The upgrade of the public realm through architecture:

Re-enforcing existing social practices and community connections in Wentworth, Durban

University of Cape Town

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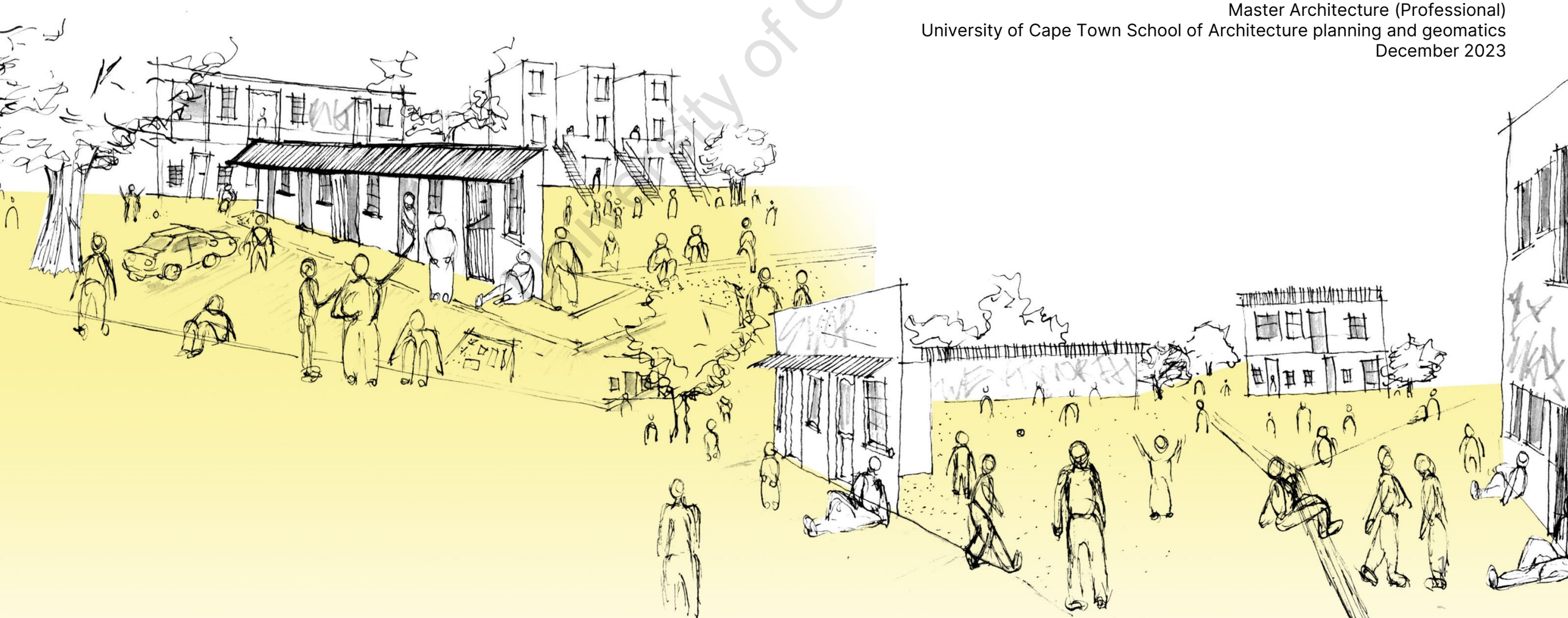

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Declaration

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

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RE: Research Ethics Committee Project Approval Letter

Dear Mariannah Stoffels,

Your application for ethics review of your project titled

Re-Enforcing Existing Social Practices and Community Connections Through the Upgrade of the Public Realm: The Role of architectural design in the public realm of Wentworth, Durban (eThekwini Municipality), Kwa-Zulu Natal

has been reviewed and evaluated by the

Engineering & Built Environment Committee.

You may proceed with your research project titled:

Re-Enforcing Existing Social Practices and Community Connections Through the Upgrade of the Public Realm: The Role of architectural design in the public realm of Wentworth, Durban (eThekwini Municipality), Kwa-Zulu Natal

Please note that should:

(i) any serious or adverse effects to participants occur and/or,

(ii) aspect(s) of your current project change and/or

(iii) any unforeseen events that might affect continued ethical acceptability of the project occur then you should immediately report this to the approving REC. You may be required to submit an amendment to this application, in order to determine whether the changed aspects increase the ethical risks of your project.

Based on the information supplied your application has been successful and is approved.

Please note the following additional conditions associated with this approval:

(i) The reviewer commented:
The application is complete but the proposal does not sufficiently explain what is meant by social practices, which is a central question in the project based on the submitted material. The research question included on the consent form is not phrased in a way that's easily accessible to people not steeped in the language of architecture/urban design. Please consider rephrasing. In terms of ethical concerns, I am not sure how the researcher will establish whether participants are vulnerable or not, given the socio-economically marginalised situation of the research site.
Please discuss these points with your supervisor. No need to revert to the ethics committee.

Regards,

Engineering & Built Environment Committee.

Acknowledgements

8 years later I find myself at the end of my architecture school journey and I am so grateful to all those that have supported me through it.

I simply could not have completed this task without the community of support I have gathered throughout the years.

To my mummy thank you for praying for me every single day, for loving me hard, for bringing me into this world and for being my motivation to push through the hardships. My success is yours to shout out from the mountain tops. I love you forever.

To my brothers thank you for raising me to be strong and fearless. Thank you for your love, support and blessing me with nephews and a niece. I love you both dearly.

To the Le Cordier family thank you all for sharing your home with me, for spoiling me, for planting the seeds of travel and exploration every time you returned from cape town with gifts for me and descriptions of the university on the mountain that I have called home for 8 years now. I appreciate all the sacrifices you all have made to support me throughout my academic career.

To the Forbay family thank you all for supporting me on this journey, for standing in the gap to help me make it across the finish line, for making space for me in your home and hearts. Thank you for showing me what the world has to offer I am so grateful for your unwavering and unconditional support.

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To my love Andy Isaacs thank you for always being by my side and showing up with chocolate cakes and or biscuits whenever I needed them. Thank you for making my life much easier and for always putting me first. Thanks for sharing your lovely family with me and making me feel at home in Cape Town. I appreciate all you have done to help me finish all my degrees! I love you!

To my best friend/ model builder/ editor Tahlia Prinsloo thank you for doing the best job and sacrificing your sleep to help me finish my work. I truly appreciate all your help, love and support

To my university family thank you for holding me down on the days I wanted to give up. Thank you for always helping me find the best solutions to problems when my brain could no longer. Thank you for a lifetime of memories I will never forget. Thank you for the nights out on the town and the all nighters in studio. I am so grateful to have walked this journey with you all! Amy-Leigh Goldman, Chanderpaul February, Jedidia Baloy, Joy Kruyer, Kaamilah Bardien, Kay-Lee Snyders, Keyur Moodley, Khumalo Mhlakaza, Lwanele Shabalala, Major Mwawa, Naa-ilah Brown, Nosipho Ndawonde, Palesa Molopyane, Rahul Auckloo, Saskia De Bok, Solami Nkabinde, Teegan Isola, Xenophen Masipa

To my supervisor Stella Papanicolaou thank you for your support and understanding.

To the interviewees for unconditionally sharing your life stories with me and providing me with the information I needed to make decisions regarding the outcomes of this project. Your inputs were extremely beneficial to this process and are greatly appreciated.

Much love and gratitude!

xoxo

Mariannah Stoffels

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Preface

The topic of my research inquiry is related to my personal narrative of being raised within the Wentworth community. This research aims to highlight the social practices and community connections which have influenced the trajectory of my life leading to my current point of university studies in architecture.

Historically, my family members experienced the marginalisation and oppression, of the apartheid era, on people of colour. Although defined as coloured, in accordance with South Africa's racial groupings, my family culturally represents as people of colour due to our multi-cultural relations.

Despite being a born-free, having been born in 1998, the lingering effects of the apartheid pass laws remain seared in my family tree. Remnants of apartheid resurface through the lifestyles of aunties and uncles (the elders) with their respective job titles, locations in previously racially segregated suburbs, multi-generational living in council houses/flats, and a debilitating reference to race in terms of the apartheid law.

I represent a generation of people of colour with the privilege of access to spaces and places that previous generations were denied. The amalgamation of my work, As an architectural scholar, has been dedicated to exploring the topic of inclusion and decolonisation. I argued that apartheid is a by-product of colonisation in the global south and, therefore, the term decolonisation refers to the undoing of the ramifications of both colonial and apartheid rulings.

I am living my Grandparents dreams. I acknowledge the privilege I now have as a university graduate; however, it must be noted that without being awarded governmental bursaries, this privilege would not be financially possible for my family. Therefore, the narratives of the previously marginalised will echo through my work and contribute to their emancipation.

Figure 2: My Baptism at Christ the King Parish in Wentworth

Introduction to:

The research framework

The concept of research inquiry

Wentworth as the context of research study

The family narrative in relation to context

Introduction to:

The research framework

Peripheral communities in the suburbs of South African cities are experiencing a serious delay in public realm upgrading, especially for previously marginalised and segregated communities of colour. The lack of recent public realm upgrades today, perpetuates the exclusionary practices of the past apartheid regimes through inequitable access to resources. Currently, across South Africa, previously segregated communities of colour have seen little to no implementation nor improvement of public facilities and service delivery and remain underdeveloped and poorly maintained leaving them without adequate infrastructure to support the ideologies of a democratic government. Despite the abolishment of the group areas act, which segregated people according to their race, many communities of colour remain unchanged and segregated. The lack of public realm upgrades and service delivery, together with an increase in population growth and decrease in job security, has led to a socio-economic decline in these communities. Their existing public realm lacks adequately programmed recreational facilities and the infrastructure to support community engagements. Insufficient positive shared public space negatively affects the social environment of these communities, as its residents are unable to access facilities to help them improve their daily lives and temporarily escape the harsh realities of the everyday struggle. Therefore, residents in such communities are prone to becoming involved in and/or affected by negative social practices such as gender-based violence, gang violence, crime, alcohol, and drug abuse; this is evident due to the increased high number of such cases reported in these areas.

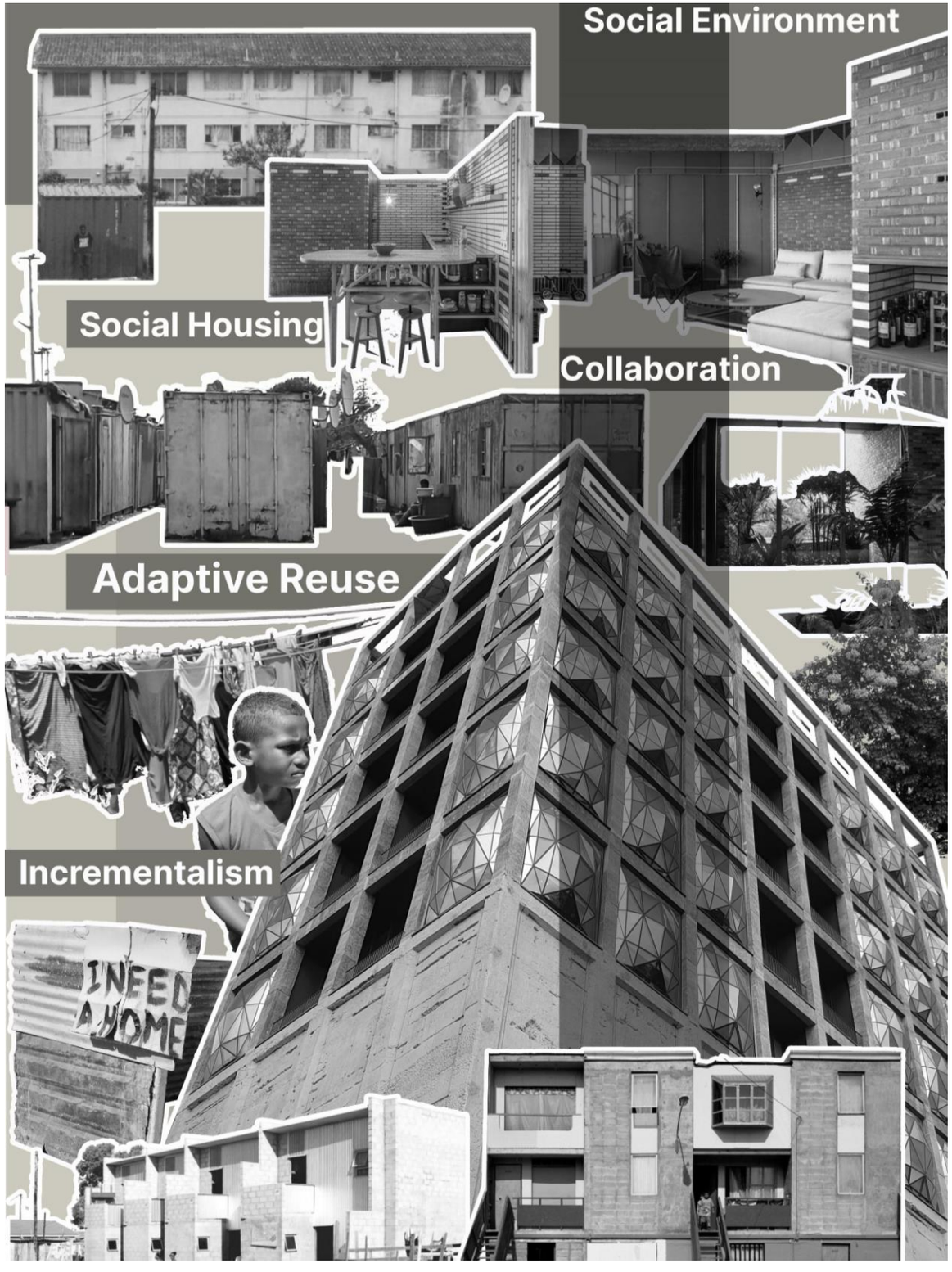

Figure 3:Task 01 Collage of Architectural Interest

Introduction to:

The research framework

My research involves analytically understanding the existing social practices occurring within defined and undefined public space including and not limited to parks, unoccupied land, front and backyards of houses and or flats for purposes of urban upgrading. Therefore, final site selection will be influenced by the quality and contributions of vacant areas within the public realm to cultivate further the freedom to expel against the difficulties imposed on the everyday life of a Wentworth resident.

The framework of this research will be supported by theoretical, practical, technical, and personal studies. This research will provide an in-depth theoretical analysis, firstly on the theory of Small Change by Nabeel Hamdi (2004), and secondly on theory of Community And Privacy by Serge Chermayeff and Christopher Alexander (1966) Additional theories will briefly be explained to support the narrative of public realm upgrading in previously marginalised communities such as the theory of: Anthropology Architecture by Ray Lucas (2020), Pattern Language by Christopher Alexander (1977), Eyes on the Street by Jane Jacobs (1961), and Homeplace by Bell Hooks (1990). A brief reference to precedent studies of architectural projects using alternative approaches to developing low-income communities and in turn upgrading the public realm such as the: Qunita Monroy Incremental Social housing project in Chile, The Violence Prevention through Urban Upgrading Active Boxes project in Khayelitsha, The Social housing projects in inner city London by Peter Barber Architects. A personal explanation of the social practices of Wentworth residents through memory together with onsite research and interviews with community members and liaisons to better understand the community networks combatting the challenges faced by the residents. The technical studies will analyse the functioning of façade systems in establishing a public-private interface with the public realm by activating thresholds for social practices to occur within.

This research seeks to highlight the impact of infrastructure on social practices in post-apartheid communities. This research paper seeks to answer the following research questions: How can the existing urban networks and infrastructure be manipulated to reignite engagement for the continued cultivation of existing social practices? How can architecture contribute to the upgrade of the public realm to provide respite from the socio-economic issues that plague Wentworth (the community)? The research explores how access to infrastructure in the urban periphery is beneficial to previously marginalised communities.

