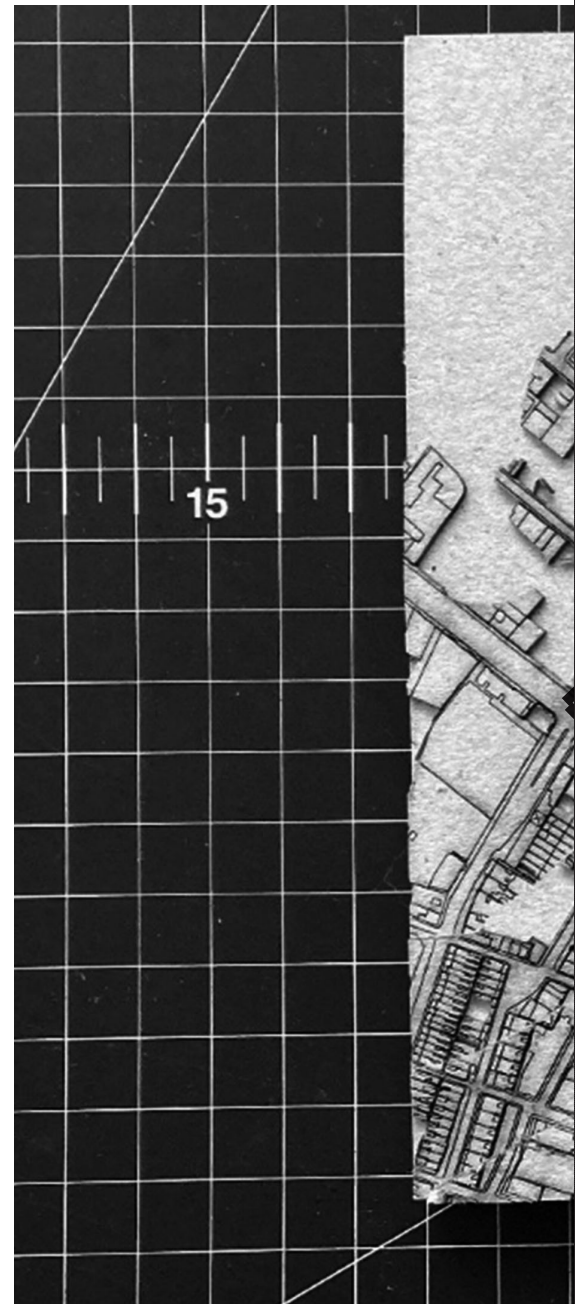
Phase 4: The Collapse (2011–2013)

Phase 5: The Organic rebirth (2014– Present)

The organic transformation of the east periphery although failed through urban models was adapted by local owners and investors who strategically capitalised on narratives of design. District Six Museum Director says, "if you walk around the area, the Fringe is happening anyways. Small businesses, people who fit the brand are locating here. It feels to me a Fringe by no name" (Robin & Nkula-Wenz, 2022).

The ongoing opposition stays that of the District Six community. Local and international investors have recently transformed the east periphery through numerous developments that seek class status to the area. Its continuous blind sidedness to the history and acknowledgment of forced removals and the crisis for affordable housing in the city area is contested. The area now faces gentrification and exclusivity to its earlier diverse character.

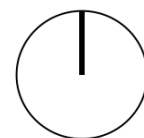
Figure 12  
Author, 2022, The defined area of study at the east periphery of the city centre. 1:5000 Model.





40

10



2018



2012



Figure 13  
Author, 2022, Gentrification at The Harrington  
between 2012-2018.  
Photograph collage.

# gentrification as the city.

Gentrification within an urban society is often difficult to clarify. Intensive scholarly debate argue that urban socialist Ruth Glass's definition of gentrification is to be kept. Glass defines gentrification as the transformation of a poor neighbourhood by middle-upper class income groups, buying properties and converting them. However, many believe the term is to be expanded through understanding its processes. The earlier definition of gentrification at the time looked specifically at the reinvestment of capital at urban centres where typical working class were replaced by an affluent class of people. Contemporary gentrification tends to define the term differently, underlining its genesis as spatial gentrification extends beyond urban centres. Of these mutations it is argued that office conversions as well as new build has been debated to be within the definition of contemporary gentrification. Whether it is suburban, urban, rural, new build or renovation of existing space, it attests to that gentrification is the class dimension of neighbourhood change (Visser & Kotze, 2008).

Global urban regeneration has influenced South African policy makers where many initiatives for urban regeneration were proposed in the 1990s. Of these initiatives at the time was the decentralisation of inner-city areas. In both developed and developing countries, the process of urban regeneration/ renewal was central to the deterioration of their city centres. As a result, gentrification has been of the most controversial change within urban renewal neighbourhoods as its process refashions physical characteristics of a place and alters the local economic and social economy. In the context of Cape Town, gentrification up to recently has not used its classic representation until the early 2000s. The formation of the CCID has forcefully seen rapid change within the inner-city centre and its inner-peripheral areas (Visser & Kotze, 2008).

The East City is not new to the term through its various urban models mentioned in *Periphery as the city*. Although formally failed, its intention through local investors were opportunistic in their approach. These investments created an East City that reflects expressions of gentrification and exclusivity, provoking the community of District Six. In the context of the study area, the text looks at partnership and urban regeneration as a form of gentrification in the east City.

While it is imperative that the study between the global South and North is taken into consideration in investigating urbanities affected by gentrification, recent developments within South African city centres present many opportunities which enables new analyses to be made.

# 02

The spatial everyday  
The places of transition

Figure 14  
Author, 2022, Stitching memory and place of  
District Six.  
Photograph collage.



# the spatial everyday.

*District Six became the victim of apartheid since the implementation of the Group Areas Act. This exclusivity however denies the cultural, religious, and creative history of its core identity. The spatial everyday re-imagines life on the inhabited landscape of Devil's Peak through its oral history written by Bill Nasson.*

Testimony to the conditions of life in District Six almost seems utopian. Not too long ago, the opportunity to observe Hanover Street and the bustling crowds at the Avalon (cinema) would reinforce the oral history. The sense of place with rooted imagery became obliterated by the bulldozers under the apartheid regime to pursue a racially divided city.

The physical and communal fabric stretched into the landscape the same way the city centre had pushed back the shore for the expansion of the city centre. Residence physically shaped their environment of District Six, where one would describe the place as overcrowded; to its community the abstraction of place allowed for unity and diversity. The architecture naturally became that of thresholds.

Nasson describes the spatial atmosphere as one that is claimed by its people. Access to public space is influenced by the ongoing Cape Town's carnival when troops reclaimed the streets in celebration of their freedom on New Year's Day. Every place was an extension of the home- the pavements became arenas for children to play competitive board games, marbles, and hopscotch. The street became sports fields and corners were for trading where bartering would take place. The community moulded place to their everyday needs and requirements.

Although there is no single history, the difference between 1910 and 1950 is none, but rather a continuing experience of place- each man and woman can both vouch for the melting pot of class, reputation and race which made up its cosmopolitan community. District Six bore many social relationships which later were still kept, however one of the most distinct extensions of District Six today is its language. The community of District Six still exists today in Afrikaans and English, a language not spoken separately but rather mixed and prevails in Bo-Kaap and the Cape Flats (Nasson, 1990).

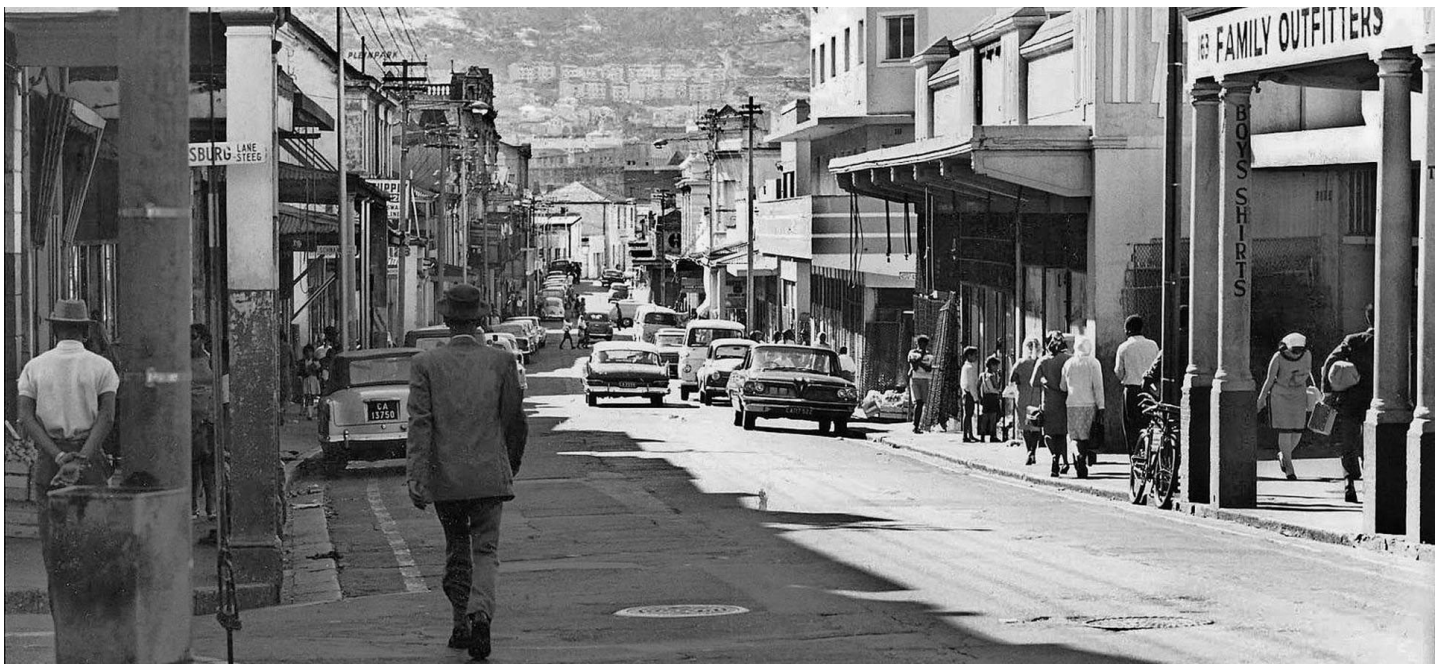


Figure 15  
du Plessis, 1964, Bustling Hanover Street.  
Photograph.

The cosmopolitanism of District Six was reinforced by the urban fabric that existed before the demolition of the community infrastructure. The relationship between the home, shop and street were stitched together by building elements that supported the daily activities of people.

Jan Gehl identifies the physical structure to be that which supports and reflects social space. Each wall placed and level-change provides a hierarchy of social intervention and privacy. The relationship between space can have undefined boundaries and various degrees of privacy using openness and closedness to reflect human scale (Gehl, 1980).

Key architectural elements are identified in the successful making of place within the District Six community. It is analysed for its spatial quality and provision for social intervention. The spatial extension of the stoep, the walkway, and the street are utilized in the design dissertation to create the physical structure which supports the place of shared intervention for cross-cultures to exist.

# the places of transition.

## The Stoep

The 'stoep' is a platform to the entrance of homes traditionally built in Bo-Kaap and District Six.

The construction of the stoep as a raised platform is the build-up of the structural foundation to the ground level. The varying levels of the stoep is dependent on the topography of the site; sloped sites requires the stoep to be raised to allow the internal spaces of the home to be one level.

The architectural device enables visual connection from a defined territory to that of the public street. The stoep developed overtime to a veranda where structural columns supported an overhang, formalising a small front yard to the house. The stoep is accessed by a step or steps which adds a layer of privacy. In creating a more semi-private space, the stoep can be edged with a low boundary wall. (Pistorius, 2002)

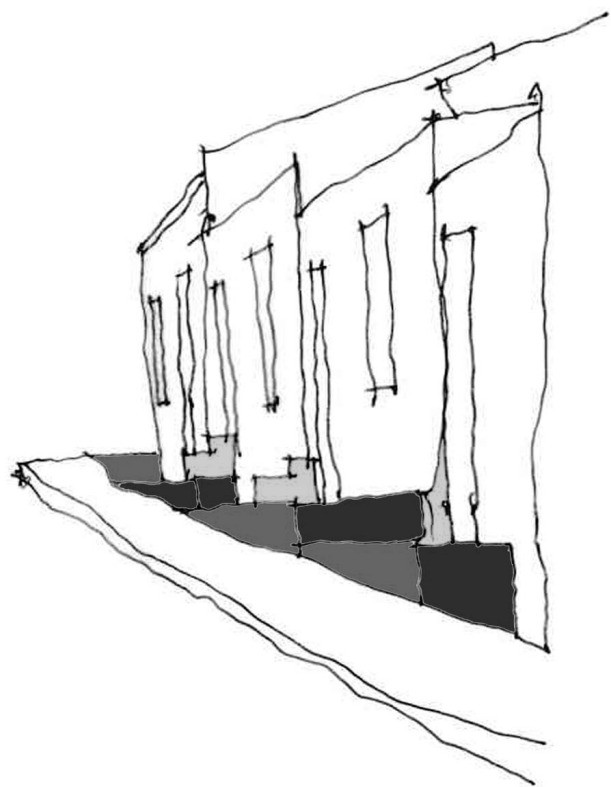
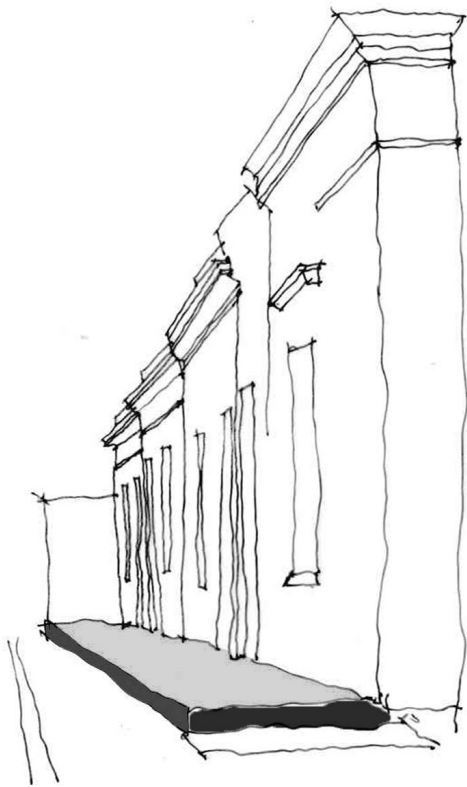


Figure 16  
Levin, 1960s, Eaton Place stoep, District Six.  
Photograph.