Due to the presence of gangs and related crime in the area, my family decided to move out of Wentworth. However, this did not translate to a better quality of life because, notwithstanding all the negative realities, the networks embedded within the fabric of Wentworth's community culture are unique to its environment. This inspired my view of Wentworth as a cultivator. The Wentworth community fosters growth for its residents. It raises families and fortifies communities' bonds by providing a foundation for growth of which my family and I benefit from. Therefore, it is time to cultivate and support the underlying networks that are surviving, regardless of it all, and inspire new ones.

Through a redirection towards the existing positive social practices of community life in Wentworth, this research aims to supplement a design dissertation with the intent to produce an appropriate architectural design that is responsive to the social needs of the Wentworth community. An interrogation into the existing social practices related to living, working, travelling, and entertaining will be used to formulate an architectural design response. The design response will appropriately relate to the context and its challenges in order offer respite from the monotony and hardship of the everyday life experienced by the community.

Introduction to:

The concept of research inquiry

Figure 4.1-2 are curated from an explorative model depicting the concept development and exploration of the research herewith. The model represents an understanding of the development of the public realm, in previously disadvantaged communities, as a byproduct of leftover space post mass production of standardised housing units to accommodate families of colour. Our government's focus on mass-produced housing left no budget for the development of public facilities and recreational space for these residents. The development of the sense of a public realm in communities of colour is represented through social and community practices of connection and support. The provision of resources in the public realm of these communities derives from the homes of neighbours and relatives. The model aims to communicate the intrinsic connections between architectures despite their differences, displacements, and disconnections. It highlights that one kind of architecture has a relational impact on another in the larger built environment. Moreover, the drawing pins depict points of pause, gathering and connection between the neighbouring facades and the practices of the everyday life within this public realm. It represents the underlying recipe for a sense of community ownership around supporting infrastructure. Additionally, the pins highlight the extent of the ephemeral reach of a façade's presence within a space and the thresholds created between private, public, and semi-private spaces. When focusing on the pinpoints, the architecture falls to the background and the model comes to life through the threaded network of connection between the pins, placing architecture in a supporting role for the cultivation of connection. Additionally, the various texturing of the ground floor aims to highlight the importance of ground plane treatment in creating zones of engagement. The model questions how architecture contributes to the cultivation of community life within a public realm and highlights the impact of architecture on cultivating a social environment and the possibilities the architecture allows, through thresholding devices and façade design. The model purposefully seeks to display a limited or minimal substrate that, through interaction and uncovering, reveals the true potential of architectural impact in low-income areas.

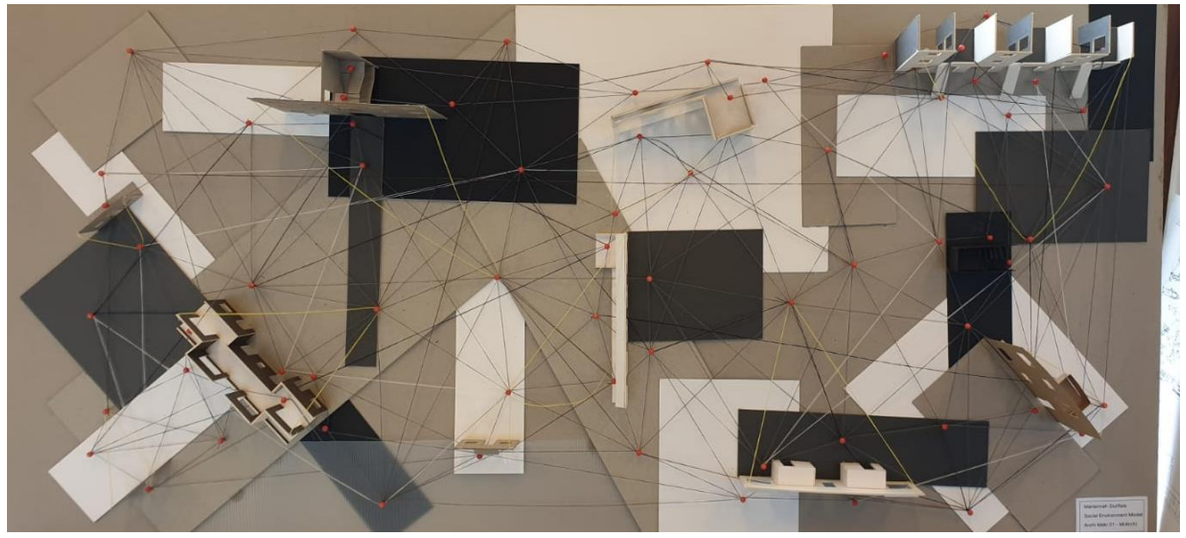

Figure 4,1: Plan view of archi maki model

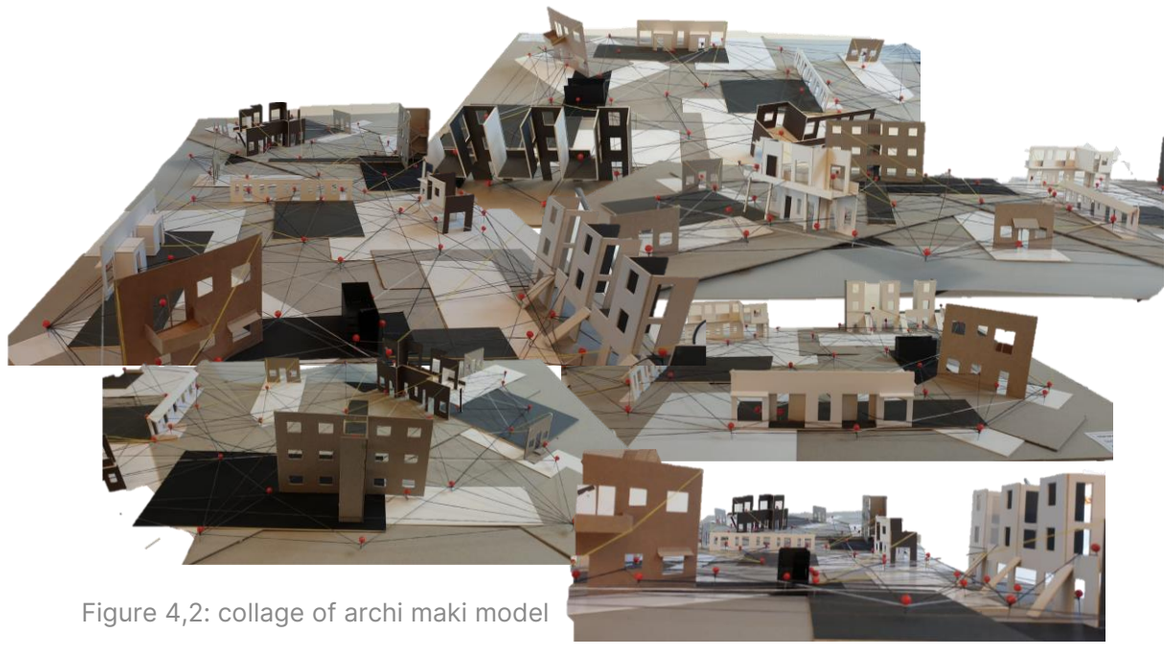

Figure 4,2: collage of archi maki model

Introduction to:

Wentworth as the context of research study

This thesis is a personal retelling of the social practices of the Wentworth community, from which I came, for the purposes of designing architecture that better responds to its people and its environment. The focus on the social practices came from understanding that although we may leave Wentworth physically, the community culture lives on irrespective of location.
Wentworth is a working-class residential suburb in Durban, Kwa-Zulu Natal.

During the mid 1930s, the area was a settlement for military, navy and police officers and their families. The settlement of these armed forces in Wentworth was due to the location of a network of oil refineries in the area. Therefore, the armed forces settlement was established to protect the surrounding oil refineries from land and sea threats during world war two (1939-1945).

However, after the late 1950s, when the apartheid government instituted the group areas act, the area developed into a residential suburb for coloured people. Therefore, the white armed forces officials began moving out of the area. The military barracks and communes of the settlement were hastily converted into 2-bedroom housing units to accommodate coloured families in this area. Sculleries and bathrooms were allocated outside the family home and shared amongst up to twenty households in one area. Families had to register to be accommodated in these small 2-bedroom council houses irrespective of their family sizes.

During the mid 1960s ,My grandparents received council housing and raised their 8 children in a 2-bedroom council house in Wentworth. Later in the 1970s,Once all the military barracks were converted, the government began building additional 2-bedroom semi-detached houses which still had outdoor bathrooms. The semi-detached housing typology was unable to accommodate the influx of families, therefore, requiring more accommodation thus introducing council flats. Moreover, in the 1980s, newly built council flats provided more density as each block ranged between two to four storeys and had a minimum of four different families living in a 2-storey block.

During the late 1980s, the apartheid government was losing favour amongst other countries due to its racialised laws. When the countries started sanctioning trade with South Africa the apartheid government tired to win the favour of its people of colour by offering land for sale. Subsequently, the old military council houses were sold to the renters based on the years of rental. The government also began selling empty land parcels on which free-standing houses were built by families who could afford to buy land and build their own. To date, many housing units have since been converted and upgraded to include bathrooms and kitchens indoors. The housing typologies of the past remain scattered across the suburb. Today, after over 40 years later, the council flats are undergoing renovations. The blocks of council flats dominate the suburb due to their density, lack privacy and shared public space. Many families living in Wentworth today still rent council houses and flats.

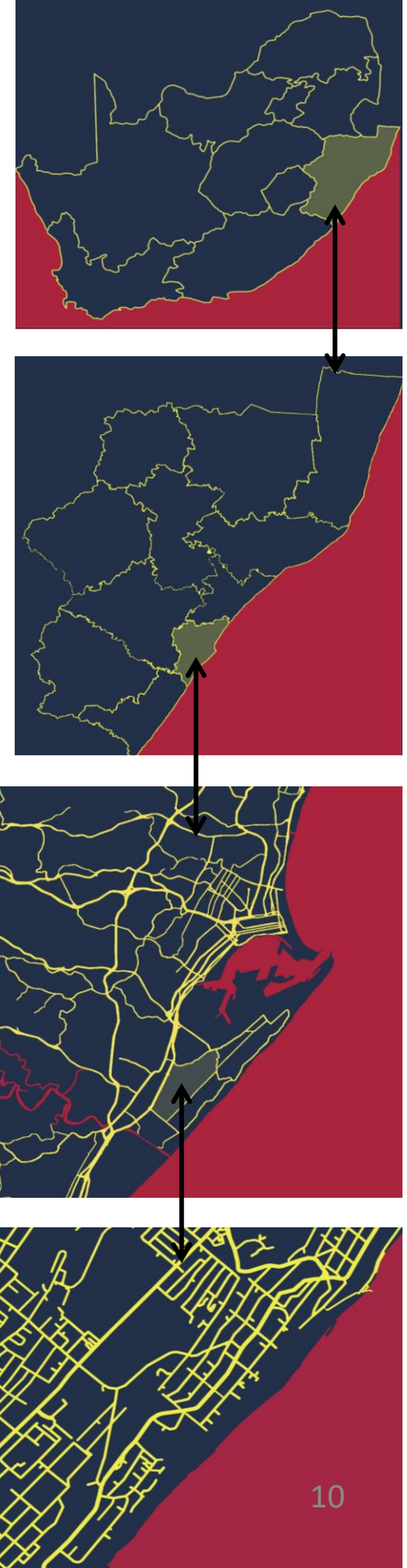

Figure 5:Locality diagram of research context

Figure 6: Collage representing the public realm of Wentworth

Introduction to:

Wentworth as the context of research study

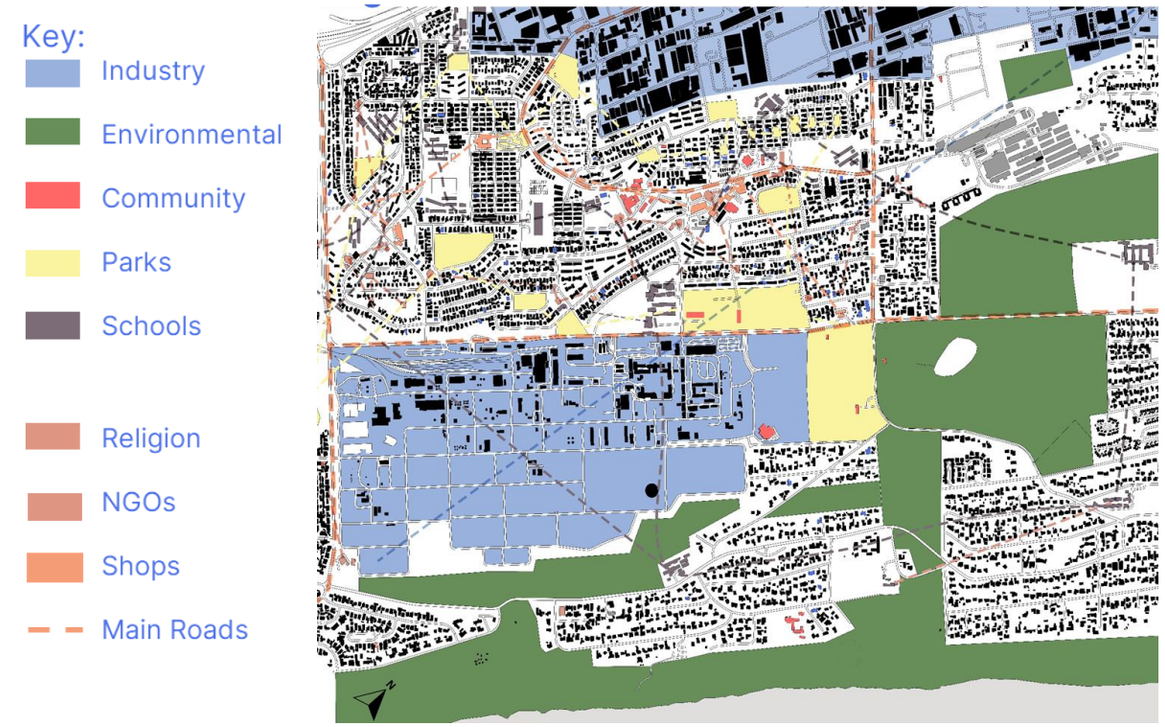

Figure 7: Mapping of Wentworths public realm

This residential area is in the periphery of the city of Durban along the south coast. The Engen Oil Refinery is an immediate neighbour to this area and over time a larger industrial business district developed and nestled around and between the residences. Necessary seasonal industrial repairs by surrounding businesses sparked an influx of contractual repair workers from the community. Their proximity to job opportunities has financially sustained many families within the area. My brothers and uncles have worked multiple shutdowns (the period a refinery closes for repairs and maintenance - typically occurring every year for 3-6 months at a time) However, this repair work is not completely financially sustainable for all families as it leaves them unemployed after the contract is completed.

The proximity of residents to this large industrial area poses a threat to their health, mainly due to the air pollution caused by the surrounding industries. Community members actively campaigned against the refinery which contributed the most to emitting hazardous pollutants into the air. An increasing number of residents have since suffered from respiratory illnesses, such as asthma and lung cancer, due to the inhalation of these pollutants, posing a detriment to their health. To date the refinery has been shut down and is currently being repurposed as a storage terminal.

Wentworth has an ongoing history of gangsterism and drug cartels. Countless lives have been lost to date within the communities due to turf wars between rival gangs and drug lords. With gunshots going off haphazardly, innocent lives are caught in the crossfire. There are approximately 7 known gangs within Wentworth. Although each gang has its own identity, practices, and specific location of operation, they all claim to offer a sense of status and protection against danger. This makes joining a gang seem enticing, especially, to impressionable youngsters. However, whether in terms of drug dealing or mulling, the proposed salary is most enticing, especially for youngsters from low-income households. Drug dealers recruit children as young as 13- and 14-year-olds, due to the minimal jail time for minors found to be in possession of illegal drugs or firearms. In some instances, the practice of gang affiliation is viewed as a rite of passage for some Wentworth residents.