Figure 17  
Levin, 1960s, Stoep, District Six.  
Photograph.

Figure 18-21  
Author, 2022, Stoep typologies.  
Sketch.

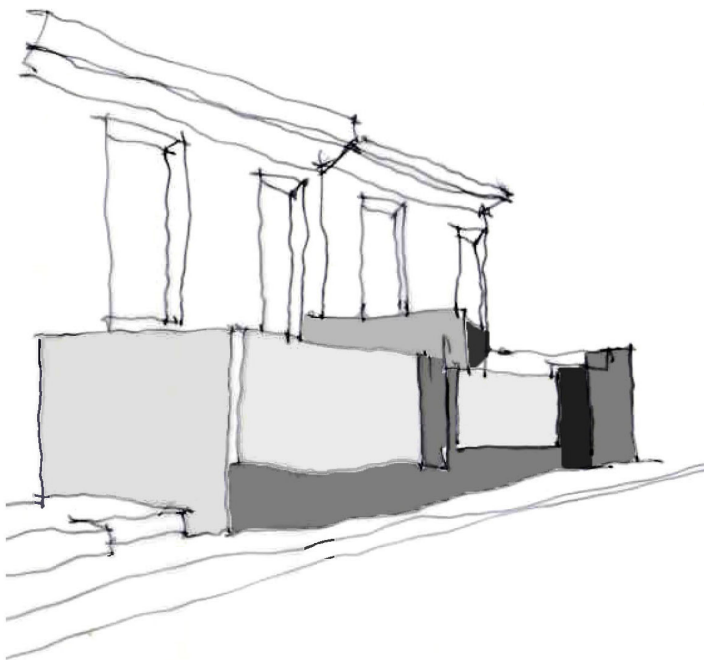


#### The flat stoep

- + The platform extends across the length of row housing typology.
- + The shared platform gives access to the entrance of each home on the front façade.
- + No front barrier is applied due to the low level access to the street.

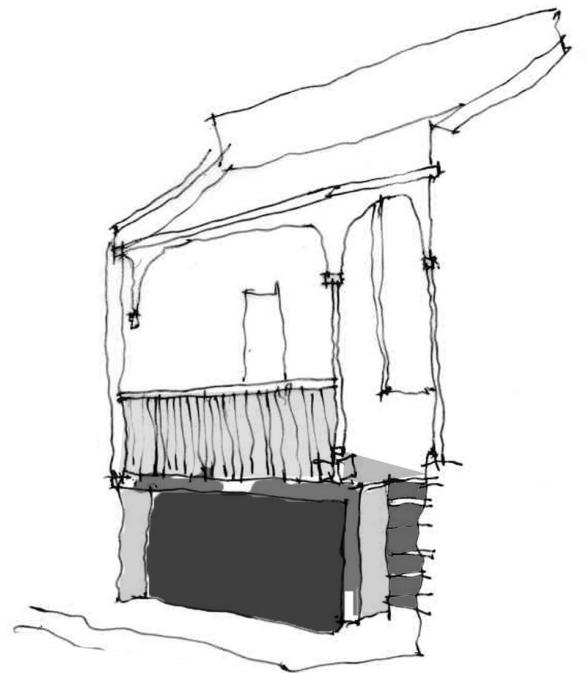
#### The terraced stoep

- + Sloped sites require each platform to be terraced to access the entrance of each home.
- + Each stoep is separated by a level change providing a threshold between each neighbour.
- + Terraced stoeps can act as seating.



#### The frontage stoep

- + A wall is built up to 1m from brick and plaster with pier intervals for structural stability.
- + The piers add to the vernacular of the existing urban fabric.
- + The wall provides layers of privacy and ownership to the home.



#### The raised stoep

- + Steep sloped sites and/or street conditions may require stoeps to be raised high above ground level.
- + The home is accessed by a series of steps to the entrance of the front door.
- + A timber or cast-iron balustrade is placed as safety and allows for visual connection from above and below.
- + Many stoeps have incorporated canopies as an additional layer of privacy and extension to the home. Cast iron steel posts and trimmings are implemented to support the lean-to roof.

## The Walkway

The abstract street facade of the urban fabric was due to the urban wall that buildings created through their adjacency. This defined the public street edge; specifically, where commercial activity took place. Shops allowed for punctures into the facade allowing walkways to be animated scenes of daily errands and commutes (Pistorius, 2002).

The walkway as an urban element contributed as a physical structure due to its semi-enclosure. These were facilitated by the two-storey balconies above that over hanged onto the pavement, creating shaded walkways off the busy Hanover Street. This became desired routes in connecting District Six to the city for its safety to the street and surveillance from shops.



Figure 22  
Kuus, 1970, Hanover + Tenant Street walkways.  
Photograph.



Figure 23  
Peterson, 1970, Crescent Cafe Hanover Street  
walkway.  
Photograph.

Figure 24-25  
Author, 2022, Walkway typologies.  
Sketch.



#### The overhang walkway

- + Balconies creates semi-enclosures on ground floor level.
- + Structural columns as architectural elements frame the street edge.
- + Dependent on orientation, walkways are either shaded or sunlit.



#### The awning walkway

- + Shopfronts with no balcony above make use of material awnings.
- + This celebrates the entrance on the façade.
- + It being operable allows for the walkway to be shaded or sunlit when necessary.



Figure 26  
Kuus, 1970, Clyde Street.  
Photograph.



Figure 27  
Lawrence, 1972, Hanover Street.  
Photograph.

### The Street

*"...There were no playgrounds in District Six and the streets were our playgrounds"*  
-Boeta Braima, extracted from *Yesterday's District Six*, 1990.

The urban wall created a vibrant interface allowing life to overspill into the street. The transition from home, to stoep, to pavement, to street always allowed visual connection. The un-staged entertainment absorbed sound and sight for everyone to take part (Nasson, 1990).

Where streets were more intimate in width, washing lines extended to the opposite side, creating animated shadows on a summer's day. Intersections and corners of streets articulated opportunity for economic and social interactions, these were important nodes, not for its architecture but its function for producing possibility.



Figure 28  
Kuus, 1970, Corner of De Korte + McKenzie  
Street  
Photograph.

The design dissertation does not aim to romanticize the history of District Six but rather learn from that which facilitated its racial harmony. The community of District Six is not one that can be restored but rather remembered, generations of families are now scattered across the Cape within contexts of extreme polarization.

In the liberation of a post-apartheid South Africa, the dissertation seeks to achieve spatial justice.

# 03

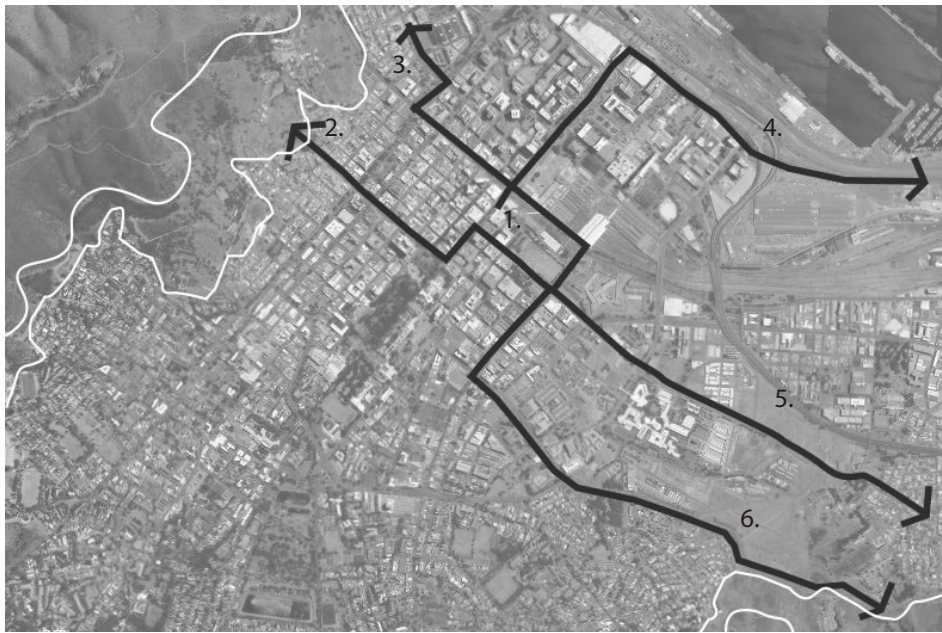
The east city  
The site  
The square  
The urban

## the east city.

*As an introduction to site, it is critical to study the east city within an urban setting and its relationship to the spatial programme of the city. The design dissertation is intentional in its approach to finding site as it seeks to place itself in an area that experiences a rise in gentrification and how this may merge with the redevelopment of District Six.*

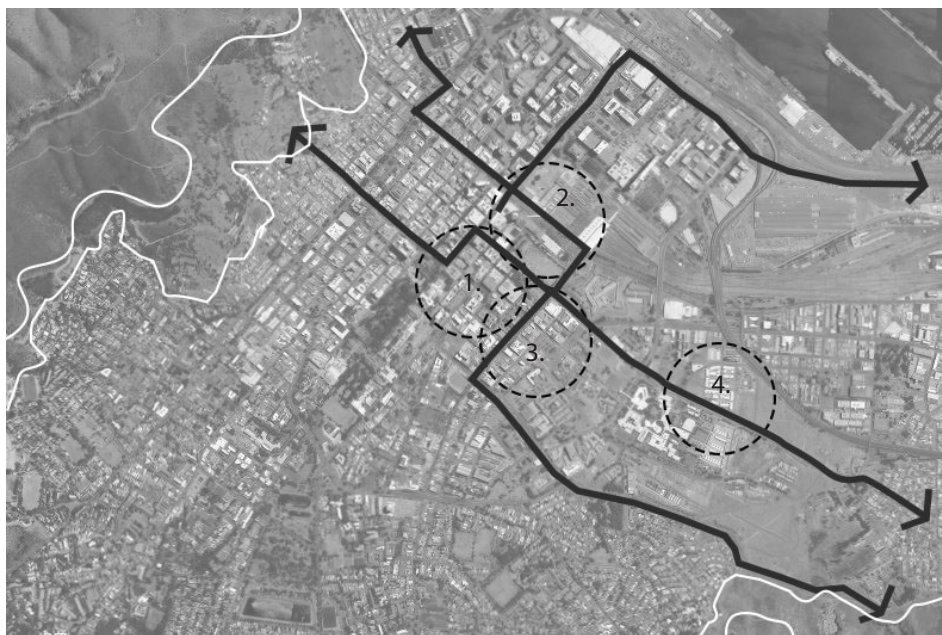


Figure 29  
Author, 2022, City centre of Cape Town and its  
spatial relationship with District Six.  
Satellite Photograph and Author edits.



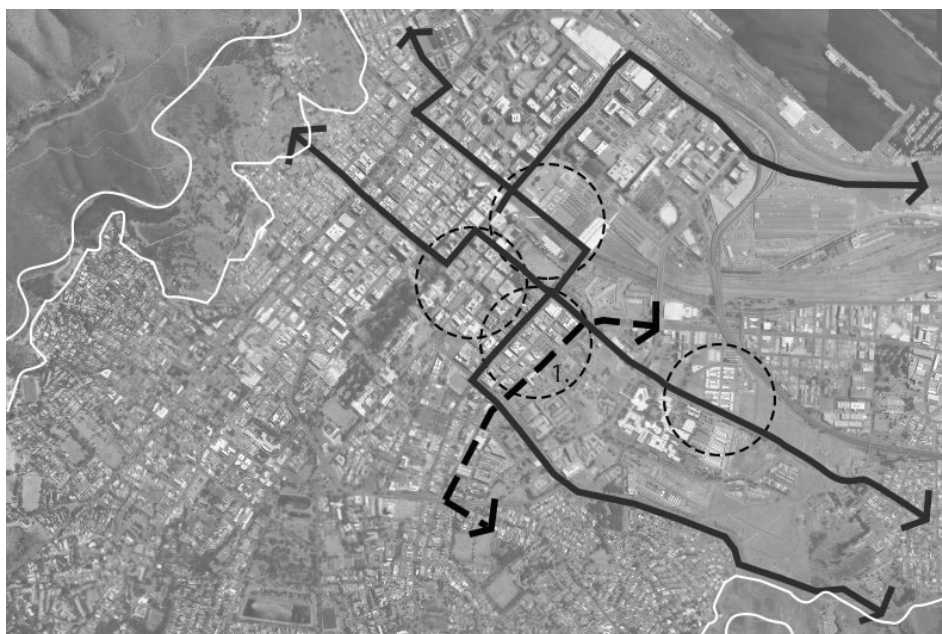
Access to the city.

1. Cape Town Business District and City Centre.
2. Bo-Kaap- Cape Malay Community.
3. Atlantic Seaboard.
4. National Road- Access to Cape Flats.
5. Hanover Street-District Six.
6. Toward M3-Southern Suburbia.



Nodes in the city

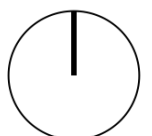
1. Business- Employment Node.
2. Main Transport Hub- Access to busses + trains
3. Development Influx- rise in gentrification.
4. The redevelopment of District Six- housing developments.



The Periphery

1. Area of interest- intervening in the area of exclusive development, toward the redevelopment of District Six.

Figure 30-32  
 Author, 2022, Analysing connecting routes and nodes that form the relationship between the city centre and District Six.  
 Satellite Photograph and Author edits.



## The East City spatial formation + removal

1895

The construction of railways and tramways in the 1960s afforded practical opportunities for capetonians to move away from the city to the Southern Suburbs and the Atlantic Seaboard. The poorer communities remained in the city unable to afford transport costs. The city had begun to establish itself as a metropolitan area and the east city was home to many commercial and industrial enterprises. Residents of District Six were the employees at such institutions, therefore access to the city within walking distance was important to sustain their livelihood.

1940

The Queen's visit to Cape Town in 1940 encouraged the first affordable housing developments in Bo-Kaap and District Six. This was to accommodate the overcrowding and slums. The housing development Bloemhoff Flats in District Six established a residential grain closer to the city centre further contributing to the integration into the city. Bloemhoff Flats became occupied by residents of District Six and was affordable housing for those who needed access to the city for employment.

1988

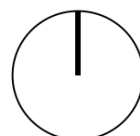
Forced removals and demolition disintegrated the relationship between the city and the community of District Six. The removal of place manifested a physical disconnection. Residents were placed in areas around the Cape Flats and continue to live there today.



Figure 33-35  
Author, 2022, Mapping the land use patterns of  
the East city between 1895 and 1988.  
Sketch.

## 1895

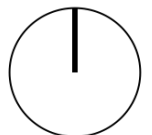
- + The residential grain begins to morph into the edge- creating a mixed-use city edge.
- + The diversity and culture of District Six is integrated into the city.





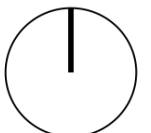
## 1940

- + The residential land is established in the east city precinct, predominantly making it a mixed-use residential area.



# 1988

+ The residential grain became disintegrated after forced removals. Bloemhoff Flats remain, but not for residents of District Six.



# the site.

*The loss of community and the rise in gentrification within the East city contributed to the programmatic revitalization of the area in the design dissertation. The 24-hour life of residents that existed on the east periphery contributed to the vitality and sustainability of place. The demand for affordable housing in the city was important when considering site as this is the primary programmatic response to forming a relationship between the redeveloping District Six community and the city of Cape Town.*

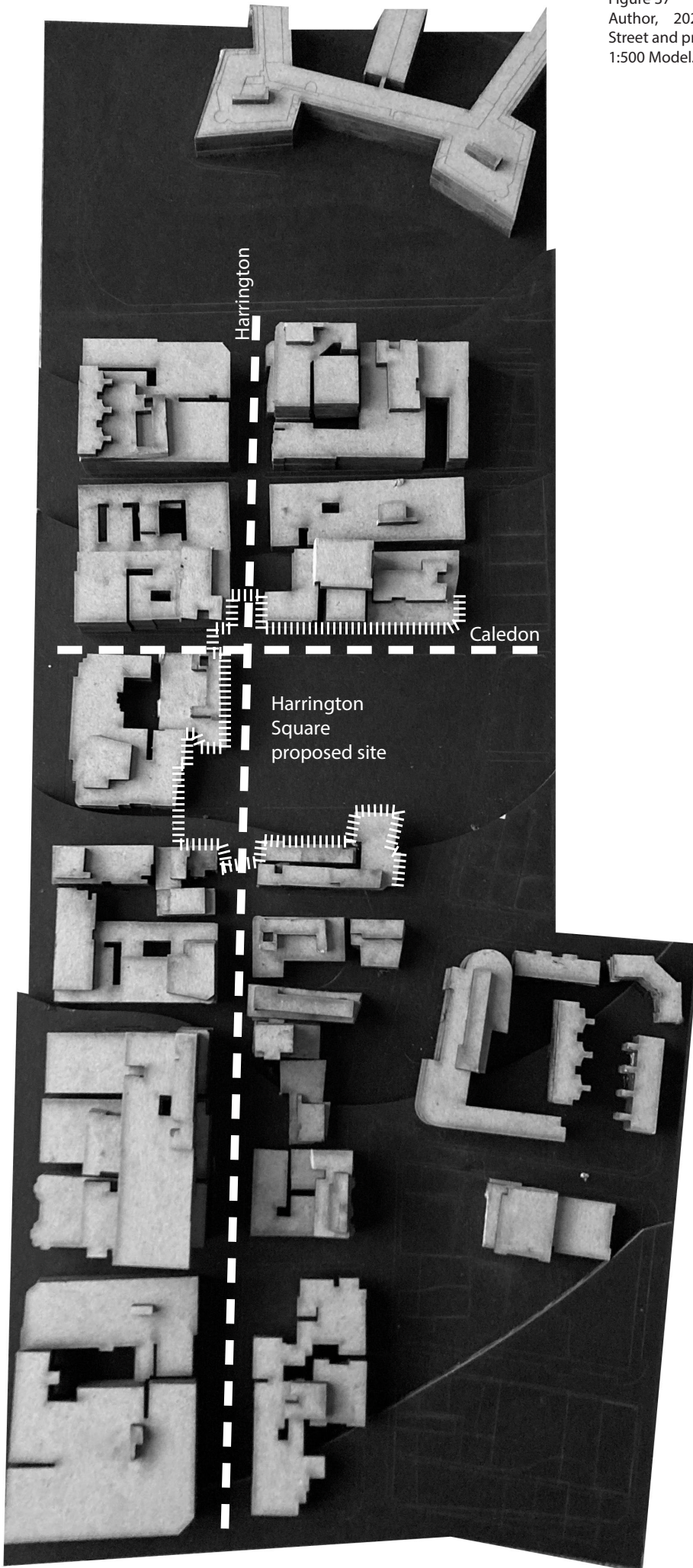
Harrington Street in particular finds itself on the 'edge' of the periphery, right where spatial demolition had begun under the group areas act. In recent years after many urban frameworks attempts to revitalize the area through the city's governance, Harrington Street is now undergoing an influx in private investment developments. In seeking to re-imagine the existing fabric, these developments have excluded notions of affordability, which hinders re-integration of the community into the city centre. Therefore, finding site in this street was pertinent to intervene and begin forming cultural exchange between the two class categories.

Finding a site was not difficult when tracing the spatial memory of the land that had undergone demolitions. Harrington Square, a previously dynamic plot of land was then selected for its history and placement proximity to both the city and the incoming gentrified community.



Figure 36  
Author, 2022, Harrington Street within the east periphery.  
Aerial Photograph with Author edits.

Figure 37  
Author, 2022, Existing fabric on Harrington  
Street and proposed site.  
1:500 Model.



# the square.

The Western Cape archives records a map of the east city in 1956. The map reveals Harrington Square to be made up of two blocks shared by Glynndale Lane. The historical urban fabric is that of abstraction and variety, making up a cosmopolitan programmatic site. Harrington Street responded to the city and the community housing a wine store, school, and church. Along Caledon Street was an active commercial edge which contributed to the daily commute from upper District Six to the city centre. Canterbury Street had a prominent residential presence and an exit and entry point into Glynndale Lane, introducing one into the site from adjacent blocks. The spatial memory which existed were clues into how the site could facilitate a place of transition through a variety of programme.

The proposed site of Harrington Square for the design dissertation serves as reminder to the loss of community, now functioning as one of the many parking lots established after forced removals. The site is held by the existing surrounding fabric with a commercial dominance which only allows the site to be 'used' during the day with no potential for life to foster after working hours. A building functioning as a bakery remains on site facing the square where one is still able to see pathway remnants of Glynndale Lane. Although it functions as a parking lot, the site is desired by pedestrians to pass-through from local schools, clinics and businesses- again solidifying the choice for the site to be that of transition.

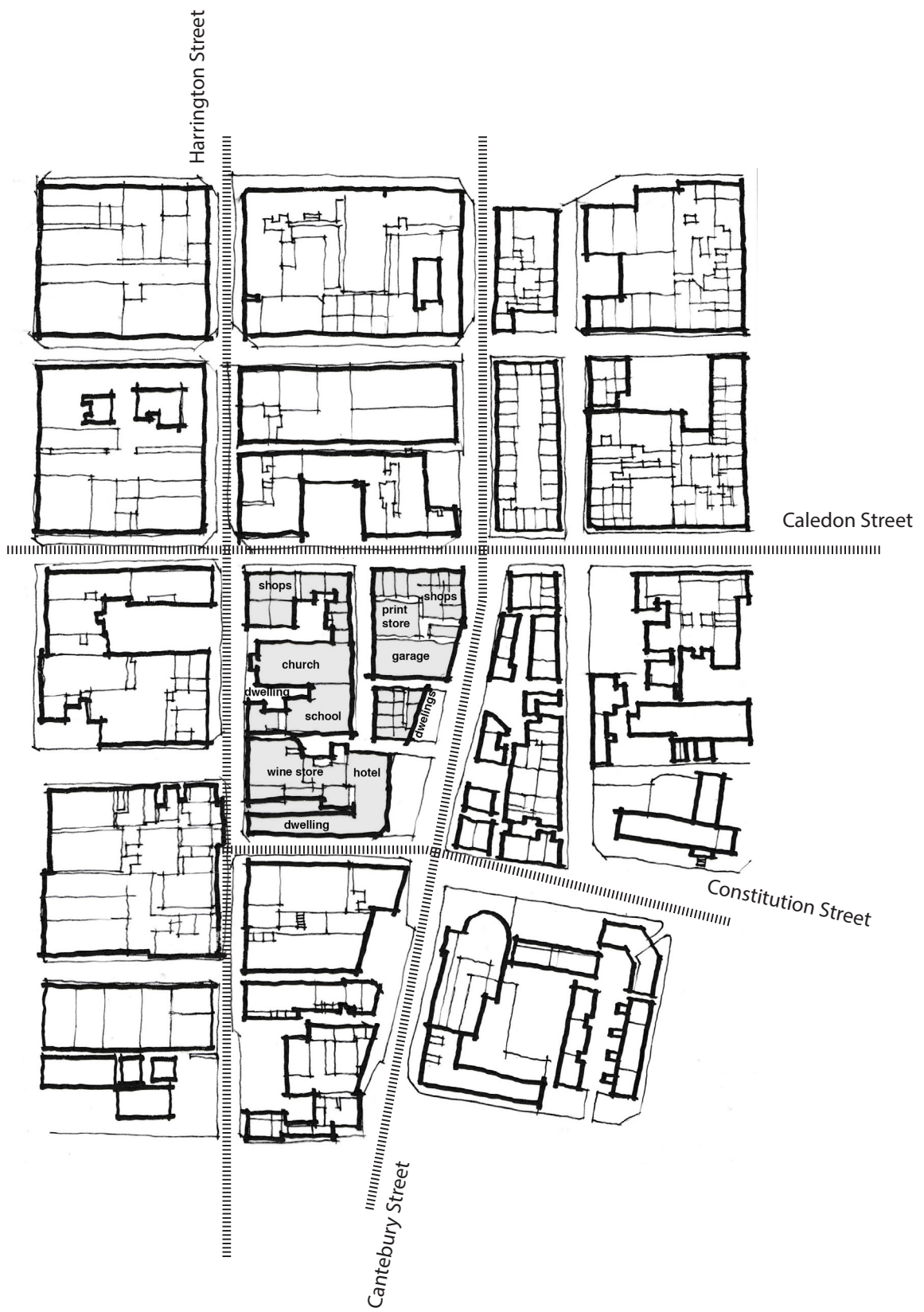


Figure 38  
 Author, 2022, 1956 programmatic spatial  
 planning of Harrington Square.  
 Sketch.



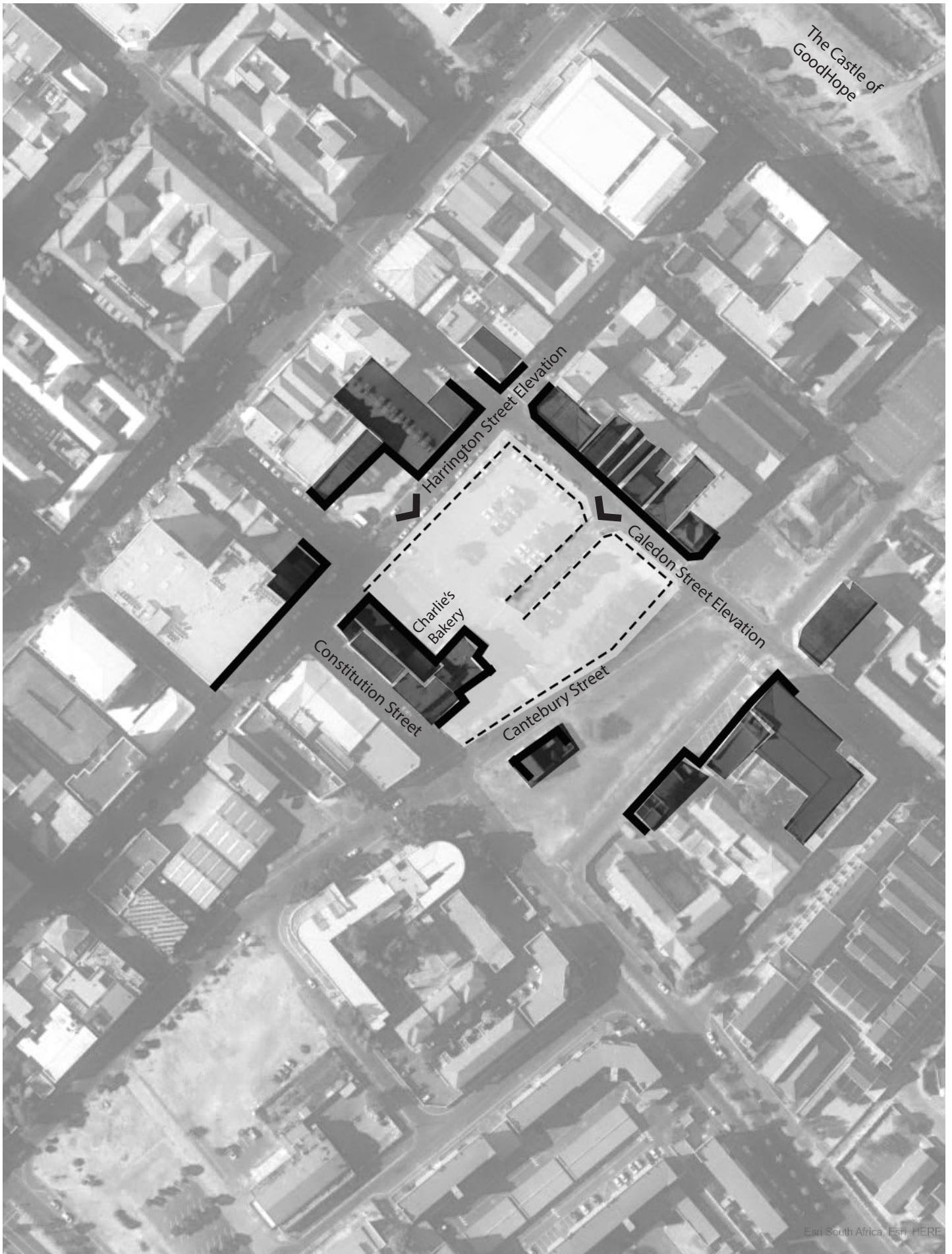
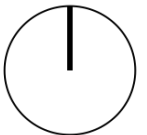


Figure 39  
Author, 2022, Existing fabric envelopes  
Harrington Square.  
Aerial Photograph with Author edits.