The ongoing gang and drug related practices have negatively impacted the Wentworth area and its community. Consequently, Wentworth has been stigmatised as an actively violent and dangerous area. However, this is not the case for all parts of Wentworth and its people. Numerous community members, community leaders, places of worship, NGOs and NPOs are present within the area and regularly combat challenges within the community. Therefore, despite the difficulties faced through the lived experience, Wentworth has fostered a prideful sense of community and place identity amongst its current and former residents.

However, the bad is currently outweighing the good within the community, leading to a migration out of Wentworth. My connection to the site is rooted in my families' recollections of growing up in Wentworth together with my own experience of attending Austerville and Assegai Primary schools in Wentworth. My nuclear family migrated out of Wentworth in 1998 due to the gang violence. Although we moved, my mother remained a schoolteacher in the area, and I continued attending school there too. Since then, more family members have moved out for the same reasons. Consequently, visits to family members currently living in Wentworth are now less frequent or warned against out of fear.

Introduction to:

The family narrative in relation to context

A brief introduction of the personal values, beliefs and family practices that have influenced my research inquiry into social practices and community connections.
I was raised by my single mother, Eleanor Stoffels, with the help of her siblings and her father, my Grandpa, Mr Godfrey Simons. I remember how he cared for the love of his life, his wife, Granny Rita Simons, until her passing and beyond. Granny Rita fell in love with him by simply hearing his voice. They were married in a catholic church on the 6th of August 1946. Grandpa Godfrey drove trucks and operated cranes while Granny Rita, although a trained nurse, took care of the household duties while raising their 8 children. Their 6 sons all become artisans while their eldest daughter, Elizabeth, became a credit clerk. My mother was the recipient of a Teacher's College Bursary to study Education at the Bechet Teacher's College of Education in 1986 and ultimately became a Primary School Teacher, with my father and 2 brothers becoming artisans in welding and boiler making.
Grandpa Godfrey lost his father (Joseph Simons, a solider for the American army) when he was a child. As the eldest child he left school to help his mother (Caroline Hughes, a seamstress, married to Simons) support his younger siblings. He took me everywhere, especially to church. He believed it was important to give thanks and be charitable. Our lives changed when he got sick. He helped my mother hold the seams of our life together. He was our lifeboat. Around the time of his passing my paternal family members (although always present and supportive previously) became our backup.
My paternal grandparents, Maynard and Winifred (Winnie) Stoffels, lived on a farm in Lusikisiki, which is a rural area in the Eastern Cape. They owned and operated bus transportation and ran a house shop to support their children who attended school in Durban and lived with close relatives. Grandpa Maynard passed away before I was born, but Granny Winnie passed away when I was a child. In my eyes she was the matriarch of the Stoffels family. She was a prayer warrior, healer, provider, and protector. My mother reminds me that after I was born, Granny Winifred visited with all her grandchildren and began sewing clothing as a gift for me.
My interrogation into this site stems from my personal investment as my nephews are turning 10- and 8-years old this year. They are growing up amongst gang and drug related practices occurring within their immediate public realm. They are amongst many other people not related to my family biologically but to related to the narrative of living in Wentworth's family environment. I aim to include the narratives of my family members and others like mine as key informants to guide my research towards decolonising and destigmatising racially segregated areas.

Figure 8.1: Image of my uncles and aunties in the yard of their family home in Wentworth during 1960s.
The houses pictured the background are the military barracks which were converted to housing units

Figure 8.2 Image of my uncle Roland reading the paper in the late 1970s.
The houses pictured in the background are the semidetached council houses built located adjacent to the Engen oil refinery.

Definition of Terms

Social practices:

Explanation of what people do and how they do it in relation to their environment. An understanding of everyday activities or duties pertaining to work, entertainment, home, and travel which make up their lifestyles.

Public realm:

An area in which access is not denied or limited to certain groups.

Wentworth:

A name associated with a residential area located in the South Durban Basin, the industrial hub of Durban. Wentworth is bordered by the Engen Oil Refinery and Jacobs Industrial District.

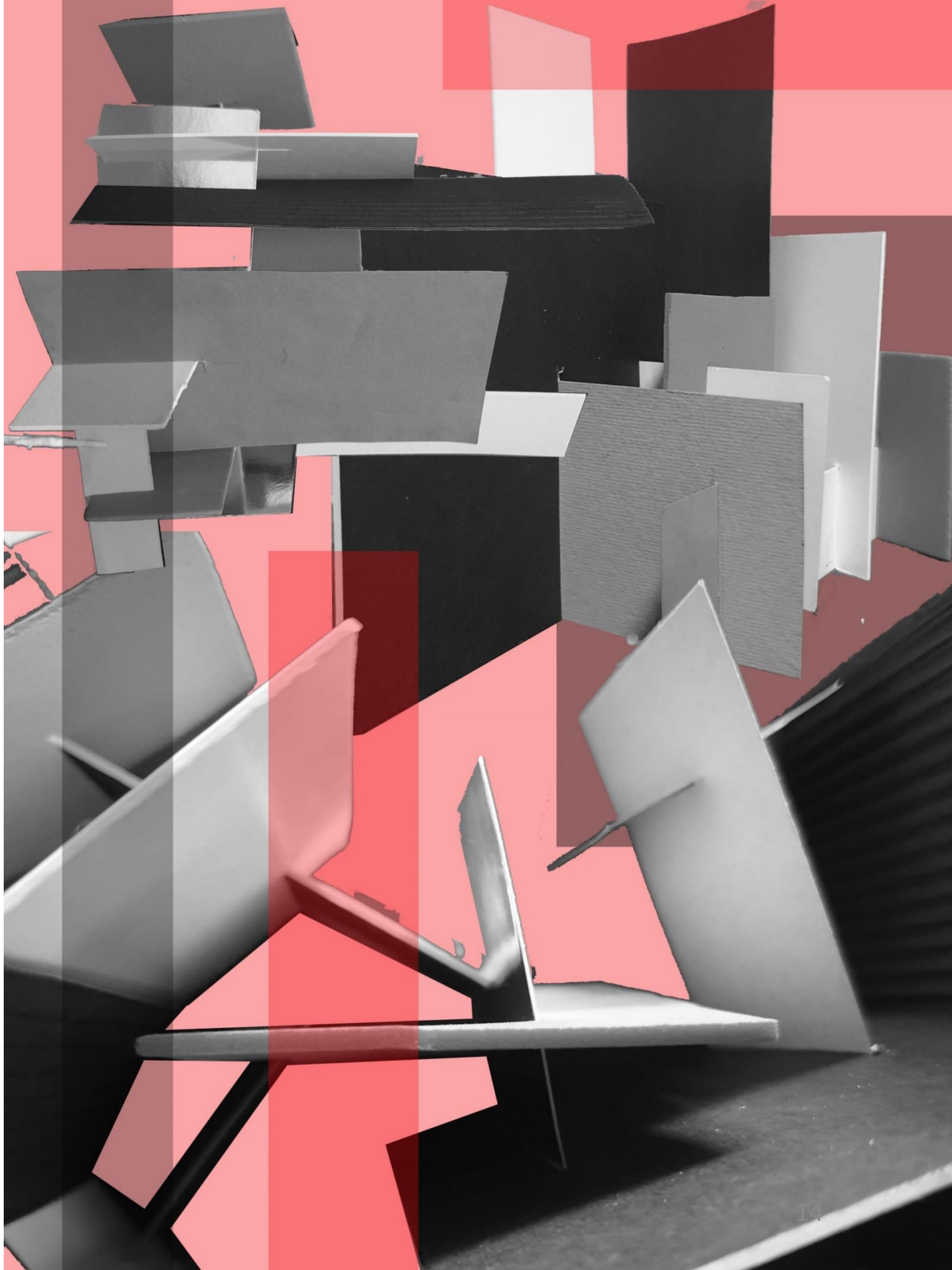

Figure 9: Collage of an abstract representation of in-between space

Theoretical Studies on community

Small Change Theory:
(Hamdi,2004)
The method of discovering existing patterns of community development.

Community and Privacy Theory:
(Chermayeff & Alexander,1966)
The method of identifying the need for realms of privacy within community.

Small Change Theory:
(Hamdi,2004)

The method of discovering existing patterns of community development.

Figure 10: Collage of selection of buildings in the area that contribute to community life.

Small Change Theory:
(Hamdi,2004)

The method of discovering existing patterns of community development.

Nabeel Hamdi is an architectural practitioner and scholar who has dedicated his architectural approach towards collaborative participatory design practices within communities. Hamdi provides case study experimentations of micro scale, incremental interventions in his book, 'Small Change: About the Art of Practice and the limits of Planning in Cities.' (Hamdi,2004)
"The title, Small Change, captures three important principles that recur throughout: 'small' because that's usually how big things start; 'change', because that's what development is essentially about; and 'small change', because this can be done without the millions typically spent on programmes and projects." (Hamdi, 2004:24)

I am using this theory on Small Change (Hamdi,2004) as part of my research because I agree with the author that improvements of any kind must start off small as these are the most achievable and many small improvements contribute to tackling larger problems in various ways. Small change allows for the opportunity of different views and voices to be included in the problem solving, as options contribute equally to the final product.

Hamdi (2004) acknowledges that within low-income communities there are many issues that require solving. However, Hamdi focuses on the issues being solved by the community fieldworkers and studies their methods of solutions before providing solutions based on his assumptions as an outsider. Hamdi's theory of practice on Small Change (2004) differs from the normative governmental approaches of mass production for the purposes of formalisation within low-income communities. Mass production, although useful in achieving required density outputs, leads to a superficial understanding of underlying issues which Hamdi aims to rectify through an alternative approach.

A summary of the principals in the theory of Small Change (Hamdi,2004) includes:
• Initial engagement with engaged fieldworkers (active community members/group) to form a stakeholder participation network for future negotiations with policy makers (including financial sponsors).
• An iterative process of product design experimentation which involves collaborative design prototyping in a relationship between fieldworkers and Architects as development practitioners.
• Fundamental understanding of the role of the development practitioner as a mediator between the policy makers and fieldworkers
• Hamdi introduces an alternative approach to architectural practice whereby product design is the first stage and not the last. This change in architectural practice allows for ongoing problem solving as the solution becomes part of the research instead of a byproduct of research.

"Plan–analyse–survey: planning from back to front in which the planner weighs street-level action against taking the long view and comes down finally and firmly in the middle." (Hamdi,2004:93)

I agree with this alternative method, as it leads to faster delivery of problem-solving solutions which have time to be critiqued and undergo changes to better suit solving the problem and adapt to its environment during the active life cycle of project. The production of a final product hinders the natural growth of problems which start out small and over time become larger issues that need to be solved. However, tackling problems at a grassroots level limit their progression into larger, unmanageable and costly issues.

"We sought to understand systems, networks, people, place, politics, and resources which naturally produce community, in all its possible forms, and which will need progressive cultivation, spatially, financially, socially, and even politically." (Hamdi,2004:98)

The patterns of social practices are uncovered by focusing on understanding existing community networks which highlights the inner workings of communities and their own capacity for solving problems. The networks represent all community social space activators which are vital cultivating community practices.

Community and Privacy Theory:

(Chermayeff & Alexander,1966)

The method of identifying the need for realms of privacy within community.

Figure 11: Image of the front door of a ground floor flat.
Image representing the threshold between private and public realms

Community and Privacy Theory:
(Chermayeff & Alexander,1966)

The method of identifying the need for realms of privacy within community.

Community and Privacy- Toward an Architecture of Humanism (1966) is a book written by Russian-born British citizen, architect, Serge Chermayeff and Austrian-born British citizen, architect, Christopher Alexander. These architectural scholars have collaborated away from their birthplaces in their chosen hometown to discuss the main contributor to urbanism: the dwelling. I relate to these scholars as I too am interested in understanding the inner workings of the public realm from which I am currently geographically disconnected but am intrinsically connected. In a chapter titled Hierarchies of Urbanism the author's state:

"The house is part of the urban anatomy in the way that a vital organ is part of a living creature – for example, -the lungs in the mammal- and, like all the other parts of the organism, it is dependent on circulatory and communications systems for its proper function." (Chermayeff & Alexander,1966:135)

They theorise the dwelling as the cultivator of community in the public realm and provide requirements needed of the dwelling to effectively support modern urban living and community development. By referencing traditional housing typologies, the authors propose the need for a return to the planning of traditional housing because those typologies included numerous realms within a dwelling to suit the needs of differentiating functions. The title Community and Privacy (Chermayeff & Alexander,1966) at first glance seems contradictory, however, the book explains that the degrees of privacy present in a dwelling are the main ingredient in creating an array of opportune spaces for various social practices to be carried out. The author's question:

"Where is the provision for relaxation, concentration, contemplation, introspection healthy sensuousness, all of which are conducive to intimacy, tenderness, wonder and delight?" (Chermayeff & Alexander,1966:75)

The authors propose a similar concept to one made more popularly known by Thomas Bayly 'absence makes the heart grow fonder' (Bayly:1844), therefore, with the absence of privacy there is no yearning for connection or an improvement thereof. Together with realms of privacy within dwellings, the authors also emphasize a need for transitional zones between private, semiprivate, and public realms. The threshold where solitude meets communality must be designed to support both physical and non-physical interactions.

"Among the great visual pleasures of an urban environment are the well-designed walls, fences, and facades of attached houses, like those that make the streets, squares, and terraces in a historic city like Bologna so delightful even for the suburbanite tourist." (Chermayeff & Alexander,1966:125)

Theoretical Studies on public realm upgrading

Anthropology Architecture Theory:
(Lucas,2020):
Importance of anthropological contextual studies to produce socially successful architecture.

Pattern language Theory:
(Alexander,1977)
Using study on everyday practices to identify collective need within public realm

Eyes on the street Theory:
(Jacobs,1961)
Study of how architecture impacts quality of social practices within the public realm

Homeplace Theory:
(Hooks,1990)
Identifying the contributions of home in public realm.

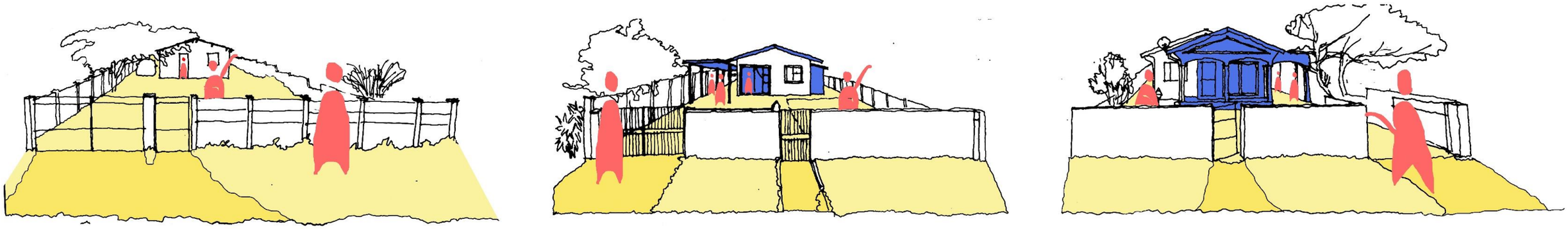

Figure 12: Image representing residential upgrades in Wentworth.

Anthropology Architecture Theory:
(Lucas,2020)

Importance of anthropological contextual studies to produce socially successful architecture.

Social anthropologist and architectural scholar, Ray Lucas (2020), argues that normative architectural practices are no longer sufficient in contributing to holistic built environment design. Lucas (2020), therefore argues that anthropological research studies and architectural design practices should be combined into a new method architectural practice. Prolonged and extensive site analysis incorporating analytical studies of lifestyle patterns and practices of the community are required for a collaboration between anthropological studies and architectural practice. I agree that methods of anthropological research would be beneficial to architects for the understanding of specific community practices. The collaboration will produce more relatable and socially accepted design solutions that respond more closely to solving social issues.