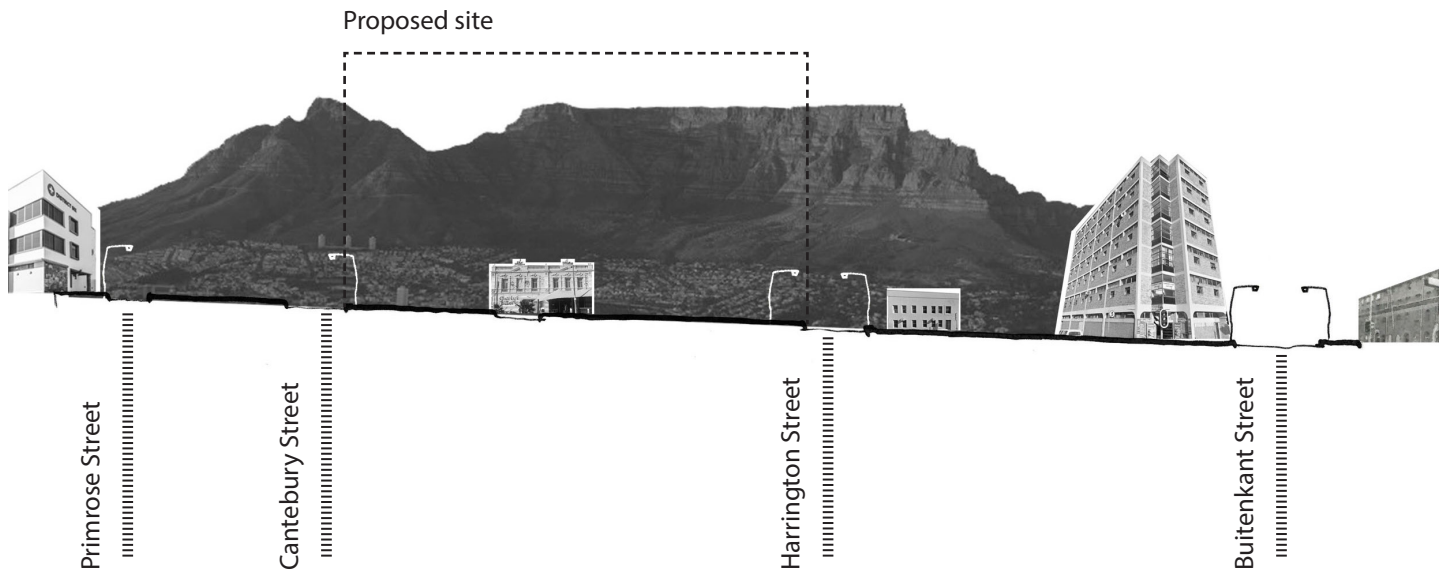


## Site Description

Harrington Square within the context of the city sits below the foot of Devil's Peak, providing a gentle slope from the south-east to the north-west corner of the site along Caledon Street. Due to the previous finer urban grain of the area, all roads surrounding the site are at a residential scale- enabling cars to slow down and pedestrians to overspill into the road when quiet. Caledon Street was and continues to contribute as a connecting route from District Six to the city, making it bustling street edge.

Many of the buildings in the city centre had been documented by John Rennie between 1977 and 1978. This survey contributed to mapping the surrounding built fabric of Harrington Square and confirmed it to be first builds when the city had initially began building to establish itself as a metropolitan area. Therefore, enveloping the square with rich architectural history.

Figure 40  
Author, 2022, Caledon Street Elevation after forced demolitions and remaining existing fabric. Photograph Collage.



## Caledon Street

South-west to north-east slopes Harrington Street all the way to The Castle of Good Hope (the fort built by the Dutch). Comparative to that of Caledon Street, the architectural streetscape had changed numerous over the years. Although many buildings recorded by Rennie still exist in Harrington Street, the programmatic response had absorbed the facades of these buildings. Contrast to Caledon Street where many of the programmatic functions had continued, Harrington Street undergoes an influx in new business and trends.

### Site Zoning

Harrington Square is currently zoned under utility (UT), which gives provision to governmental and authoritative use. However, for the purpose of the design dissertation, re-zoning is suggested to mixed use (MU3) to integrate into the zoning conditions of the surrounding erven. MU3 gives primary consent to flats, business occupation and, open space which are key programmes in the making of the site.

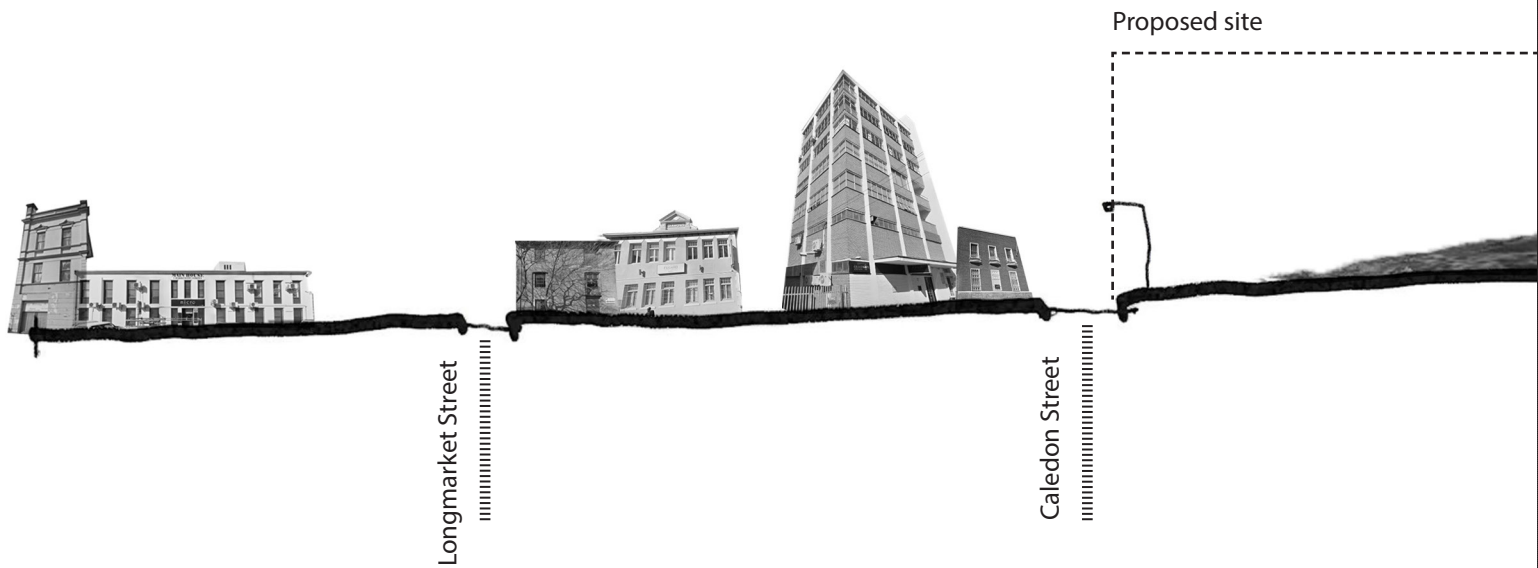
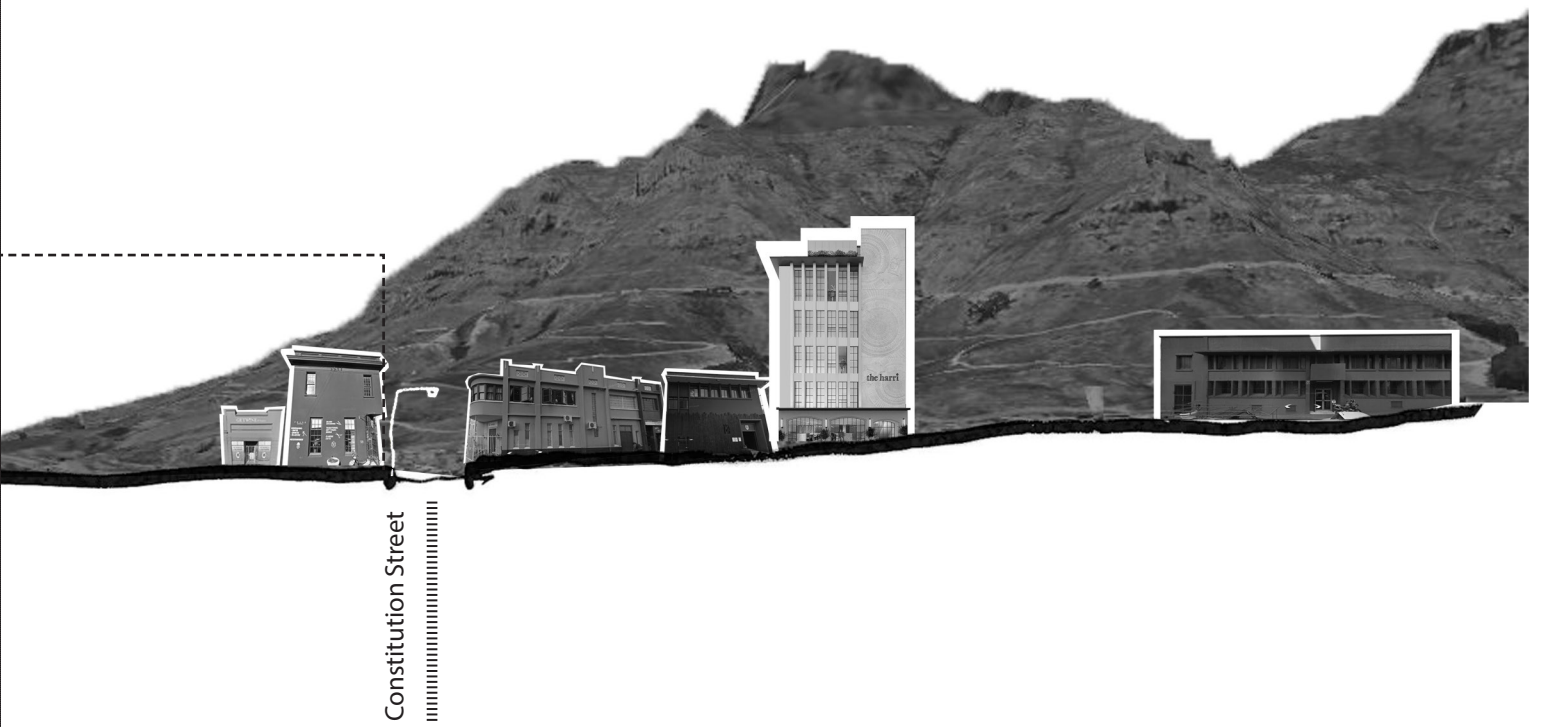


Figure 41  
Author, 2022, Harrington Street Elevation after  
forced demolitions and remaining existing fabric.  
Photograph Collage.



# the urban.

As previously mentioned, the east city through its movement network is connected to the expanding city. Therefore, urban modifications inflicted on the east periphery affects the broader city network and similarly to the change we experience within the city centre impacts the east periphery.

The area experiences a dichotomy between upmarket developments and homelessness. Due to the expansion of the city, Harrington Street is now undergoing many adaptive re-use developments, further pushing the homeless to having access to the city.

The surrounding open spaces had always been home to many informal shelters where access to the city was more desirable. These open spaces occupied by the homeless because of forced removals, protests for resolution. NGO's have grounded themselves within the east city in creating harvest pockets for food and job security, exclusive to the homeless community- as well as a soup kitchen.

The open spaces mentioned are also opportunities to solve the issue of affordable housing developments within the city- a community once removed, now have the possibility to have access to the amenities of the city.

These urban spatial systems surrounding the site provide clues into key programmatic responses. The urban proposal aims to create spaces for inclusivity and shared value systems for an equal city.

1. The proposed site
2. Adaptive re-use developments
3. Informal homeless camps
4. Urban food gardens + feeding scheme
5. Open spaces

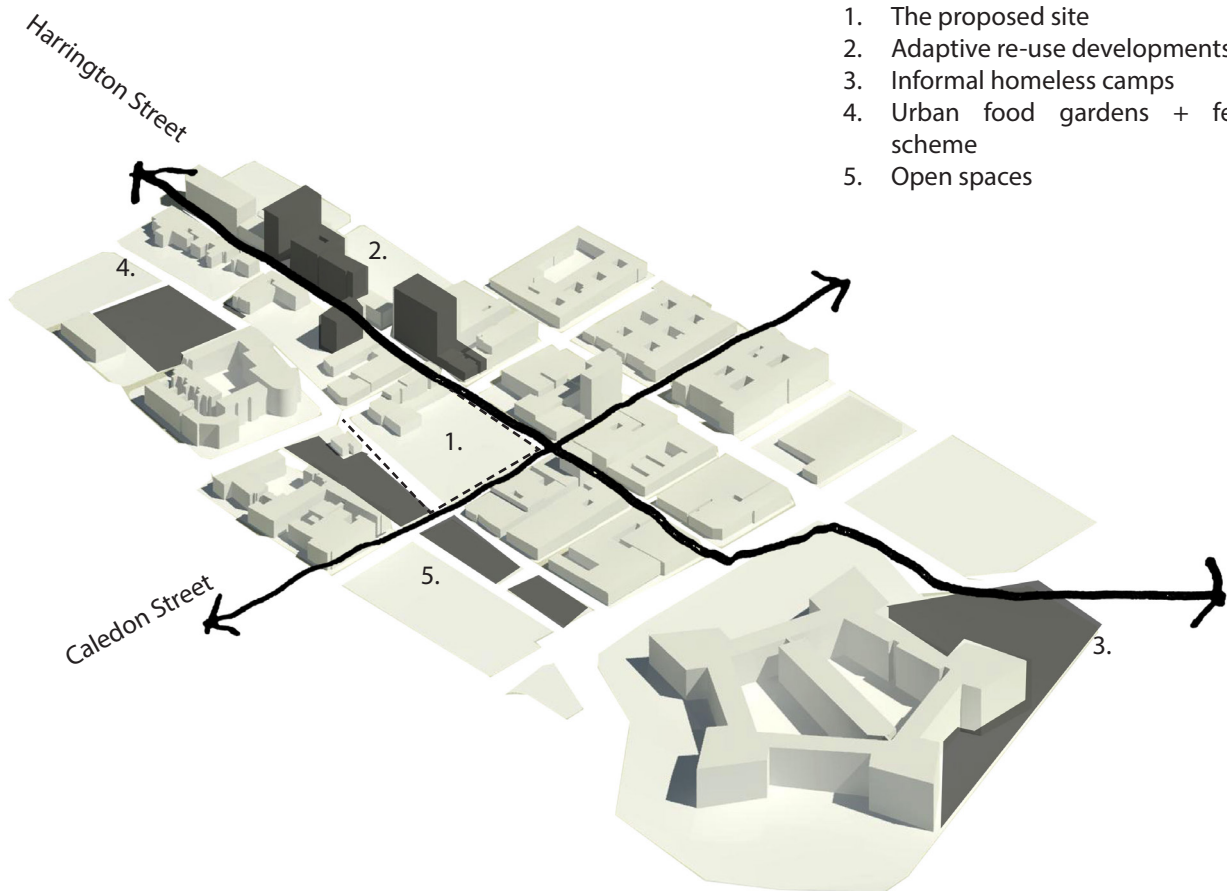


Figure 42  
Author, 2022, Massing of the site and the immediate urban fabric.  
Software Modelling.

## Urban Frameworks

A District Six public realm strategy had been published by Jakupa Architects. The proposed framework in comparison to the earlier mentioned redevelopment framework by Le Grange Architects, incorporates Harrington Square in order to re-imagine the square opposed to the parking lot it is today.

The co-design process enabled the professional team along with the City of Cape Town to nominate community members to workshop the various spatial systems that make up the urban fabric of the area. The co-design process is integral to the design dissertation where the needs of the community are able to reflect spatially.

The public realm strategy identifies Harrington Square as a multi-functional public space within a network of open space that connects District Six to the city. It is noted that open public space is important for the sustainability of the community. The site is imagined hosting events, shading Caledon Street with trees, and seating waiting people for the day hospital adjacent to the site.

### Urban Proposal

The redevelopment framework and the public realm strategy is overlaid in addition to the design dissertation as a collective urban framework in revitalizing the redevelopment of District Six and its linkage to the city. The site further catalyzes itself as a place of transition within a network of movement routes. It reconnects with the new Hanover Street by re-instating Glynndale Lane to move people through the site. Pedestrian dominance becomes important to memorialize the old commercial edges of Caledon and new Hanover Street as gateways into the city center. Harrington Square as a place of pause and transition facilitates walkability not just between District Six and the city but further reaching the community of Bo-Kaap and/or the Cape Town Stadium.

Proximity to the major transport node extends access to the site and connects distant neighbourhoods.

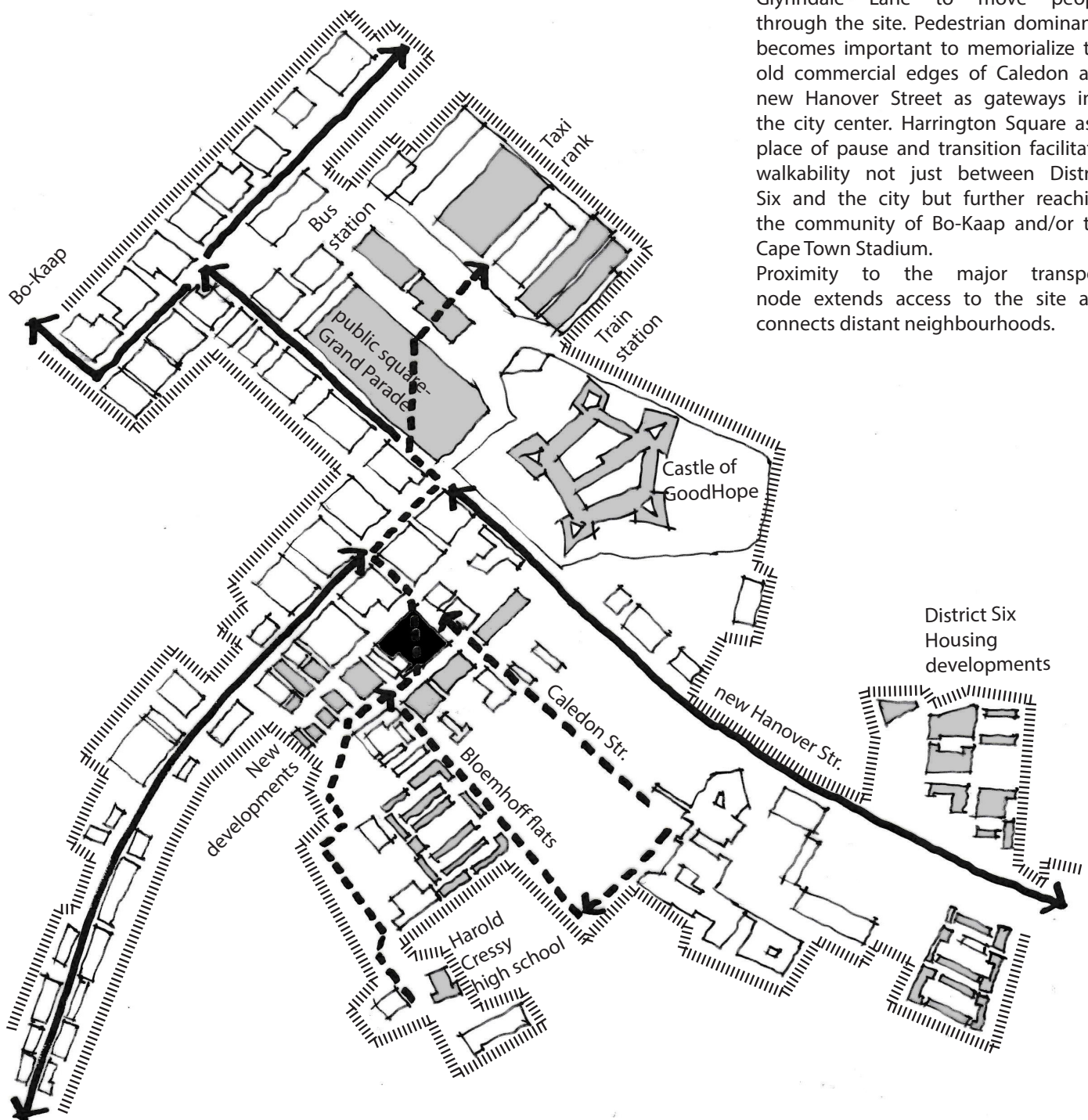
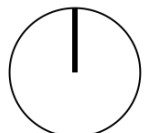


Figure 43  
Author, 2022, Urban Proposal-Harrington Square as a place of pause and transition within the broader city movement network. Sketch.



# 04

Programmatic framework  
Conceptual exploration  
Precedent Study  
Making thresholds  
Design development

# programmatic framework.

The design project is organized to facilitate a place of transition. Four spatial systems connect heritage and the everyday practices that encourage people to move through the site. These transitional zones as shared public space is fundamental to the design dissertation to enable a relationship at each street edge where class-exchange can be promoted.

## Spatial Systems

### Transport Hub

The programme reinforces a pedestrianised route that links the community of district into the city centre. An open public space is proposed to accommodate pause and reflection to pedestrians journeying from and to the major transport hub of the city. It also becomes an anchoring point to encourage people through the site.

### Enabling Dialogue

A relationship between the gentrified and the incoming community of District Six is reinforced by activating commercial edges to uncover layers of transition from the street into the home.

### Social Interventions

Programmes which promote upskilling and reintegration into society are introduced, reinforcing the soup kitchen and urban garden which already exists in proximity to the site.

### The clinic + community

Anchoring to the pedestrian, a covered waiting area is accommodated to the adjacent day hospital and activates the corner of the site.

The programme of housing is suggested to manifest above to encourage a walk-through site at ground level.

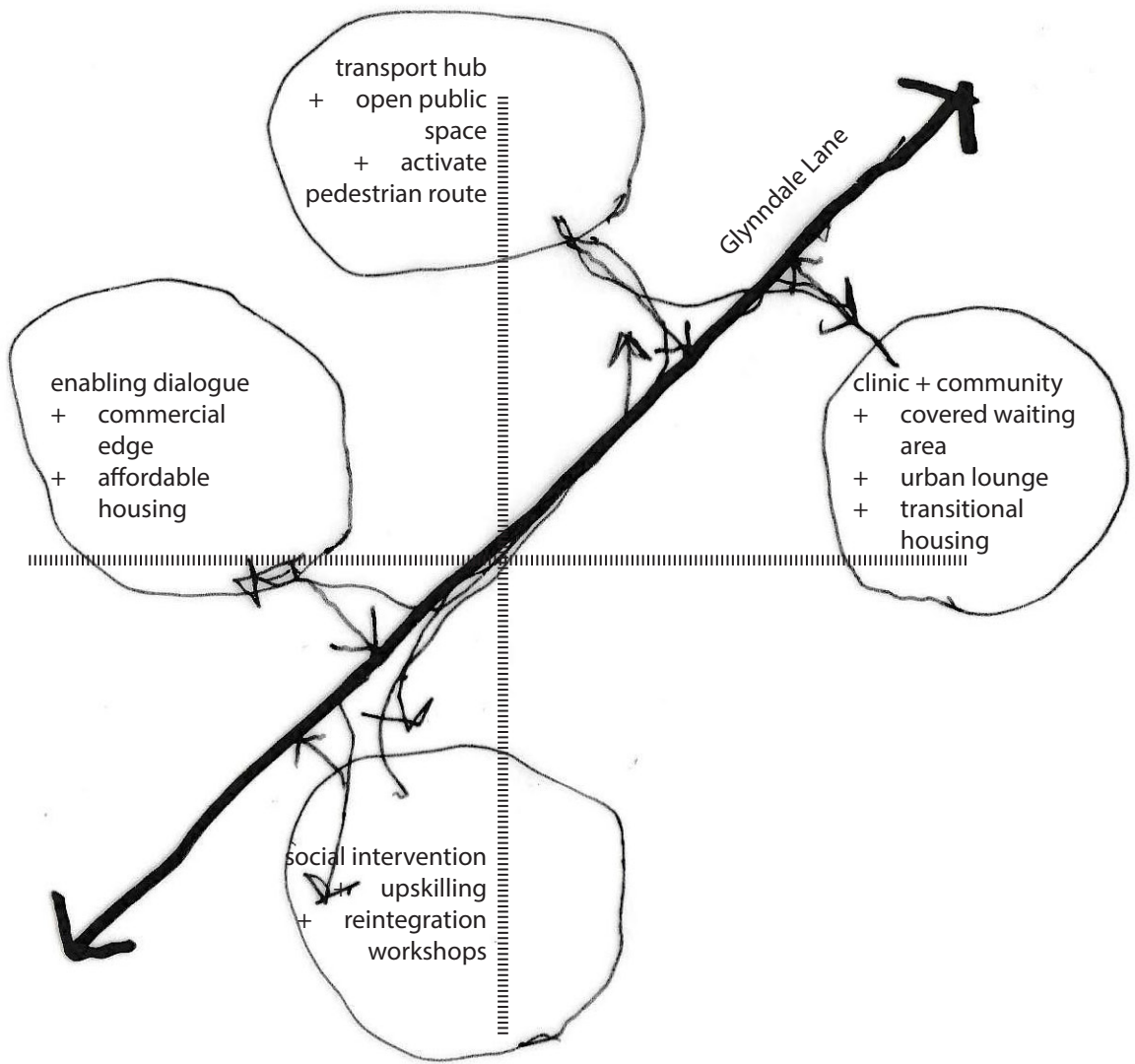
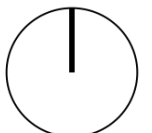


Figure 44  
 Author, 2022, Programmatic framework diagram.  
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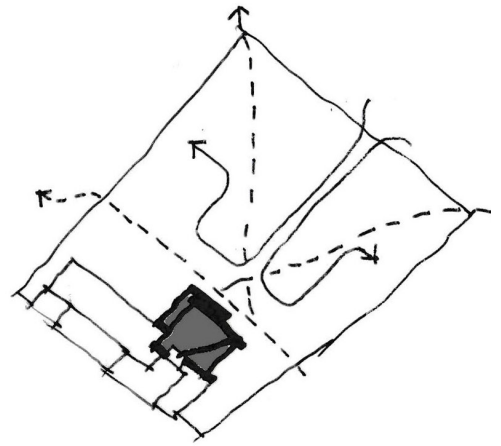


# conceptual exploration.

Influenced by the work of Herman Hertzberger, the conceptual exploration gives great attention the way the building may influence communication beyond its boundaries. The places of transitions become zones where the public meets the private and likewise the private to public. The dynamic relationship suggests a progressive urban setting within the city.

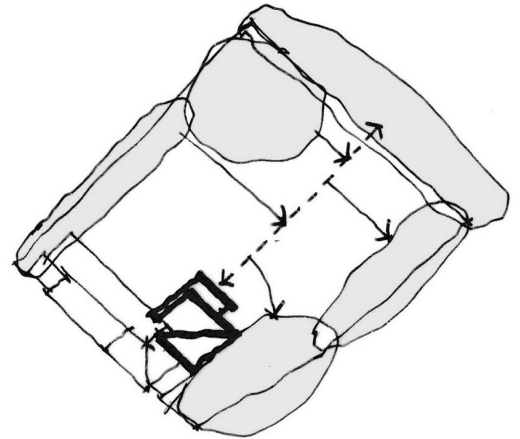
## The existing

121-year-old building occupied by Charlies Bakery faces the square. Previously Glyndale Lane is used as an access lane to the parking lot. Desired paths by pedestrians to access surrounding nodes.