“The potential of an anthropology with architecture suggests that the disciplines work closely with one another in order to produce a new manner of understanding, exploring a wider range of methodologies and approaches in order to produce a new social and spatial context.” (Lucas,2020:4)

Pattern language Theory:
(Alexander,1977)

Using study on everyday practices to identify collective need within public realm

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Architect, Christopher Alexander (1977) introduced the study of the seemingly mundane everyday practices of people as it indicated various patterns of use based on lifestyle practices of specific communities. The patterns explained various phenomena based on daily life practices which could be translated by architects to understand the basic needs and wants of a community based on what they already have. The monotony of the everyday blurs out instinctual interventions implemented by the laymen due to the lack of complexity, however, when analysed, the instinctual solutions provide greater impact in solving problems. By focusing on changing everyday practices, the power of change is handed back into the hands of the communities through which more change is implemented. The study of the everyday highlights areas that require more attention for problem solving due insufficient resources.

“It is not simply beauty of form or just the fitness to a purpose. It includes ordinary intimate qualities, that are rich just because they are related to our lives.” (Alexander,1977)

Life continues to be lived to its fullest extent in low-income communities irrespective of the problems facing the community and insufficient resources. Therefore, understanding the patterns supporting the most difficult circumstances provides better clarity on the problems facing the community and weak points within the community network that require additional outside implementation and support.

Eyes on the street Theory:
(Jacobs, 1961)

Study of how architecture impacts quality of social practices within the public realm

Journalist, Jane Jacobs, analysed the quality of public realm in terms of the life of the street and its degree of passive surveillance. Jacobs (1961) noted that streets with more passive surveillance were more welcoming of positive social activities than others. The social activities occurred within thresholds surrounding zones of transition between public and private realms. The number of threshold devices along the street interface, such as shop fronts, stoeps, verandas, porches, balconies etc, facilitating a place of pause and connection between passersby improved the quality of street life. Public realms in low-income communities lack adequate transitional zones. As a result, the street becomes the point of connection for community life, resulting in a lack of proper social engagement negatively affecting the development and cultivation of good quality transitional zones. The subsequent lack of transitional zones makes the street the public living room for these communities, as internal space is limited and private. The absence of transitions makes neighbours closer in proximity. Although this has its benefits, through the promotion of neighbourliness, it also limits growth for oneself and within the community as there is no opportunity to disconnect oneself. There is no quiet space for introspection. This always-public-never-private way of living makes people seek privacy by limiting unnecessary engagements with others, causing the lack of privacy to become unbearable and over stimulating for the residents.

Homeplace Theory:
(Hooks,1990)

Identifying the contributions of home in public realm.

American author, Bell Hooks, wrote about “Homeplace: A site of resistance” (1990) in which Hook explains the significance of having a place to call home for families of colour who have been marginalised. Hooks highlights the importance of the Homeplace as a point of retreat from the struggles faced in the public realm which permeate the walls of the private homes through life experiences.

“Black women resisted by making homes where all black people could strive to be subjects, not objects, where we could be affirmed in our minds and hearts despite poverty, hardship, and deprivation, where we could restore to ourselves the dignity denied us on the outside in the public world.” (Hooks,1990:384)

However, due to financial circumstances, many homeplaces lack private space as all space within the home needs to be shared. The lack of private space and lack of adequate outdoor transitional space exemplifies the harsh realities faced by low-income communities. The search for a dwelling of privacy continues in low-income communities and its unavailability leads to further suffering.

Precedent study on public realm upgrading through architecture

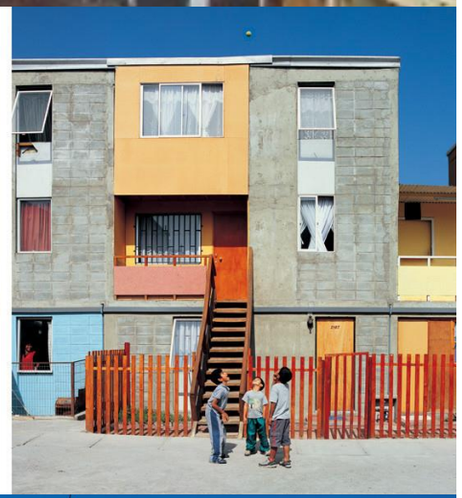
Incremental social housing by Elemental architects

Social housing projects by Peter Barber Architects

Violence Prevention through Urban Upgrading (VPUU) Organisation

Incremental social housing by Elemental architects

Alejandro Aravena, together with the Elemental architecture practice in Chile, challenged the status quo of housing solutions for people living in informal settlements within the city. They facilitated a collaboration between the government and the residents of the site to provide social housing units on the same land which they informally occupied. The needs of the community were identified by studying the increased informal settlement patterns in the area in relation to access to the city. The patterns highlighted the need for affordable housing within the public realm. The small change this community network initiated for themselves was reliant on their proximity to the resources of the city as a catalyst to support their livelihoods. The design process depended on the capacity and capabilities of its residents. Together the team decided to design the most integral parts of a dwelling that families were unable to adequately provide themselves, which included the basic housing structure and amenities. This design is termed “Half A Good House” (Elemental,2012) the team provided a fully equipped half of a house on government subsidised land while the other half of the house was to be incrementally built up by the residents. The half that was built is completely functional on its own. This makes the other incremental half available for specific family needs. It allows growth of the house for additional private spaces based on the family’s financial capability. In the end, most of the incremental halves were infilled by the residents. This module worked successfully based on understanding the users’ capabilities and capacities. This process reverses the hegemonic process of governmental service delivery. This collaborative design process worked within the communities’ existing network of informal housing solutions as a supplementation to improve their living conditions. This project represents how small architectural interventions in the public realm can ignite change and better improve the livelihoods of low-income communities using their own problem-solving practices. The public realm of the community was improved through architectural intervention which provided adequate housing units equipped with the amenities the community needs to engage and survive and contribute to city life.



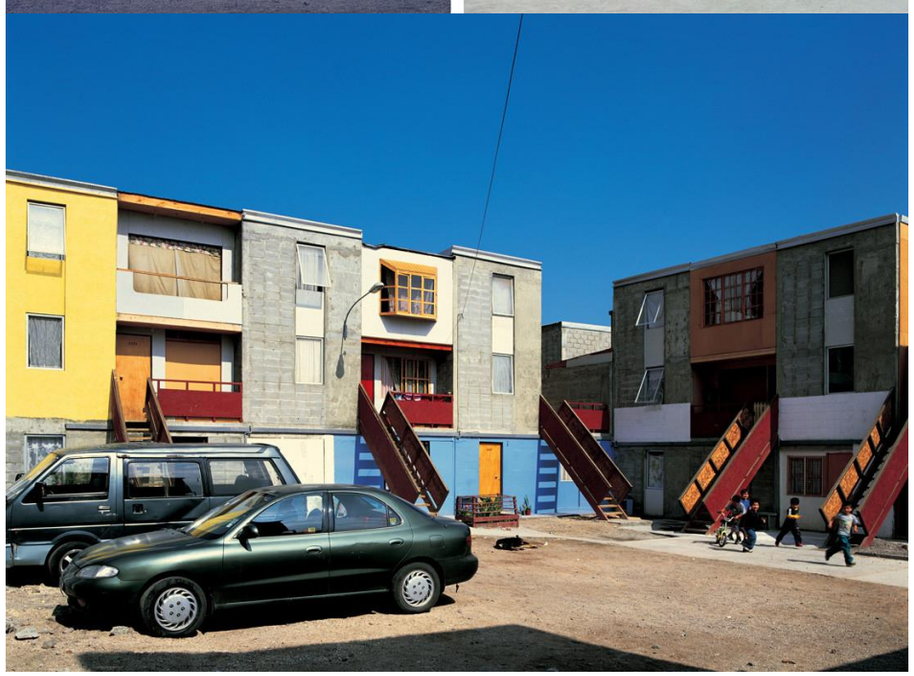


Figure 13,1: The process of temporary relocation (Aravena. Iacobelli, 2012.)

Figure 13,2 & 13,3: The façade before and after additions ("Quinta Monroy / ELEMENTAL" 31 Dec 2008. ArchDaily. Accessed 1 Nov 2022. <https://www.archdaily.com/10775/quinta-monroy-elemental> ISSN 0719-8884)

Figure 13,4: External courtyard with additions ("Quinta Monroy / ELEMENTAL" 31 Dec 2008. ArchDaily. Accessed 1 Nov 2022. <https://www.archdaily.com/10775/quinta-monroy-elemental> ISSN 0719-8884)

Social housing projects by Peter Barber Architects

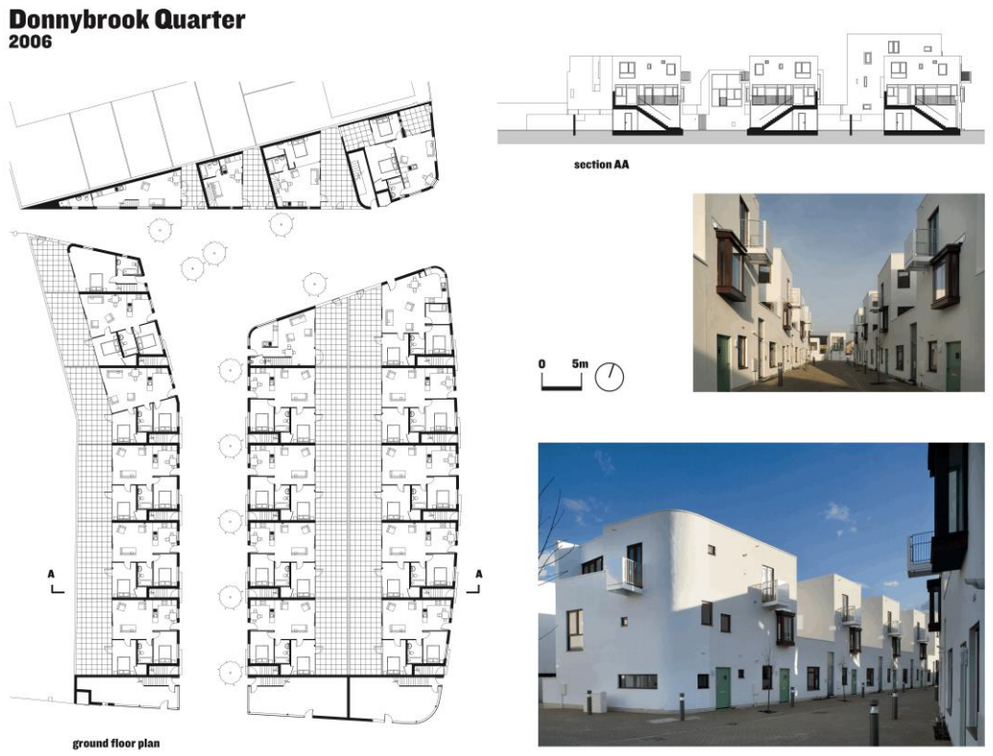
Peter Barber, an award-winning British architect, has been invested in providing innovative social housing solutions for the United Kingdom's housing crisis. Barbers' projects represent the way architecture contributes to the quality of the public realm through activating street life through eyes and access to the street.

"Mixed use is the key descriptor in Barbers constant celebration of the public social life of the street in which all have a stake, and all are protagonists." (Morning Star,2012)

"No poor doors" is Peter Barber's design mantra whereby he challenges the design of spatial arrangements to ensure each unit has separate access onto the street. This principle activates street and community living as each doorway is articulated as a threshold, creating an added realm for a point of interaction between private and public realms. The architecture promotes urban upgrading through pedestrian streets and semi-private outdoor access of each unit to the outside.
Social housing provides low-income families with financial relief and access to beneficial infrastructure for their continued development. Barber's social housing projects are artfully designed with good quality materials, prime locations, and adequate space for varying family sizes.

"They offer a high-quality physical environment perceived even today as the sole entitlement of the well-to-do" (Morning Star,2012)

Barber represents good quality architecture as a basic requirement for the development of low-income communities. I agree that low quality housing for the poor on the periphery of the city creates further marginalisation and should be stopped. The city belongs to its people and its people should have equal access to its resources. Social housing units within the city benefit the development of low-income communities and should be prioritised. The social housing model provides subsidised rental housing solutions based on the number of dependants within a household and income bracket. This housing model has proved successful in many countries where the communities receiving the housing were also involved in the process. Multigenerational living and communal living are forms of social housing programs wherein occupants choose to live socially and communally and are not forced to live communally through its design.



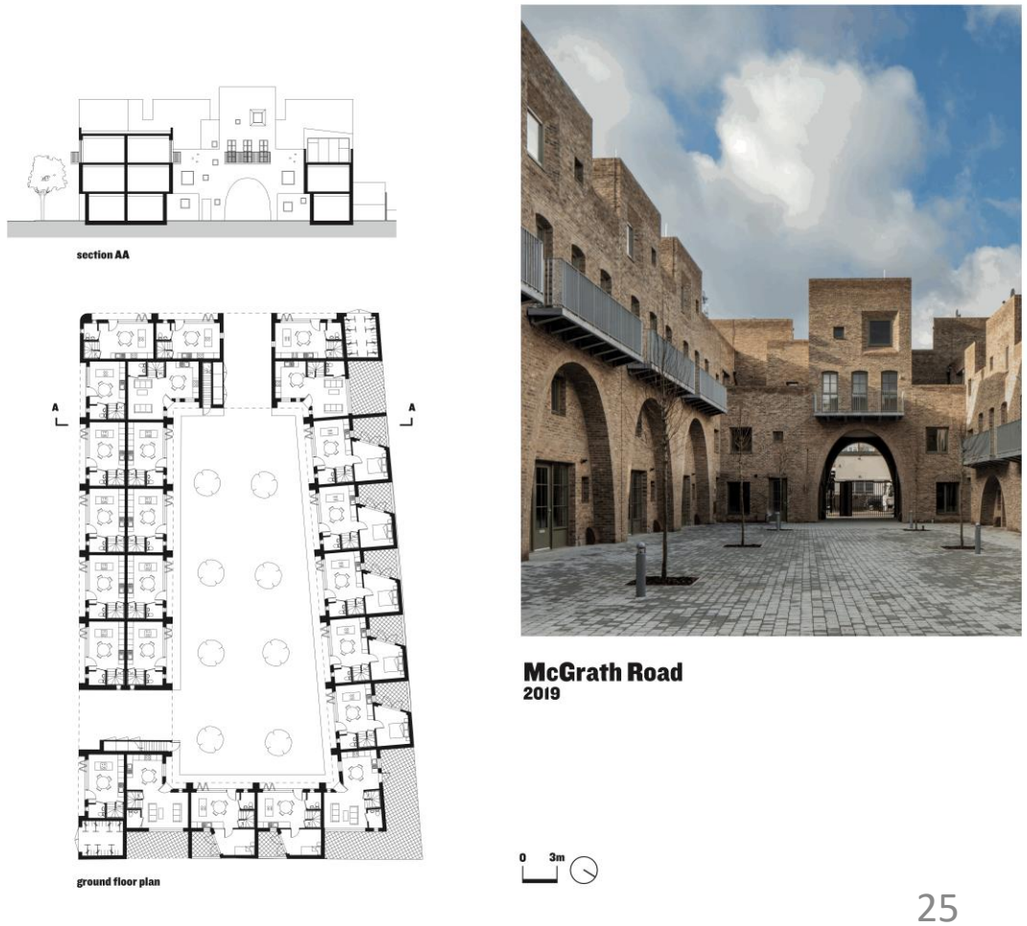


Figure 14.1: Donnybrook Quarter mixed-tenure development (Retrospective_ Peter Barber) 12 August 2019. The Architectural Review. Accessed 05 August 2023 https://www.architectural-review.com/buildings/retrospective-peter-barber
Figure 14.2: McGrath Road shared-owned starter homes (Retrospective_ Peter Barber) 12 August 2019. The Architectural Review. Accessed 05 August 2023 https://www.architectural-review.com/buildings/retrospective-peter-barber

Violence Prevention through Urban Upgrading (VPUU) Organisation

Violence Prevention through Urban Upgrading is a not-for-profit organisation involved in community development in the periphery neighbourhoods of the Western Cape. The organisation supports community development by mediating relationships between the government, NGOs, and the community. Through the active box project, the organisation uses architecture to ignite change in the public realm by

“co-creating safe and active communities one building at a time”. (VPUU, 2017)

The active box project implements community buildings within the fabric of the public realm along frequently used movement routes. The community buildings are programmed for multifunctional use and, therefore, function as landmarks for points of concentrated community connection in the public realm. The architectural design and scale of the active boxes contributes positively to the image and aesthetic of the neighbourhood. All boxes are designed with active edges to promote positively activated street life with. The scale of the boxes ranges from small 200-sqm buildings to large 3000-sqm buildings, dependent on available space and intervention program requirements based on analysing the social practices and patterns of everyday life within the community.

“10 Active Boxes have been built across deprived communities across the Western Cape over the past 10 years. They differ in impact and size, from a 200m2 Neighbourhood Centre to a 3 000m2 Regional Library.” (VPUU, 2017)

The implementation of the active box project is an attempt to provide infrastructure and resources to previously marginalised communities and to restore the injustices of the past by creating better opportunities for the future. The project is actively improving the public realm through providing architecture that supports social practices of everyday life of the

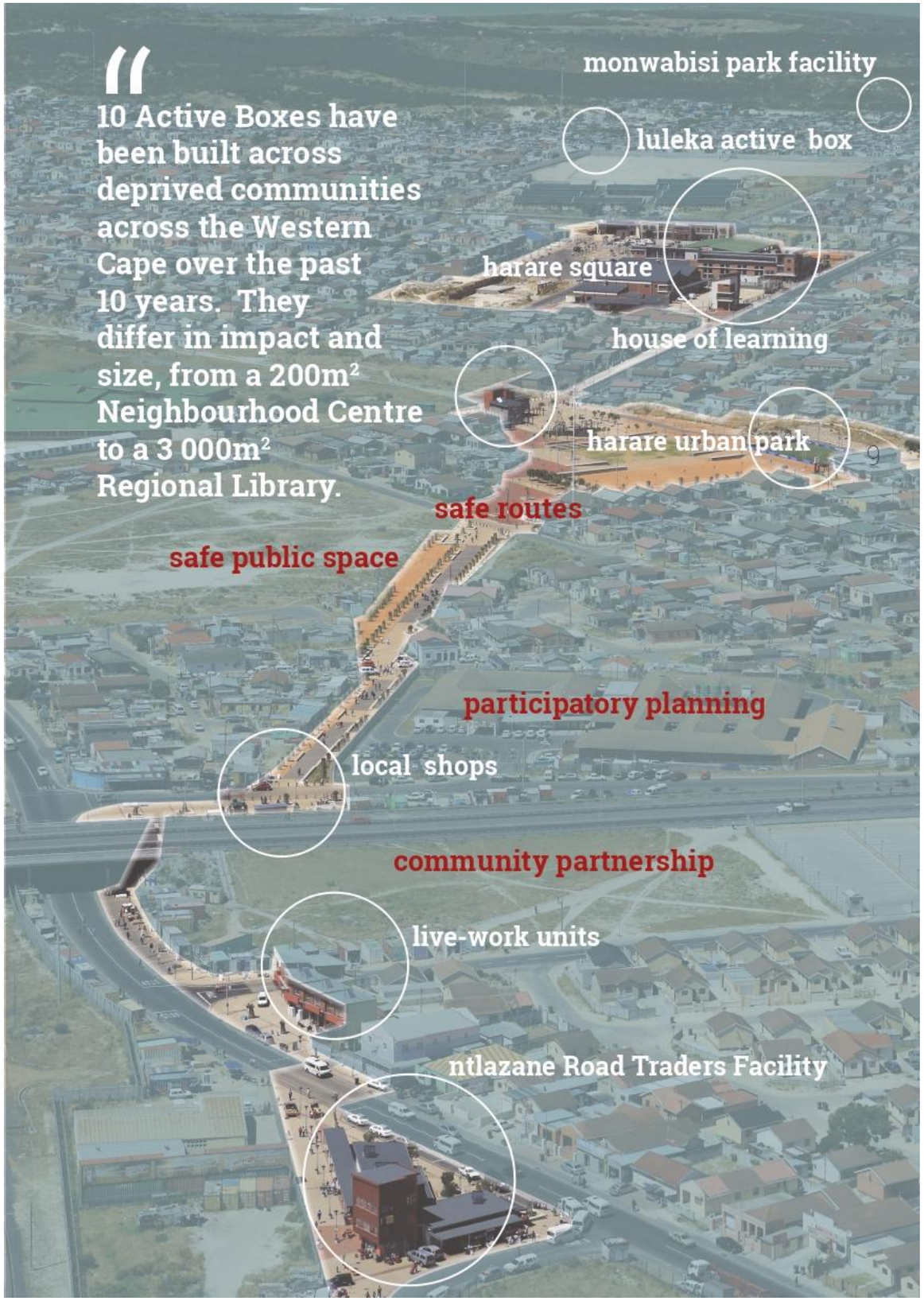


Figure 15: Image representing where can you experience active boxes. VPUU Organisation (Active Box Package- 1.0) Dec 2017. VPUU. Accessed 02 August 2023. http://vpuu.org.za/safe-node-area/active-boxes/

Technology Studies

Introduction to technical studies selection

The following technical case studies provide a better understanding of how architecture contributes to formulating social practices and community connections within the public realm. As explained in theories, I intend to analyse how good quality residential architecture provides catalytic improvements in the larger public realm. The case studies will be used to provide an understanding of how residential architecture can be designed to support positive social practices and a sense of community within the public realm. The case studies introduce alternative approaches to practices of shared living between family members and the larger community. These projects support and accommodate everyday practices of living, in both public and private realms, while creating thresholds for transitions between private and public realms for points of pause and connection. The detailed design of activate edges through an analysis on façade systems and threshold devices will be analysed to understand how residential architecture contributes to the upgrading of the public realm. The quality of provisions within a home determines the lifestyle patterns of communities within a public realm and determines the way the public realm supports the livelihood of the community.

Technology study on multigenerational House 46 by Kumar La Noce Architects

- The relationship between the public realm and the façade
- The threshold between architecture and the public realm
- The materiality of thresholds
- The transition between public and semi-private realms
- The transition between semiprivate to private realms
- The private connection to the public realm

Technology study on La Borda cooperative by Lacol Architects

- The threshold between architecture and the public realm
- The relationship between the public realm and the façade
- The transition between semiprivate to private realms
- The materiality of thresholds
- The transition between public and semi-private realms

Technology study on multigenerational House 46 by Kumar La Noce Architects

Project title: House 46
Program: Multigenerational house
Architects: Bhavana Kumar, Nicola La Noce at Kumar La Noce
Year: 2021-2022
Location: Bengaluru, India
Area: 179m2

House 46 is a multigenerational family home designed by Kumar La Noce architects. The residential project is located within the city of Bengaluru which is known as the centre of India’s high-tech industry. The live-work unit program of the house and its façade design creates an immediate connection to the public realm. .

Figure 16,1: House 46 Street Elevation Street
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023. <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

The relationship between the public realm and the façade

This intriguing 4-storey multi-generational house was designed artfully through techniques of thresholding layers. The street façade is ordained with a lightweight multifunctional metal screen from the first floor which introduces a playful relationship between the public and private realm. The alternative use of materiality for the screen draws the attention of passersby. Its linear pattern of thin metal fins and warm terracotta tone create an inviting ambience for onlookers and residents to enjoy. The screen is accompanied by balustrades made of concrete planter boxes and a simple vertical metal balustrade. The balustrades vary in size on each floor creating an additional dynamism in the façade. The accompaniment of the balustrades for safety precautions allows for the possibility of the screens to be folded open. The manual operational ability of the screens creates the possibility for an ever-changing façade dependant on its user's needs. The screens filter light onto the street facing balconies while also providing some privacy through visual obscurity of these semi-private balconies. The screen offers its residents the option to choose the level of privacy they require. Its detailing is crafted to create an active edge which can be enjoyed at a distance for passersby and intimately for its residents as it curates their internal environment through temperature control as a shading device to minimise solar heat gains. The screen is the façade of the balconies whilst the building line of enclosure façade is setback. The setback between facades creates a realm which supports engagement with the public realm through passive surveillance.

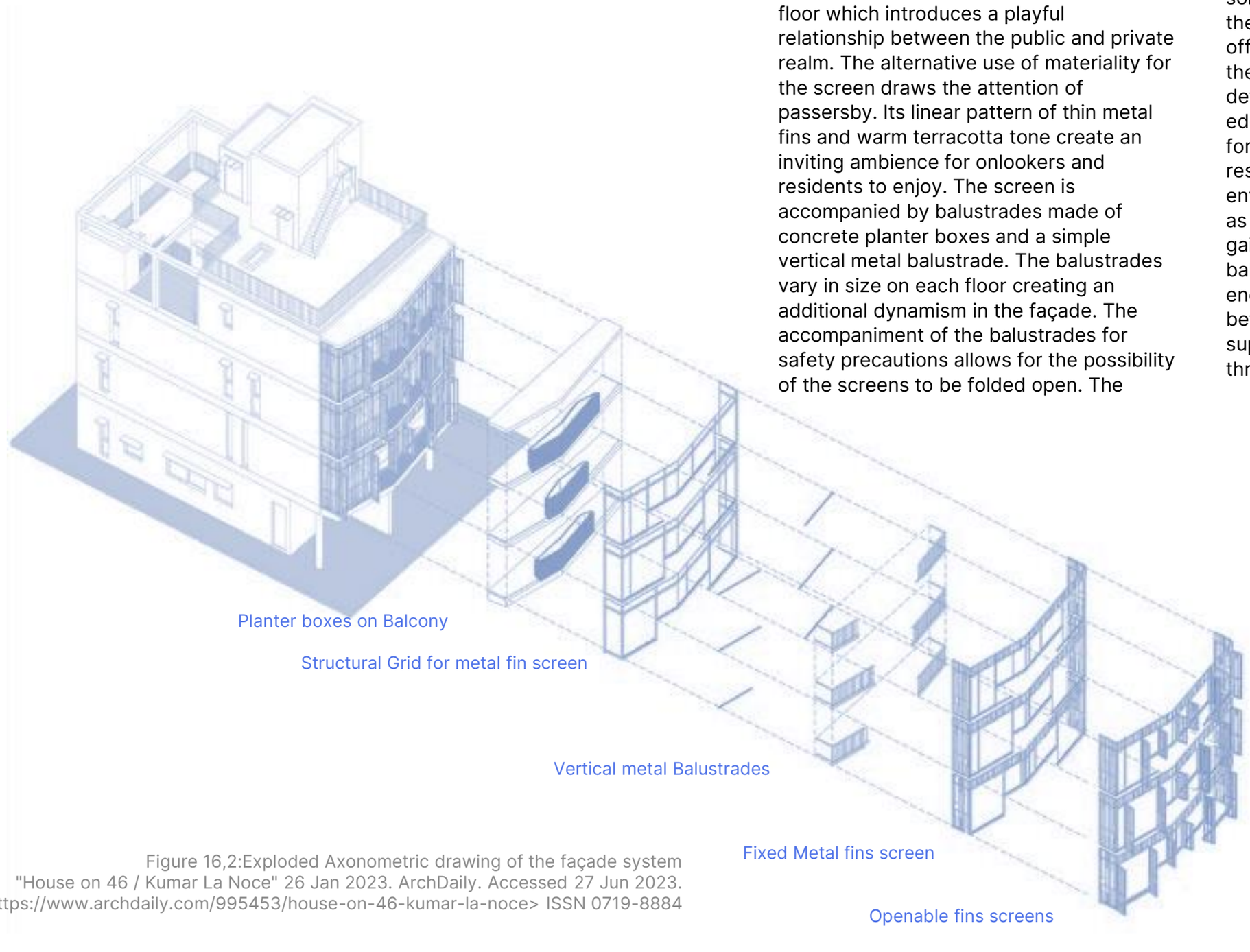
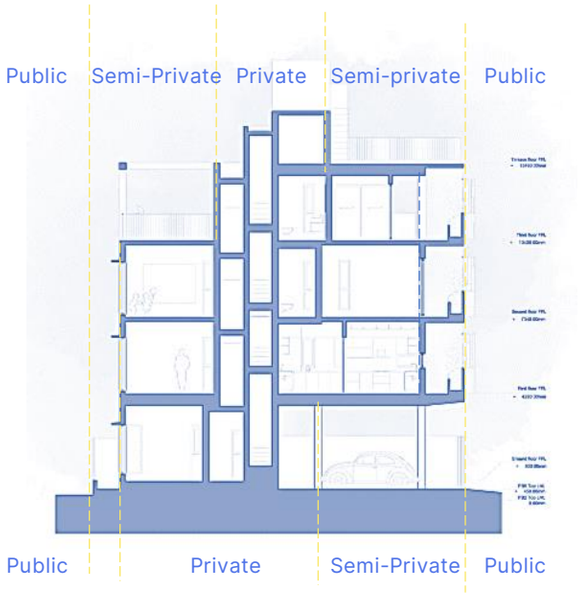


Figure 16,2:Exploded Axonometric drawing of the façade system "House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023. <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

The threshold between architecture and the public realm



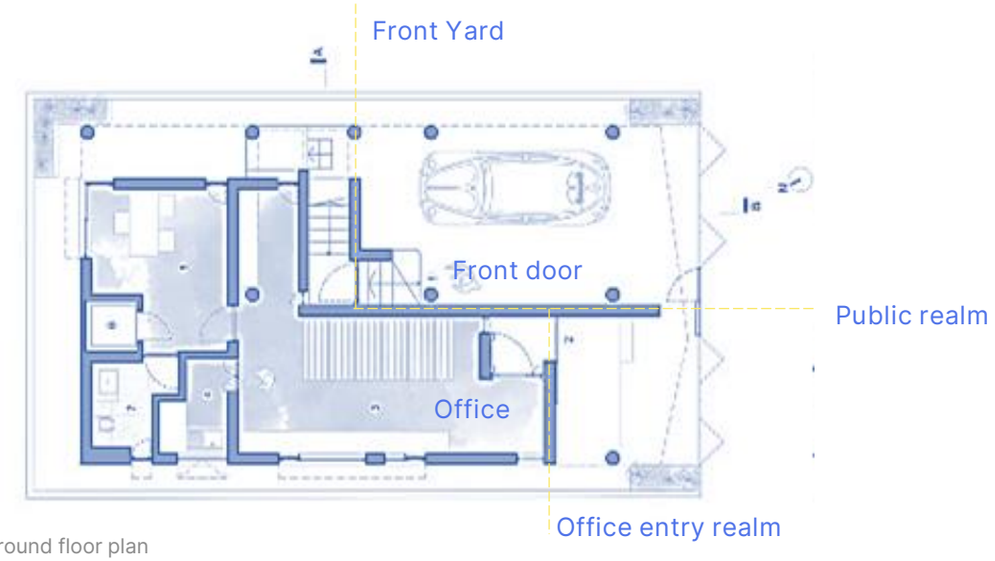


Figure 16,3:Ground floor plan
Figure 16,4:Longitunal Section
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023. <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

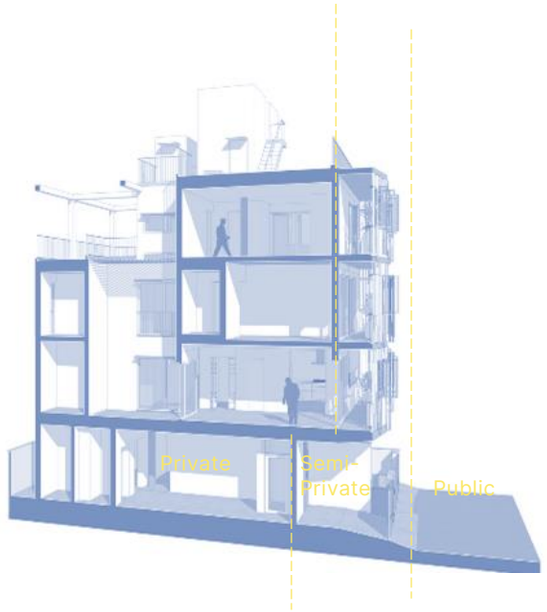
The character of the ground floor differs from the inviting interactive qualities of the floors above. The boundary wall is designed to be the least interactive and has no visual permeability. A two-meter-high boundary made of solid door-like panels creates a uniform boundary for pedestrian and vehicular access to the house. Semi-circle door handles indicate a point of entry for cars and pedestrians. Pedestrian access is through a centralised inward-opening door and is flanked by folding doors for driveway access. However, should these be left opened, the abrupt presence of the boundary wall disappears, and entry is uninterrupted. A generous four-meter ceiling height shelters the carport area. The first floor is elevated on columns and the slab cantilevers to accommodate the balcony above. The underside of the cantilevered slab tapers at the end slightly, increasing the ceiling height and gesturing a welcoming entry. The slight tapering of the slab and the setback of the main entrance doors creates a distinctive threshold of pause between the street and the house. This external shelter although setback from the boundary line introduces a threshold between the public and semi-private realms.