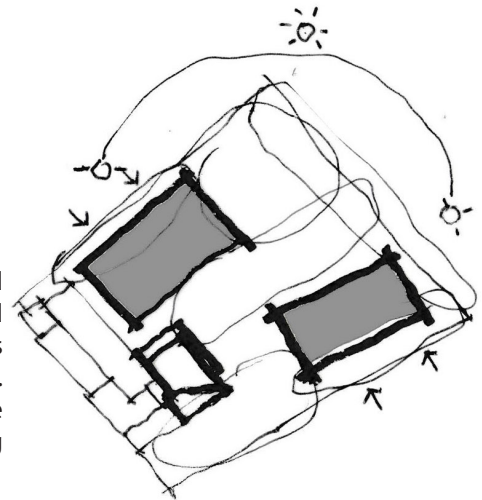
## The social

The edges of the site are activated and filtering into the reinstated Glyndale Lane to function as a pedestrianised living street-anchoring into each spatial system.



## The built

The massing blocks are orientated to hold the social space and desired orientation to receive as much daylight into the living street. Its placement contributes to the continuous street conditions filtering life into the space.



## The shared

A network of movement routes is facilitated by the programme, creating an active living street by connecting nodes beyond the boundaries of the site.

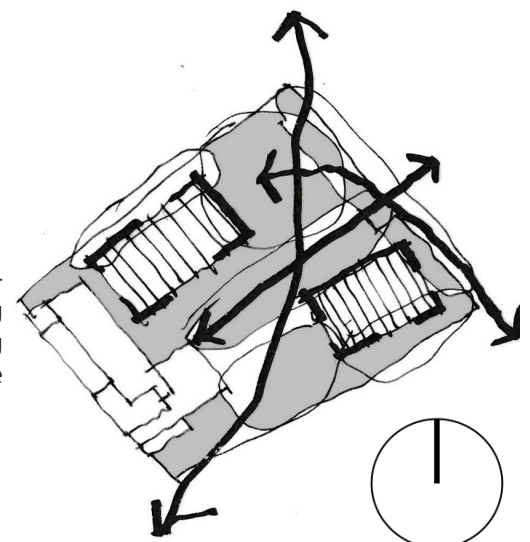


Figure 45-48  
Author, 2022, Conceptual explorations of site.  
Sketch.

# precedent study.

Haarlemer Houttuinen Housing  
Architect Herman Hertzberger,  
Amsterdam 1982

The precedent analysed elaborates the notions of the living street in layering access. The design dissertation grounds itself in facilitating both an urban shared place but also housing in the city. Therefore, the rhythm from street to home is to be carefully considered to not just allow privacy but also opportunity for engagement. Such engagement can vary through social interaction and equally priority to the visual connections.

The precedent project expands on the public sphere, giving influence on the outwardly notions of home. Hertzberger suggests that more love is to be cared for in these spheres than one usually would for public spaces (Bergeijk, 1997).

A pedestrian street is pulled in by projecting circulation piers into the apartment units, creating covered stairways and moments for social engagement across floor levels. The structure supports and frames the ground floor level creating further intimate spaces below the 'vertical' street. The many layers of transition are successful in taking one from the living street to the private home.



home

vertical  
street

pedestrian street

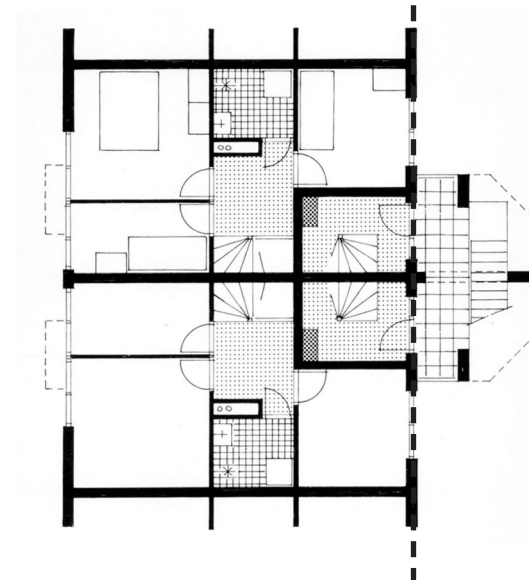
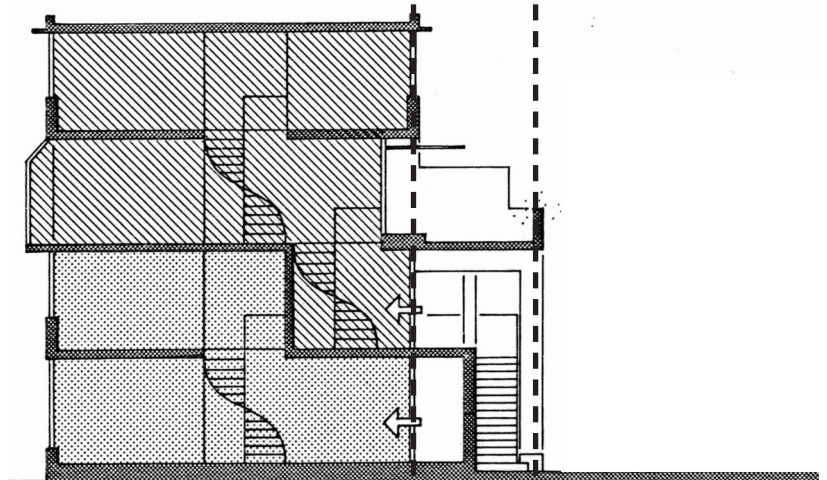


Figure 45-48  
Author, 2022, Conceptual explorations of site.  
Sketch.

# making thresholds.

A detailed model exploration considers the threshold principles of Hertzberger. The architectural elements analysed in 'The spatial everyday' that supported the social life of District Six, is collaged to create a hierarchy of shared space. It further supports the relationship between the existing fabric and the proposed community. The vertical street (stair) meets the walkway shared by the public, allowing pedestrians to be a part of the building fabric. The walkway creates openings into the staircase which transitions one into a semi-private space, leading towards the private home.

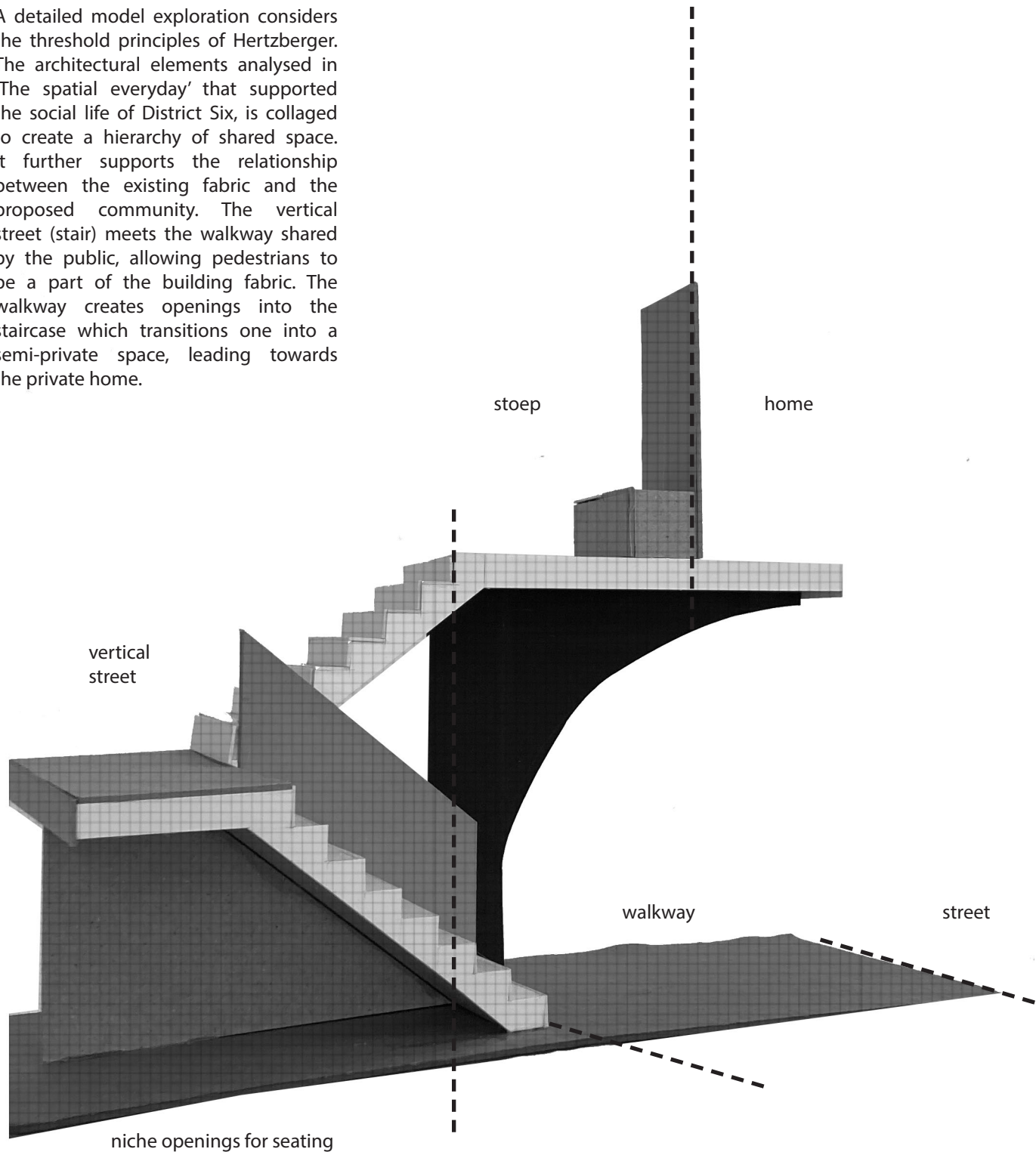
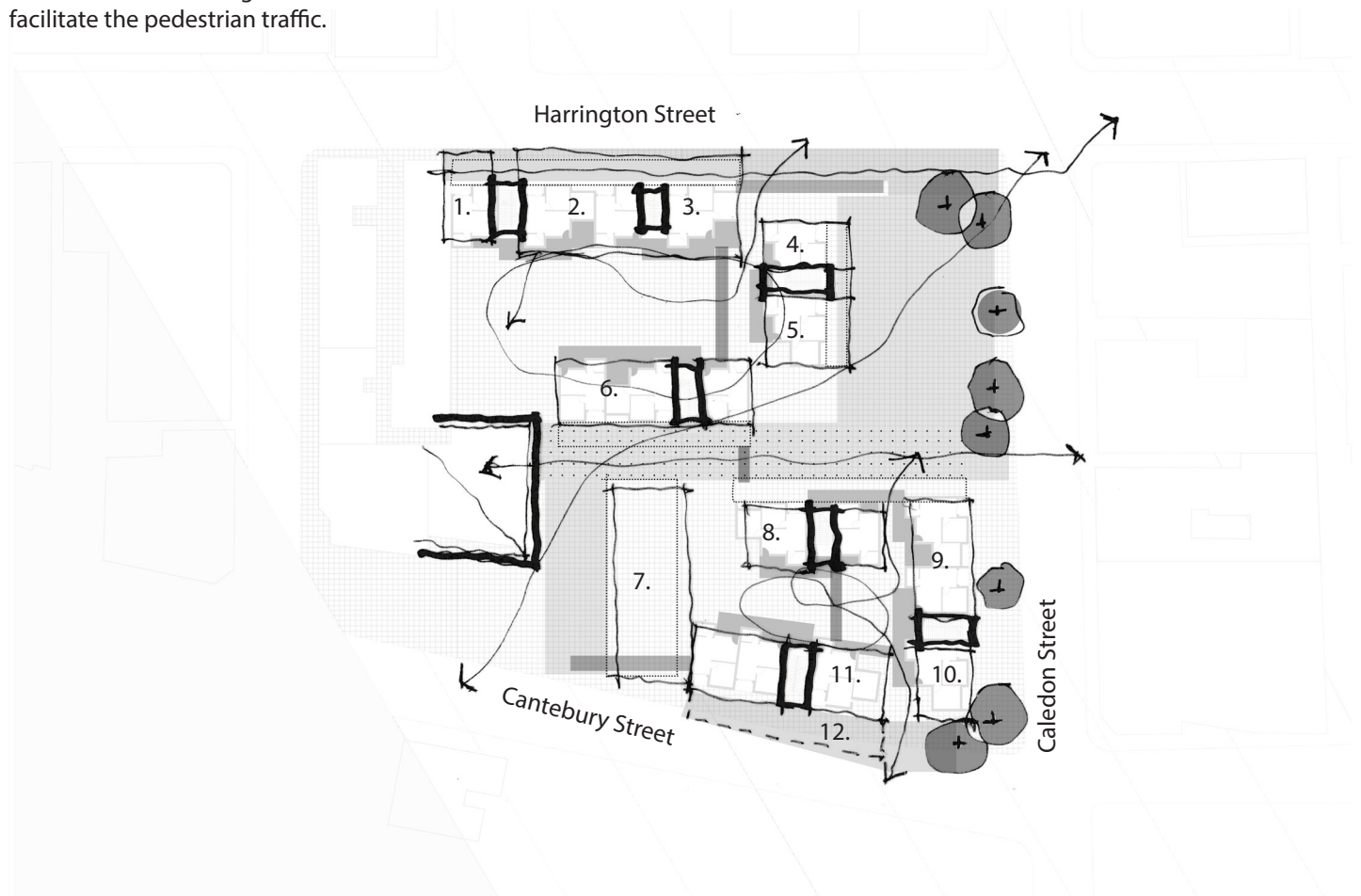


Figure 50  
Author, 2022, Threshold model exploration.  
1:20 Model.

# design development.

On ground floor level, are a hierarchy of public and semi-public spaces. A cluster of commercial activity is incorporated to serve the living street. Each corner of the site is anchored by public space, facilitating pedestrian activity beyond the site boundary. Stairs become vertical streets, and are openings along the street edges to access the housing programme above.

Caledon Street is green routed to facilitate the pedestrian traffic.