The ground floor was designed to function separately as an office with internal circulation to the dwelling above via a lift. Although, now programmed to be an office, in the future it may be adapted to also provide accommodation space for another generation when the family grows. This is possible with minimal changes as a bathroom and kitchenette are included as ancillary service spaces for the office. The accommodation for amenities provides a flexibility in the life cycle of the building.

The entrance to the office and the entrance to the main house are separated by a long wall which divides the carport into two realms. The realm on the left accommodates the office, which is set back approx. 3,4m from the boundary. This setback provides a sheltered threshold as an entryway for the office. The threshold of the office entry realm has an entrance stoep (3,4m length, 1,4m width and 0.3m in height). The stoep spans the full width of the office and is accessed by two steps leading to the main office gate. The office gate is designed with a similar pattern to the metal screens and provides a point of connection to the public realm, inviting outsiders scheduled for meetings into the office. The entrance to the office is controlled by a two square meter vestibule. The main door is not visible to the street and opens into the vestibule. A vertical strip window looks out onto the vestibule and street. This is the only vertical strip street facing window on the ground floor. The overall layout of the office is made up of two zones. An L-shaped zone, which is the larger open plan office space in the front and a rectangular zone in the back, has service spaces such as a kitchenette, bathroom, lift and a private office. The zones create a degradation in degrees of access from the public realm into the semi-private realm of the office.

The front door to the residence is set back approx. 7,6m from the boundary. The setback accommodates space for parking or front yard gathering. The front door is accessed via a short staircase leading up to the front door. The front door is made of a solid wood and has a similar door handle to the boundary gates. The introduction of warmer wooden material indicates a significant change in program and access to the residence. The front door swings inwards onto a landing which introduces another flight of stairs to the first floor. The internal staircase is enclosed by a wall with 2 small circular peephole windows.

The building takes up most of the plot size with a walkable perimeter. The threshold spaces and program of the ground floor still allow for the potential for social practices of gathering to occur within the limited space. The walkable perimeter creates a privacy buffer between neighbours as no walls are shared. The architects ensured that all rooms have a connection to the outside via doors or windows.



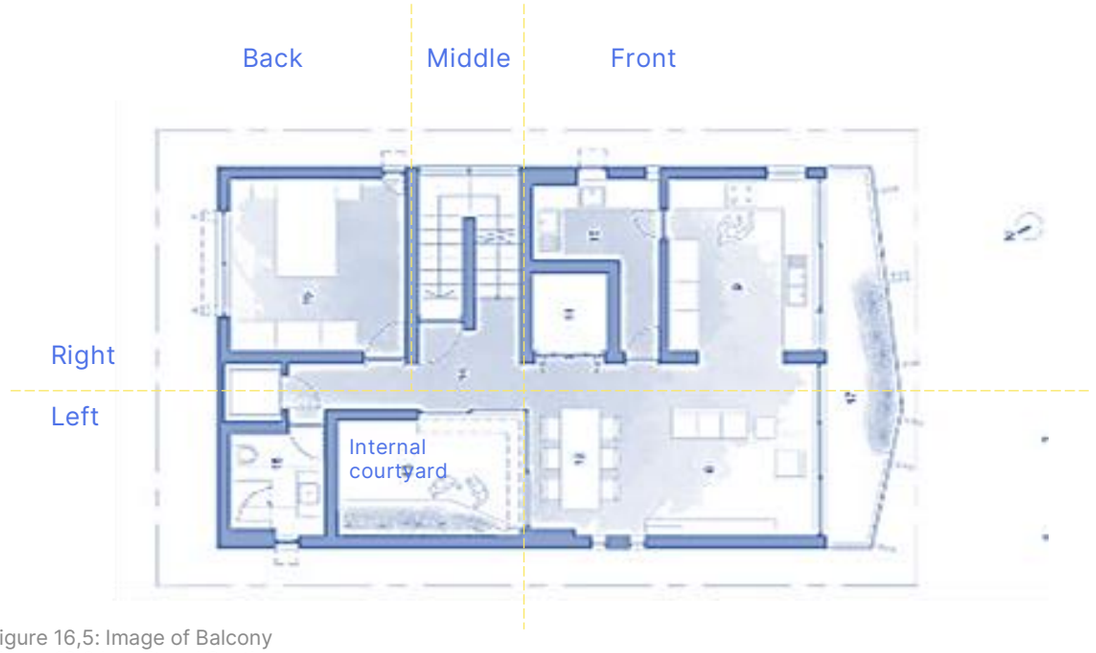


Figure 16,5: Image of Balcony
Figure 16,6:Longitunal Section
Figure 16,7:First floor plan
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023. <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

The materiality of thresholds

The house is designed using various materials to introduce subtle thresholds. 300mm reinforced concrete columns and slabs are the main form of structural support of the house. The columns on the ground floor are replaced by transfer beams and 280mm load bearing masonry walls on higher floors. The structural grid is determined by the programs of each floor; however, services are stacked, and loads are carried to the ground via loadbearing walls. The biggest span between supports is no more than four meters and the balcony cantilever is 1,6 meters. The internal spaces have teak wooden flooring whilst the external spaces are tiled. The change in flooring also changes the atmosphere of the space; wood is used to encourage indoor comfort whilst concrete tiles are used to express outdoor comfort.

The transition between public and semi-private realms

The first floor introduces the hearth of the dwelling. The staircase is positioned relatively in the centre of the plot on the eastern edge. It continues in the same position throughout all floors. An outdoor courtyard opens to the sky above and filters light into the lobby between the staircases. The staircase divides the floor plan into 3 parts: the front street facing entertainment area, the middle circulation and courtyard area, and the back area for the bathroom and bedroom. An imaginary corridor of movement occurs from the lift's door towards the balcony. The corridor further splits the parts by diving the space into left and right halves.

The front part functions as a unit and houses the cantilevered balcony which offers an activate edge condition for connection to the public realm. On the left half is an open planned space for a dining table facing onto the courtyard and a lounge area with access through sliding doors to the street balcony. The right half is programmed with rooms for storage, scullery, and a kitchen. The Kitchen has half walls which introduce its entrance and border its functions, the kitchen windows look onto the balcony. The balcony is asymmetrical and has two diagonal edges which taper back to the façade. The planter box is situated in the middle of the balcony and has a lowered internal wall making the plants more visible on the inside and protecting them from harsh weather. The balcony contributes to the life of the street through passive surveillance.

The middle part of the floor plan is a transitional space between shared space and private space. On the right half, the door leading to the staircase opens onto the lobby and creates a staircase vestibule to the ground floor. On the left half, the sliding doors of the courtyard between the front and middle part blur the distinction between inside and outside as the rest of the courtyard's walls are solid. The planter box invites nature into the home and, although enclosed, makes the space feel part of the outdoor realm although secluded from the public realm. This courtyard provides a space of relief from connection and interaction with the public.

The back part of the floor plan is the most private. The bathroom is positioned in the left corner, in the middle is the entrance to the lift, and on the right is the first bedroom of the residence. This bedroom has space for clothing storage and a double bed, and it has north-facing windows which provide softer light. The location of the bedroom away from the business of the street allows for additional levels of privacy from public interaction.

Figure 16,8: Internal Courtyard
Figure 16,9:Threshold between Dining Room and Internal courtyard
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023. <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

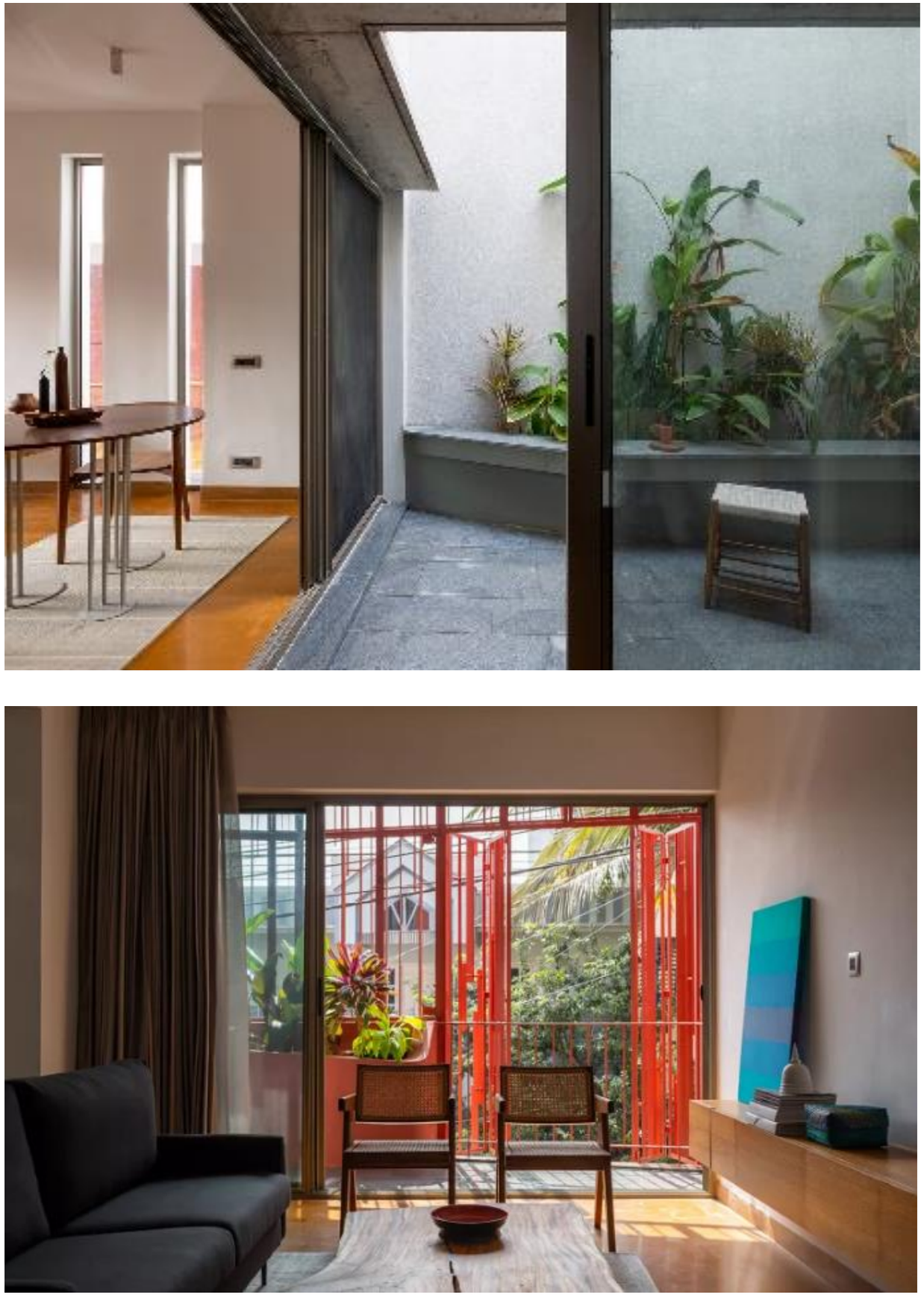
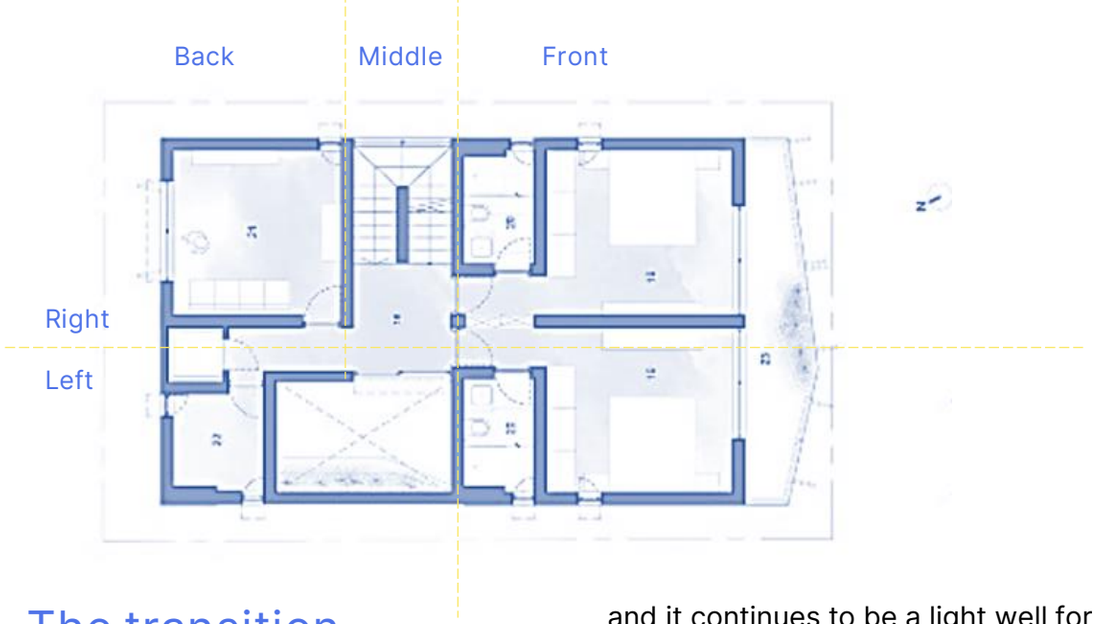


Figure 16,10:Threshold between lounge and balcony
Ellie Stathaki [A minimalist Bengaluru home behind a red terracotta screen]. 11 Jan 2023. Wallpaper. Accessed 29 Jun. 23 https://www.wallpaper.com/architecture/bengaluru-home-house-on-46-kumar-la-noce-india



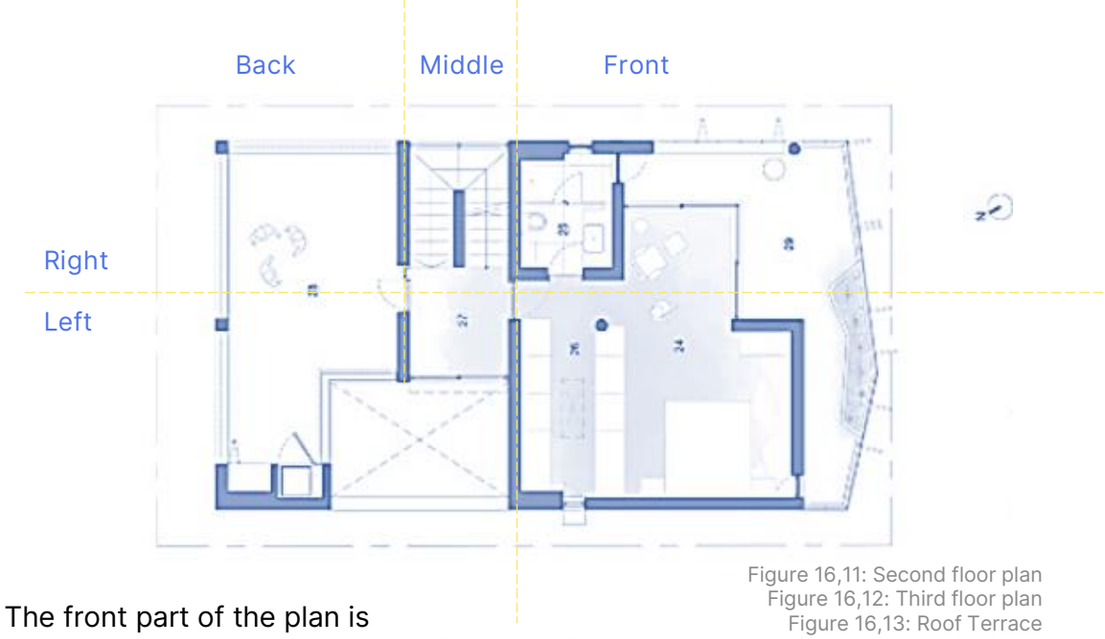


Figure 16,11: Second floor plan
Figure 16,12: Third floor plan
Figure 16,13: Roof Terrace
Figure 16,14: Threshold between master bedroom and balcony
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023 <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

The transition between semiprivate to private realms

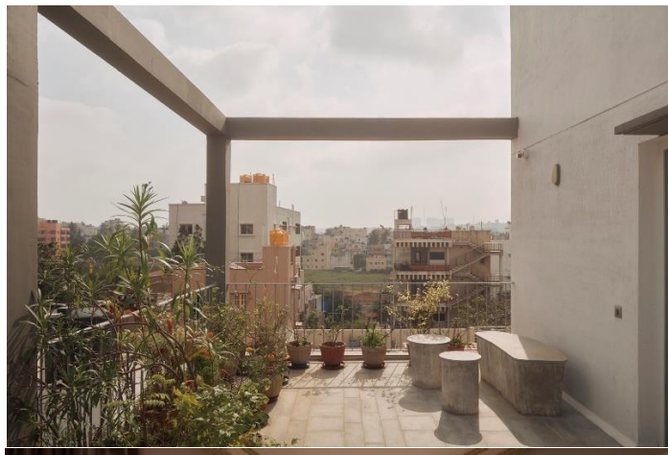
The second floor introduces more semi-private programs for private household enjoyment at an elevated level from the busyness of street life. This floor plans differs from the first floor in program but is still planned in parts. The front part of the floor plan accommodates private functions with two 30-sqm bedrooms. The bedrooms each have ensuite bathrooms, separate access to a shared balcony, and space for a tv or dressing table in addition to cupboard space. The bedrooms allow for adequate space for comfortable living and are equipped with all amenities. Access from the bedrooms to the public realm via the balcony creates a nuclear living unit that supports self-sufficiency.

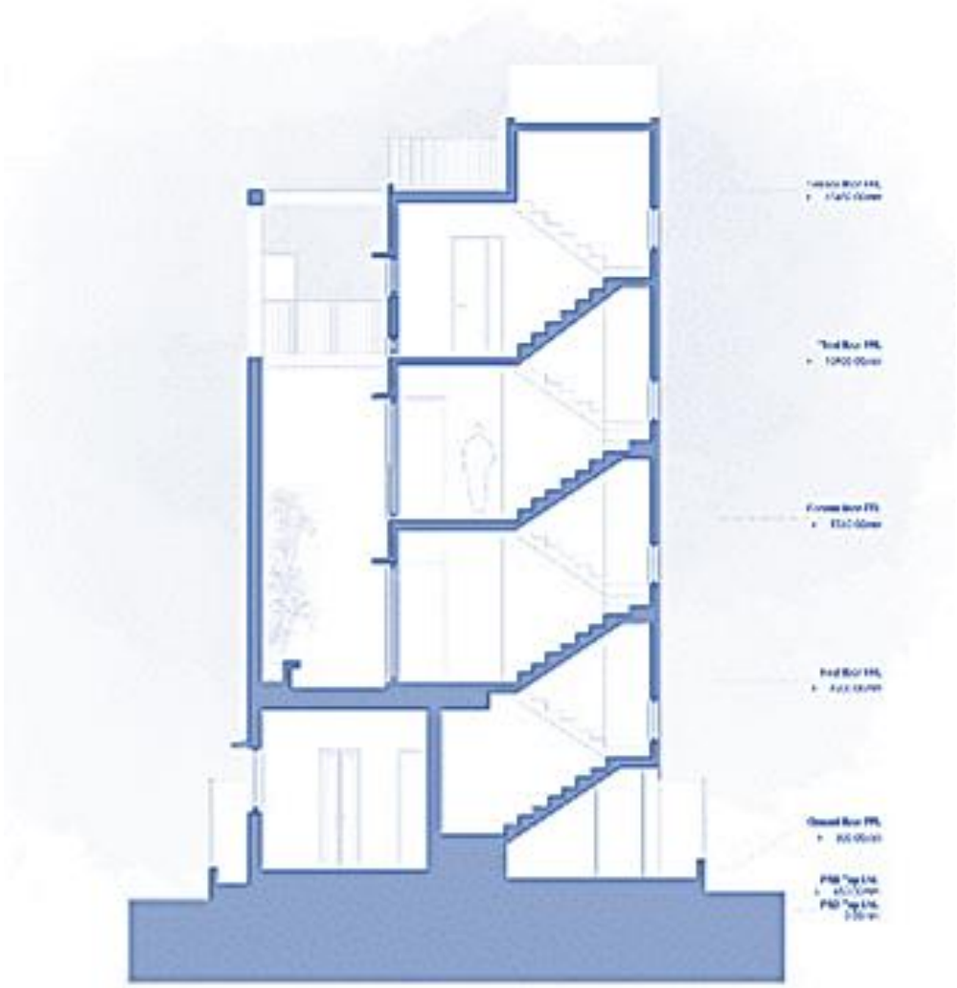
The middle part of the floor plan has a 4-sqm lobby which doubles as balcony to the courtyard below. The balcony lobby allows for an extension of private outdoor living removed from the public realm. The internal courtyard walls extend to this level, and it continues to be a light well for the lobby.

The back part of the floor plan has the same layout as the floor below, however, the programs differ to accommodate semi-private functions. On the left there is a private meditation room which is situated away from the busy street. The meditation room provides additional private space for the occupants to carry out their private social practices within their homes. It indicates an understanding of lifestyle practices and an understanding of everyday practices. In the middle of the floor plan the lift opens onto a shorter corridor leading into the balcony lobby. On the right there is a theatre room which removes the need for a tv in the lounge on the floor below. The programmed space for the theatre room indicates that social practices require adequate space to be enjoyed in their totality without disruption. The theatre room is located in a calmer and more controlled environment with the least amount of harsh light whilst the other social entertainment areas all have access to the outdoors.

The third-floor plan is also separated into 3 parts and has the most outdoor access. The front part of the plan is dedicated to an open plan master bedroom. The left part of the master bedroom is designed for a walk-in dressing room and bed area with a small strip window to the street facing balcony. The façade on the right part of the room facing the street is set back to allow for a larger east-facing balcony. The setback creates a smaller nook within the bedroom for reading or sitting. The extension to the balcony allows for additional outdoor private space for the bedroom. The master bedroom is equipped with additional living space as it is a shared room, therefore, additional space is necessary.

The middle part of the floor plan remains as a balcony lobby now with access to an external roof terrace. The external roof terrace is in the back part of the floor plan. A concrete post and beam structure frames the perimeter of the terrace and creates a threshold between the private outdoor realm and is opened to the sky above. There is no lift access to this floor.





The private connection to the public realm

The roof is accessible and accommodates a city viewing deck and a service storage room. Access to the roof supplements the limited yard space accommodated on the ground floor. The viewing deck is stepped back from the balcony to minimise the height of the building seen from the street. The setback also emphasises the façade and street balconies as the main connectors to the public realm. A simple balustrade is used to enclose the perimeter of the deck, made from the same material as the metal façade, introducing a private space in the public realm of the sky.

This case study has represented systems of façade design which activate the edge conditions and contribute to the quality of the public realm in which they are exhibited. The architecture uses materiality and scale as methods of transition into realms of privacy and publicness. Transitional spaces are designed positively through techniques of thresholding. These thresholds provide a realm which supports and encourages spontaneous connection through community life practices. The spatial planning highlights the importance of outdoor space and degrees of privacy in multigenerational homes.

Figure 16,15:Roof plan
Figure 16,16: Cross section through staircase and internal courtyard
"House on 46 / Kumar La Noce" 26 Jan 2023. ArchDaily. Accessed 27 Jun 2023 <https://www.archdaily.com/995453/house-on-46-kumar-la-noce> ISSN 0719-8884

Technology study on

La Borda cooperative by Lacol Architects

Project title: La Borda
Program: Housing Cooperative Apartments
Architects: Lacol
Project Year: 2018
Location: Barcelona, Spain
Area: 3000m2

“La Borda housing cooperative is a development self-organized by its users to access decent, non-speculative housing that places its use value in the centre, through a collective structure.” (Archdaily,2019)

The La Borda building is a six-storey housing co-operative designed by Lacol Architects. This housing co-operative is in the industrial-residential buffer area in the city of Barcelona, Spain. The building abuts a street in the north, an open park in the south, and shares common boundary walls with neighbouring buildings on the east and west. The La Borda co-operative functions based on social housing requirements, therefore, the building and land is on government lease to the co-operative for a period of 75 years. This project represents the need for adequate and affordable communal living facilities in cities. The project is part of a larger urban planning scheme that uses architecture as the initial tool of improving the public realm.

Figure 17,1: La Borda South Elevation
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884

Figure 17,2: La Borda North Street Elevation
Figure 17,3: Setback in north elevation for Roof deck
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884

The threshold between architecture and the public realm

The main entrance into the cooperative is reached via the public park passage on the east of the building. On the south side a 4m high open space within the façade creates the gateway for the public park passage. The ceiling height of the passage from the north is stepped to allow for more light to enter, therefore, making the gateway more inviting to the public realm. The stepped ceiling lowers between columns spans. The ceiling height at the boundary is approx. 7m and lowers to approx. 4m at the entrance to the public co-operative shop. The ceiling height difference between the passage entrance and the entrance to the shop creates rhythm of movement into a space versus through. The entrance door into the co-op shop opens onto the passage and promotes the public use of the passage. There are no cantilevers on the north façade, however, the shopfront has a sloped corrugated roof which projects over the pavement. This projection into the public realm activates the edge and adds a human scale to the façade. The roof steps down to meet the height of the adjacent building's entrance to create a cohesive connection between buildings and minimises the immediate building height experienced by passersby. This activates the edge condition by facilitating creating a threshold opportunity for the public realm connections. The roofing also provides sun shading for the fresh fruit and vegetables on display in the shop.

In public and external spaces, the ground floor is covered with concrete pavers. The pavers are used as soft threshold which introduce different realms according to their layout patterns. Level changes are used to define transitional spaces between realms. The semi-private communal kitchen on the ground floor has wooden flooring and is raised 1m above ground level. This level change is functional in providing insulation and a ventilation for the flooring and transitional in introducing a threshold between private and public space via the level of access. Alternatively, because the co-op shop serves as a continuation of public space, it remains on ground level. This change from rough-textured concrete pavers to smooth-textured polished concrete flooring at the threshold speaks to the continuation of public space but a change in program. In this project the architects use materiality as a distinguishing characteristic between realms and their programs. This is evident through the change in materiality between the timber window and door frames in the shared kitchen versus the metal frames the of the co-op shop. However, materiality was selected for durability in high traffic areas that invite more interaction. The ground floor continues to function as an extension of the public realm irrespective of materiality, programs, and access levels.

"There are three fundamental and cross-sectional principles of the project: redefine the collective housing program, sustainability and environmental quality, and user participation." (Archdaily,2019)

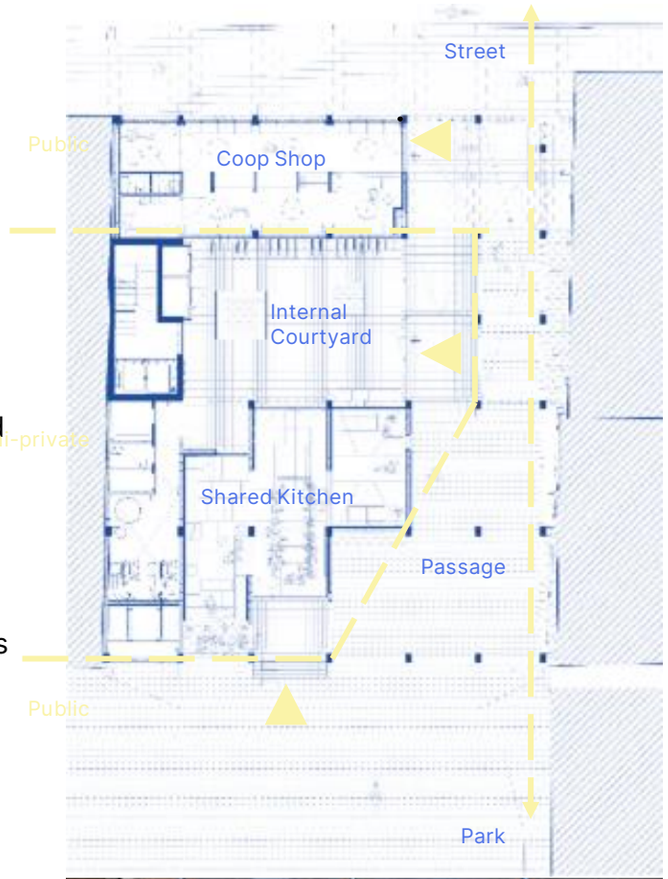
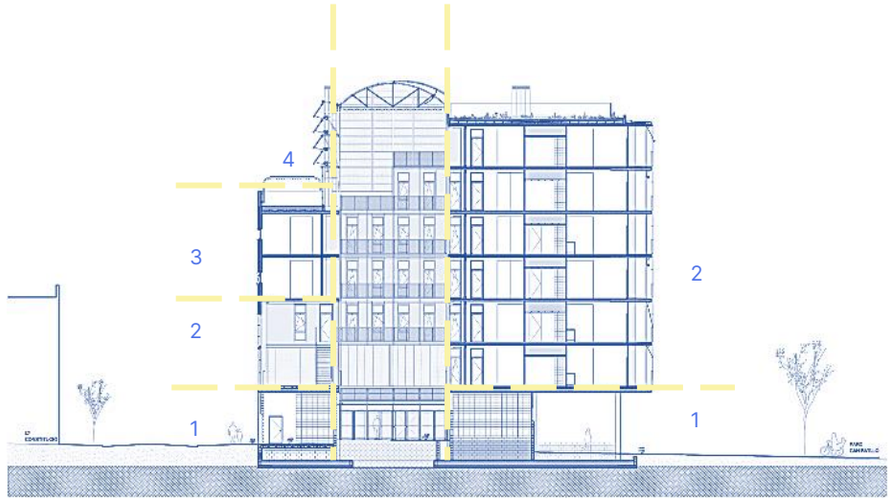
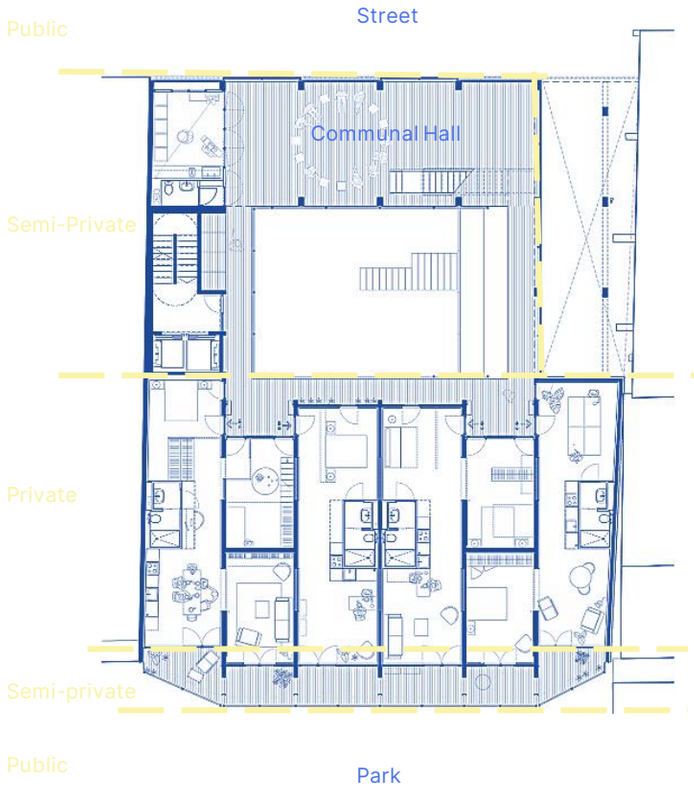


Figure 17,4: Ground floor plan
Figure 17,5: Internal Courtyard access to shared kitchen
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884





The relationship between the public realm and the façade

The north and south facades are designed with multiple glazed windows and doors, all of which contribute to a visual connection between internal and external realms. The doors on the south façade lead from a shared kitchen onto a patio. The patio is sheltered under the cantilever of the first floor above. The shared kitchen has a stepped floor plan which invites access to and from the public park. The park is accessed via passage through the building. The sheltered passage creates an intimate external realm between the building and the park for its users. Walls of the shared kitchen are made from concrete blocks which are left exposed externally and are clad internally for insulation purposes.