1. Laundry
2. Cape Malay Cuisine Restaurant
3. Barber/Salon
4. Domkop (Craft) Studio
5. Convenience store
6. Charlies Bakery Extension
7. Upskilling workshop
8. Printing store
9. Woodheads skill workshop
10. Internet Cafe
11. Satellite clinic
12. Waiting Area

Figure 51  
Author, 2022, Ground floor commercial  
exploration.  
Sketch.



The housing programme is divided into two blocks addressing the residential presence on the east and west regions of the site. The blocks formulate two private courtyards for residents. Walkways connect the two housing blocks creating private circulation for residents above the public living street and open spaces. Layers of transition are explored both vertically and horizontally across site. The projecting stoeps on the units creates surveillance into the street and moments for communal activity between units.



Figure 52  
Author, 2022, Housing units exploration.  
Sketch.



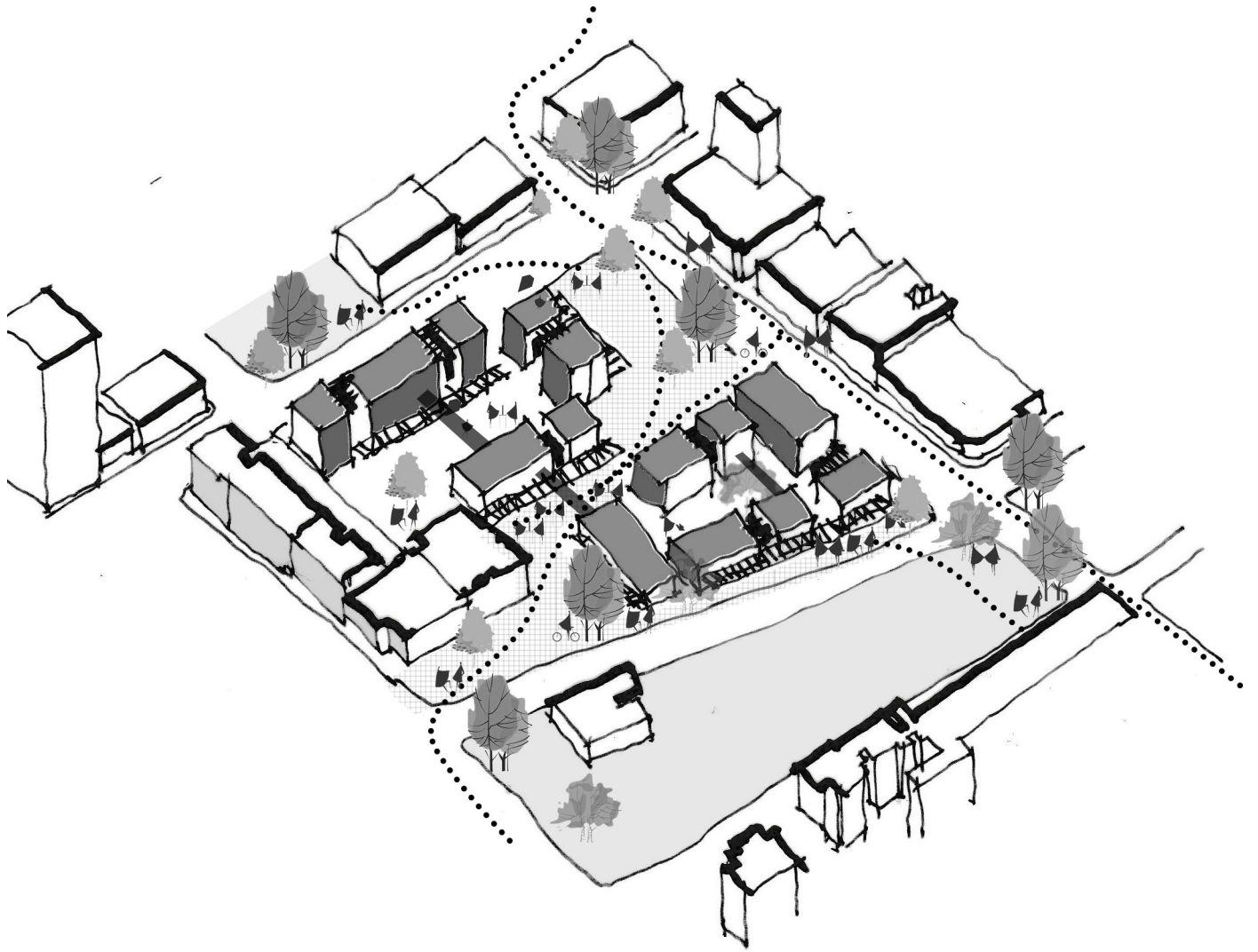


Figure 53  
Author, 2022, Massing exploration, envisioning  
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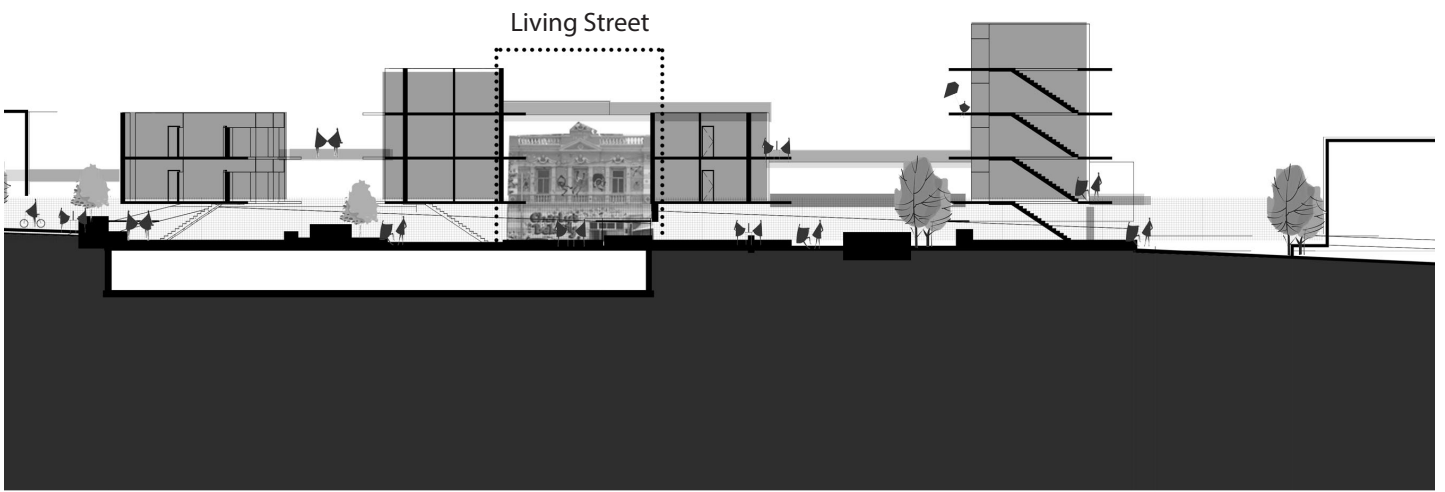


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# conclusion.

In a letter to young architects by Herman Hertzberger, he argues that architectural organisations have previously disadvantaged the need for social cohesion, but rather served notions of individualism. The design project favours these beliefs of the built fabric being able to create moments of meeting and difference for the everyday to occur.

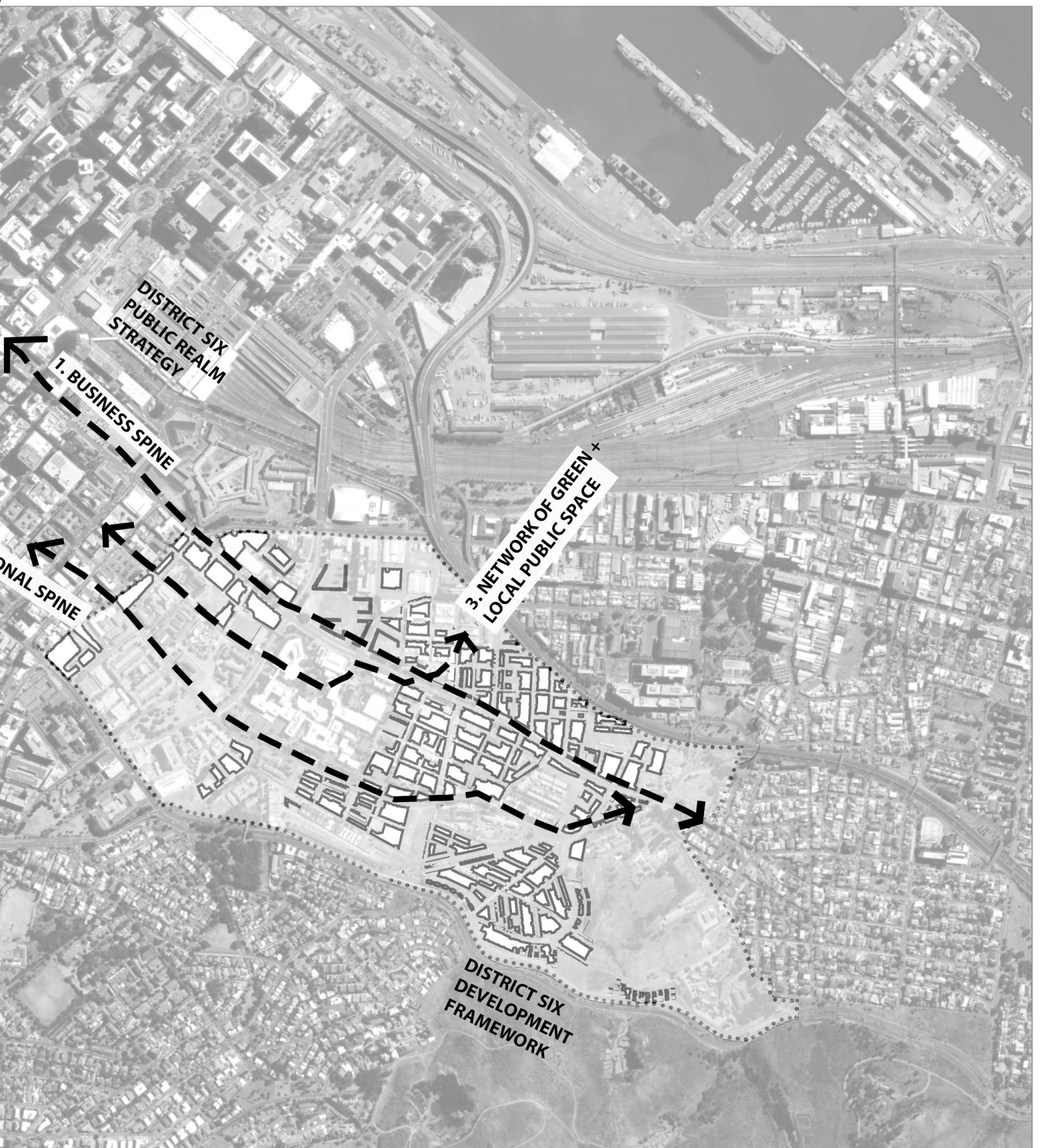
The paper reveals the urban fabric of District Six to be successful in facilitating the social life, where the street is an extension of the living room, and the community extending to the city. One would question why this would be important today. In a time where we still endure the difference of class and race at the hands of the apartheid regime, protesting for equality in all aspects of the social, political and economic realm.

The proposed design dissertation engages with the historical fabric in making a place shared by both the centre and the periphery. Here, knowledge and cultures are exchanged on Harrington Square. Establishing itself as a home to the displaced community and a gathering place to the city, both remembering the past and building an inclusive future.

final  
drawings.



Figure 55  
Author, 2022, Urban framework integrated.  
Aerial photographs with author edits.

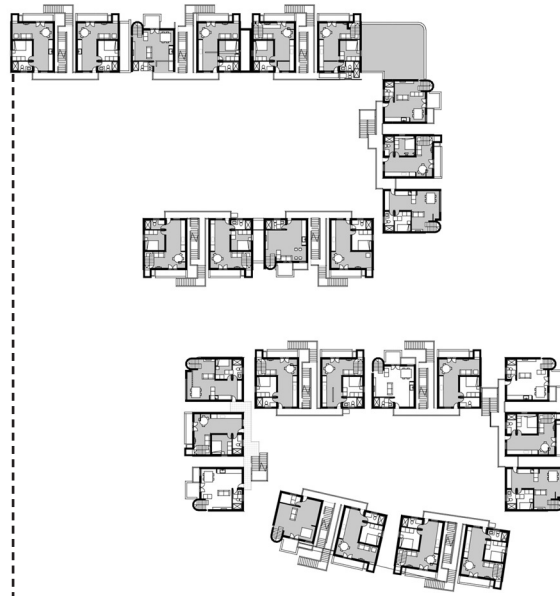


0 0.17 0.35 0.7 km



Figure 56  
 Author, 2022, Ground Floor Plan.  
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First Floor



Second Floor



Third Floor

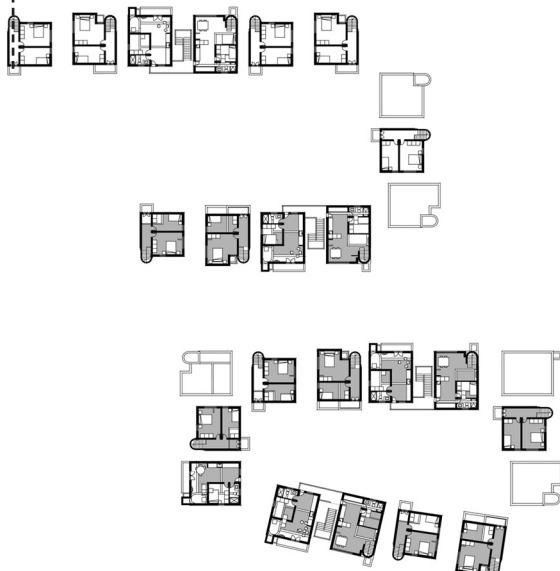


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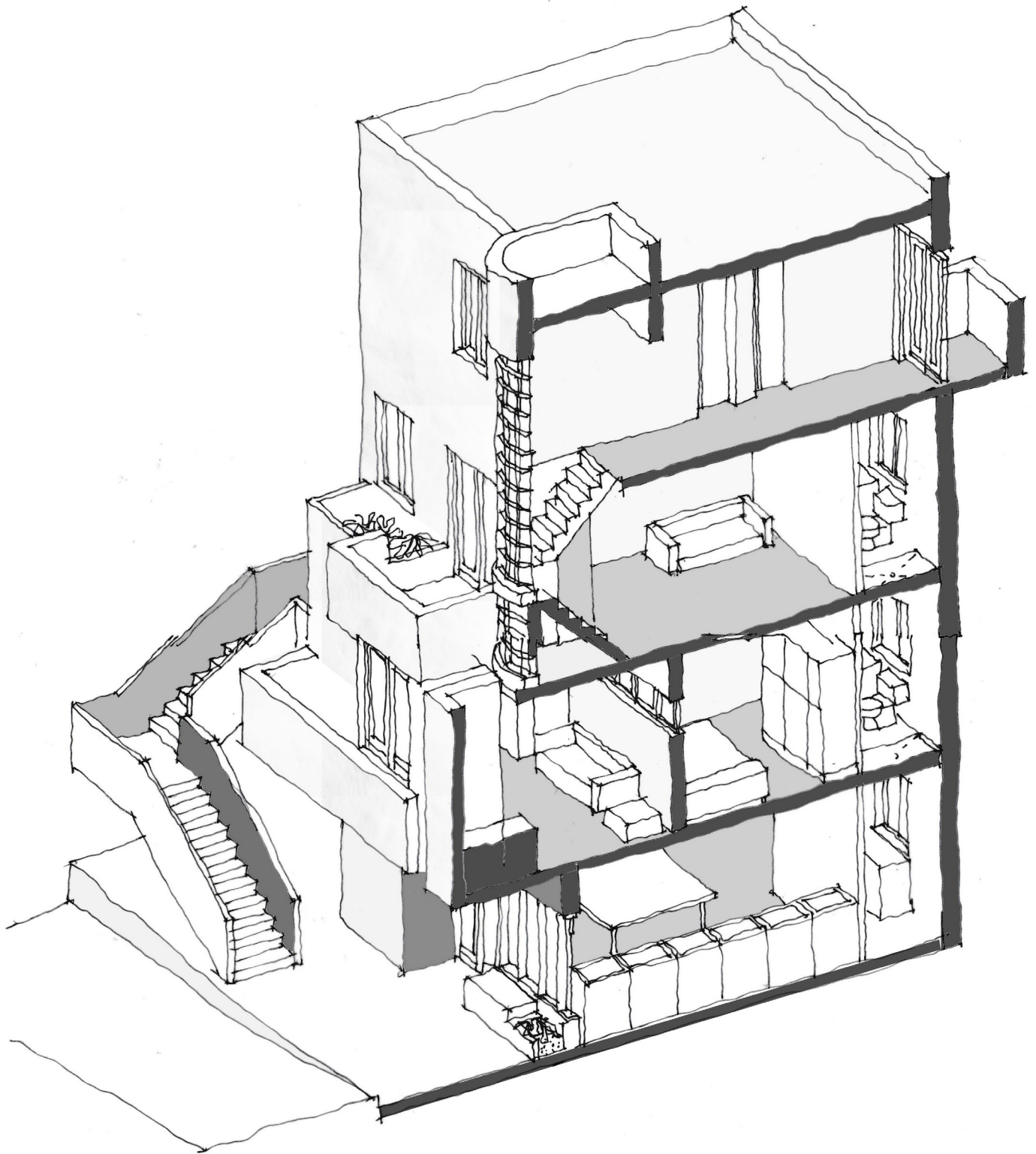
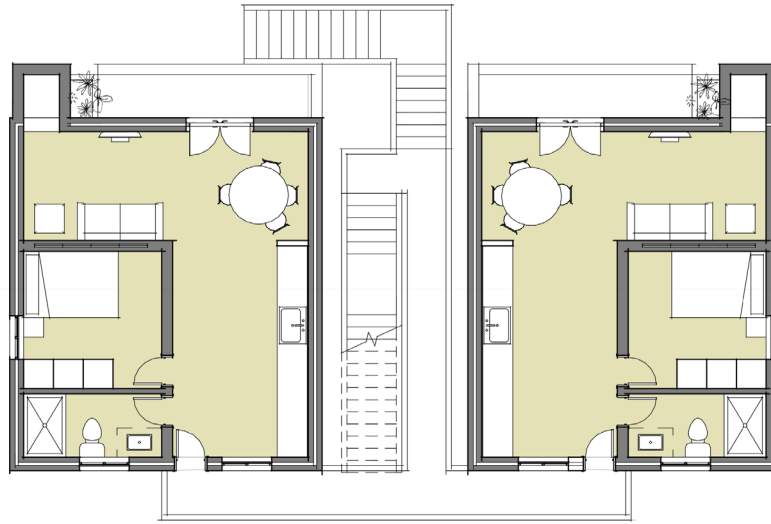


Figure 58  
Author, 2022, Block typology 1.  
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ONE BEDROOM

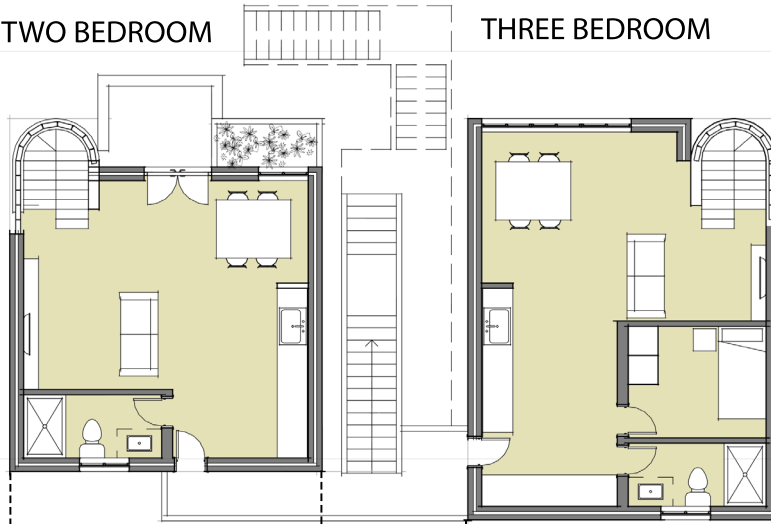
L01



TWO BEDROOM

THREE BEDROOM

L02



L03

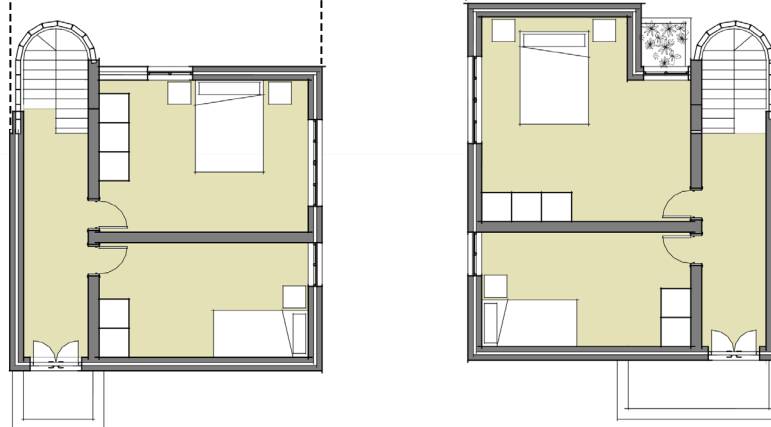


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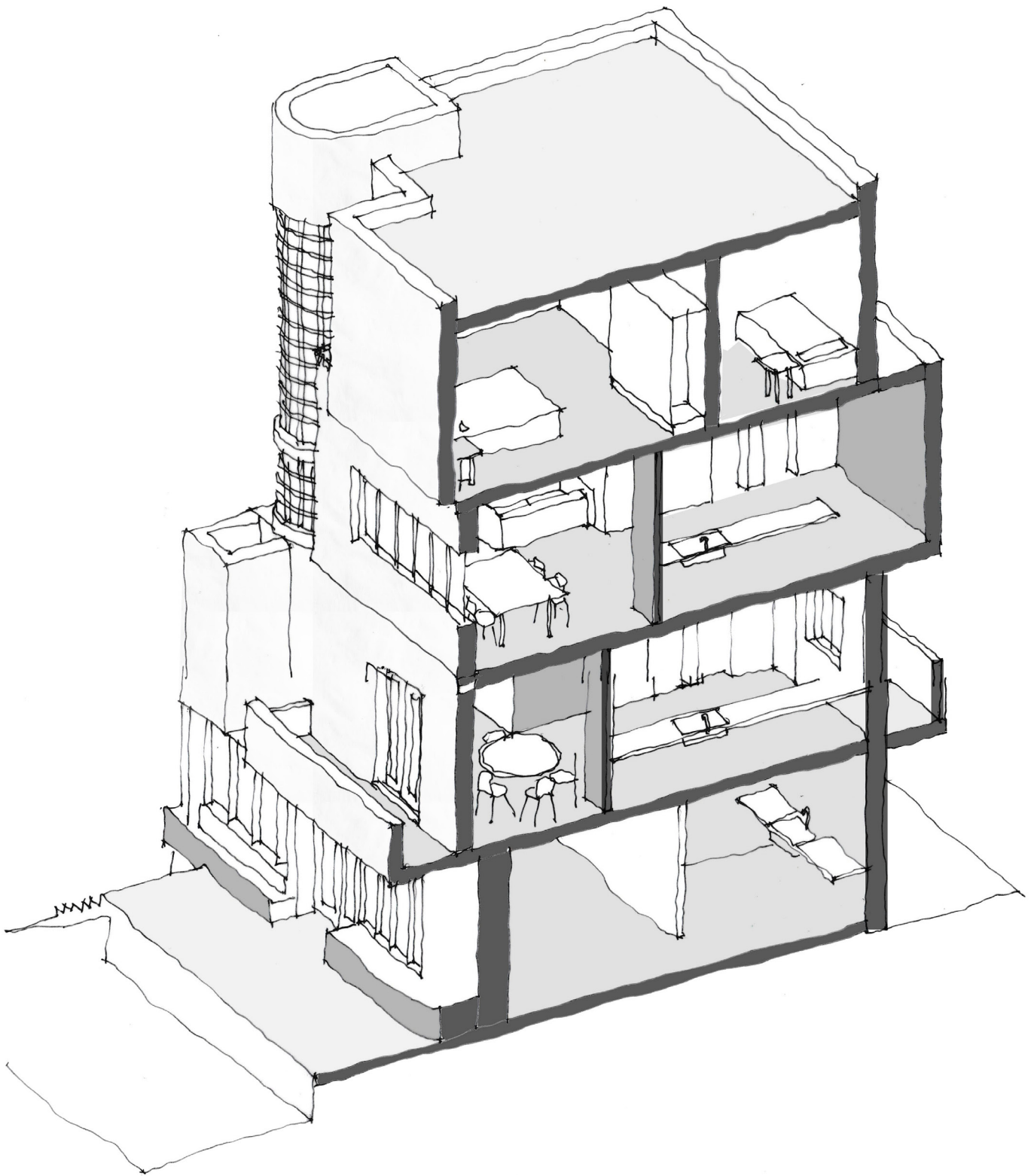


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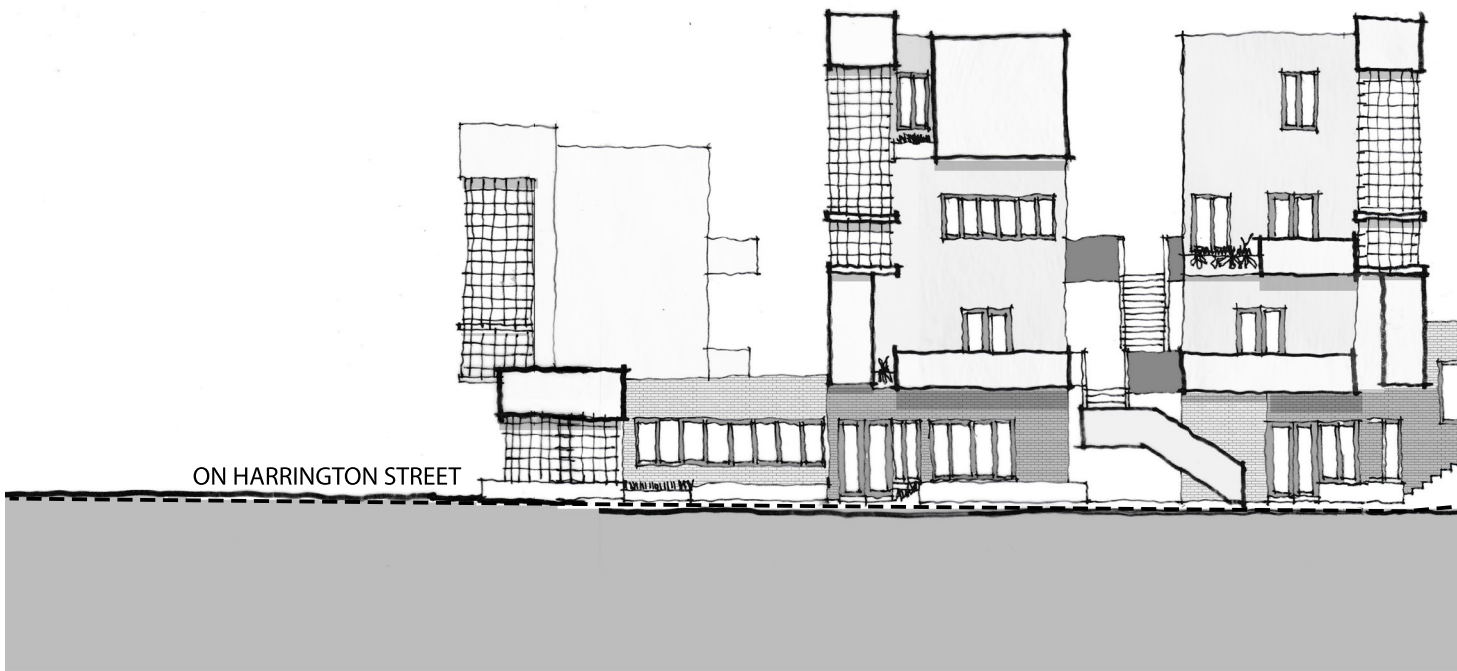


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