The north façade is designed in 4 sections according to its relative program and privacy required.

1. The façade of the ground floor and its relationships with the public realm: The ground floor is public and promotes interaction with the public realm via the access passage and the shopfront. This section of the façade is designed with clear glass windows and doors encased in green powder coated metal frames. The use of colour attracts attention to the shopfront, allowing unobstructed visual permeability for passersby.

2. The façade of the first and second floor and its semi-public relationship with the public realm: This section of the façade is designed with transparent corrugated polycarbonate sliding doors, windows, and walls. These floors accommodate the double volume multipurpose communal hall which is a privately accessible shared space for the residents of the co-op. The hall's façade is openable, therefore, the hall doubles as an internal balcony. The materiality of the facade allows for a slight visual obscurity when closed while maintaining a level of connection to the street. The balcony and materiality activate the edge and introduce a semi-public realm for the residents to enjoy.

3. The façade of the third and fourth floors and its semi-private relationship with the public realm: The third and fourth floors accommodate private living areas. The use of corrugated metal sheeting cladding creates a break in visual permeability and connection to the street, introducing a more formalised connection to the street via windows. Three ribbons of metal sheeting clad timber walls which are exposed in-between to accommodate windows. These ribbons are uniformly dimensioned and break the visual height of the building from the street.

4. The roof and the public realm: The façade steps back from the boundary to accommodate a roof terrace on the 5th floor. The roof terrace reconnects the co-op to the public. The corrugated polycarbonate greenhouse roofing system of the internal courtyard completes the façade.

Figure 17,6: The North Façades 4-part system
Figure 17,7: Longitudinal Section of façades in relation to public realm
Figure 17,8: First floor plan
Figure 17,9: Internal courtyard view
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884

Figure 17,11: Elevation drawing south façade 2-part system

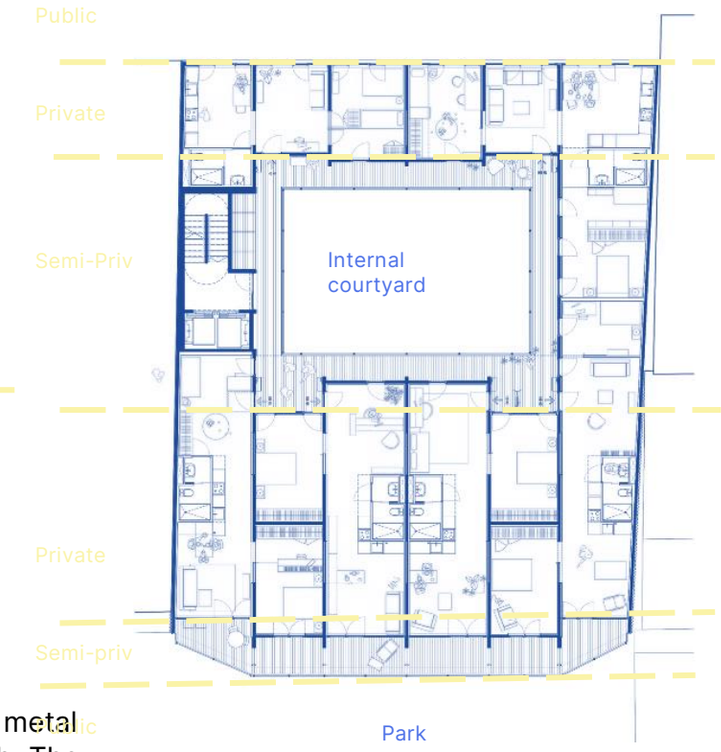


Figure 17,12: Third floor plan
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884

The transition between semiprivate to private realms

The south façade is designed in 2 parts.

1. The façade of the ground floor and its relationship with the public realm: The ground floor has a semi-public program with the shared kitchen and access passage. The shared kitchen's stepped façade and stairway create an active edge condition between the large open park and the building. The stepped façade creates three covered outdoor transition realms. The rhythm created by the stepped façade also communicates the access route to the passage. The façade has high level timber framed windows to communicate the privacy required within the shared kitchen. The shared kitchen has outdoor access via large timber frame glazed doors which lead onto a covered patio.

2. The façade of the six levels above ground and their relationship with public realm: The cantilevered shared balconies of the private living units taper on the corners to meet the facades of the adjacent buildings. The façade pattern is replicated on all 6 floors. The façade systems break the monotony of the replicated design through shading screens which are manually operated. The manual operation of the shading screens creates a dynamism between the semi-private realm and the public realm. The walls of the private living spaces are all set back approx. 1500mm from the balcony edge. The setback of each unit is expressed by a 500mm protrusion of the loadbearing walls onto the balcony. These walls separate adjoining units between living spaces, with their protrusion creating an added layer of privacy screening between balcony neighbours.

"There are 4 rooms within each basic unit. An Additional 18m2 rooms which can be linked to one unit or another. You can grow sideways or a split unit" (Lacol Arquitectura Cooperative, 2020)

The visual impact of the thickness of the floor slabs is interrupted by an addition of a lightweight metal balustrade. The metal balustrade forms part of a larger lightweight metal network that is fixed onto the slab. The metal network consists of a continuous metal grid made using 2m x 3m vertical posts (RHS 50mmx100mm) fixed to the slab and intermediary horizontal posts spaced at 1m centres (RHS 50x50mm). The metal grid covers the façade, creating a vine like pattern. The vertical posts minimise the pancake layering of the façade. Manually operable blinds are fixed to the underside of the floor slabs and drape over the metal network. The blinds are approx. 1m wide, therefore, a pair of blinds fit between the vertical posts. Therefore, each unit has a set of 4 blinds to operate. The blinds activate the edge condition by adding a playfulness to the façade and the park. The blinds are subject to the user's choice; therefore, the façade can be continuously changed based on the level of privacy required by the occupants at different times.
occupants at different times.

Figure 17,10:Image of South façade screen system
Figure 17,13: Image of the balcony showing threshold between semiprivate and public realms
Lacol [La Borda, Cooperative Housing]. 02 July 2020. Divisare. Accessed 29 Jun. 23
https://divisare.com/projects/427215-lacol-lluc-miralles-la-borda-cooperative-housing

The materiality of thresholds

La Borda is a perimeter building with an internal courtyard. The building uses prefabricated and cast-in-place building technologies for structural support.

The ground floor is constructed using reinforced concrete as the structural system. A 300mm reinforced concrete slab evenly distributes the structural load of the 6-storey building to the reinforced concrete columns 300mm (l) x 600mm (b) x 4000mm (h) of the ground floor. The columns then distribute the structural load to a concrete pad foundation. The structural grid dimensions are constant in the centre and vary slightly on the edges according to the site boundary dimensions. The longest span between columns by length is approx. 7,5m and by width is approx. 4,5m.

The building is constructed using 12mm thick cross laminated walls and floors and 300x600mm columns and beams. For the floors and walls the lamination consists of 3 layers of timber, each glued together in different directions, which provides adequate structural stability. Therefore, the walls and floors are also structural, and columns and beams are only required for open plan communal spaces. The main staircase is also made using CLT and was prefabricated off site and installed as a completed unit. Walls are bolted at 500mm c/s to joining walls and floors with aluminium angles. Floors for living units and corridors are screed with 70mm thick concrete to limit inertia in the CLT structure and provide additional sound insulation between living units above and below. Structural walls are also clad and insulated to prevent noise between living units. Concrete is used to indicate public access to the building and timber denotes private access to the building.

The transition between public and semi-private realms

The building has 28 living units combined with multiple shared communal spaces and a shop on ground floor open to the public. The 28 units range in size and were workshopped through a collaboration with the future residents. Scaled modules were negotiated for spaces such as bedrooms, bathrooms, kitchens, balconies, and living rooms. These modules were combined to form 6 different standard housing units based on spatial requirements from the residents' lifestyle patterns. However, additional modules for supplementary living spaces were also designed. These supplementary modules range from 15-18m² and, when combined with a standard module, provide ranges in size of the living units based on their configuration with supplementary modules e.g., standard module + number of supplementary module/s = Small 40m2, Medium 60m2, Large 75m2/ Extra Large 135m2. These supplementary modules provide units with semi-private space irrespective of the communal living program of the building.

The spatial planning unit models support the use of prefabricated construction as it makes a design standard that can be replicated. The supplementary modules, although also prefabricated, create opportunity for various adaptions to the standard living unit based on the needs of the resident.

"The common infrastructure (support) is defined from a homogeneous matrix of domestic units (16 m²) that generates a non-hierarchical housing type that can be appropriated for each user through freely adopted decisions (components)." (Divisare,2020)

Grey the core kitchen and bathroom grey.
Green basic living unit
Yellow Additional living space .
White circulation and balconies

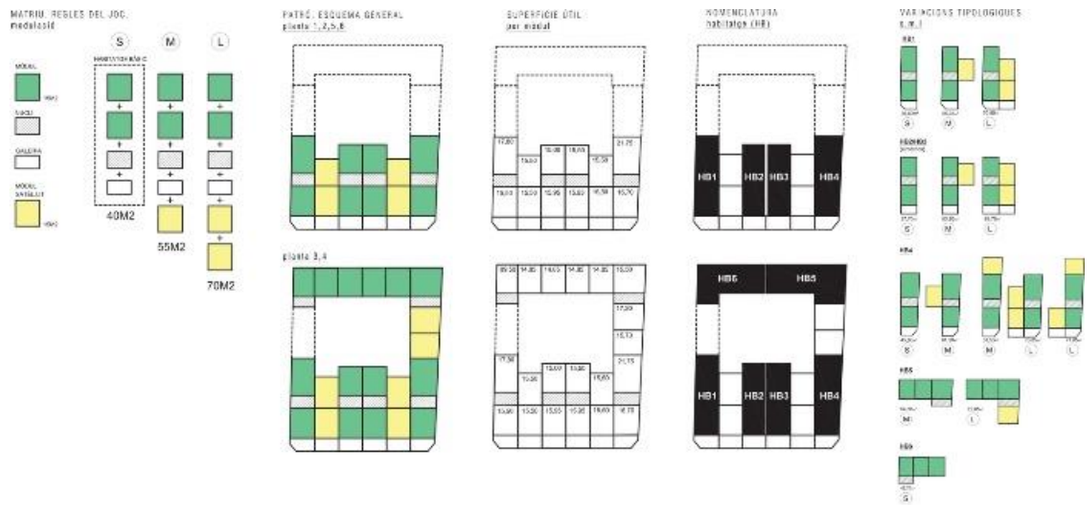


Figure 17,14: Longitudinal Sectional Perspective
Figure 17,15:Living unit modules
"La Borda / Lacol" [Edificio La Borda / Lacol] 05 Aug 2019. ArchDaily. Accessed 29 Jun 2023. <https://www.archdaily.com/922184/la-borda-lacol> ISSN 0719-8884

Each living unit has a ceiling height of 3.05m to maximise solar gain. The internal courtyards balconies function as an extension of a private balcony due to the controlled external environment created by the corrugated polycarbonate greenhouse which is automated to open and close according to the internal temperature. A retractable nylon awing traps warm air during winter and provides sun-shading during summer.

This case study has represented how threshold layering breaks monotonous design. Differences in façade design communicate a clear relationship between the architecture and the public realm. In the relationship between the façade and the street, the street provides dynamism, while the façade controls the level of engagement with street life. In the relationship between the façade and the park, the façade provides the dynamism based on lifestyle practices of the buildings occupants of which the park is the spectator. Therefore, the park is improved by the presence of the building in its background.

Both case studies have indicated how architecture contributes to the public realm.

Figure 17,16: Image from the construction process
Figure 17,17: The greenhouse roof of the internal courtyard
Figure 17,18: Image from the prefabricated staircase arriving onsite
Lacol [La Borda, Cooperative Housing]. 02 July 2020. Divisare. Accessed 29 Jun. 23
https://divisare.com/projects/427215-lacol-lluc-miralles-la-borda-cooperative-housing

The social practices of family life in Wentworth

Figure 18: My mother visiting her parents with my brother in Wentworth. This image represents social practices of families
Figure 19: A day in my life with my grandparents. This image represents social practices of families
Figure 20: The lounge of a 2-bedroom flat. This image represents the space in which visitors are welcomed

The social practices of family life in Wentworth

Living together, as a tactic of survival, has been a common practice in many family histories. Family members visiting for the day/ weekend/ weeks /months are not uncommon. These visits are due to varying reasons such as: financial constraints, lack of space in smaller households, a need for a change in scenery or to help the host family look after their children. Visitors would be accommodated in any “spare spaces”, these include additional mattresses placed on the floor at nighttime, couches, and outbuildings. Spare space also includes rooms made available due to host families sharing rooms or beds to make space for the visiting guests.

Visitors are welcomed into the lounge of the home and are offered tea (this also includes other beverages if available) and biscuits/ snacks. While the aunties and uncles catch up, the children are outside the house playing in the yard. After some time mingling together, the uncles usually gather outside the house, typically on the porch/ near the braai stand/ by the cars. Visitors usually stay to share a meal with the family, be it lunch/supper and depending on the reason of visit, and the amount of food leftover food is usually offered as a takeaway. Friends of elders that visit regularly soon become part of the family and are also referred to as aunty/ uncle as a form of respect and acceptance. My parents grew up in neighbourhoods where all neighbours knew each other like family members. They lived in communities where the sharing of resources was a support system for their joint survival.

The act of visiting each other is a way of showing support and reinforcing connections between family members. The formalities around visits are blurred and usually occur spontaneously, “I just thought I would pop in” is a common and accepted reason for visiting. Family gatherings are a more formalised version of visits with more friends and family in attendance. These gatherings are called lunches or braais and occur on weekends. The location is dependent on the occasion or which family has the space to accommodate more people. At the gathering, family members in attendance will bring various foods to share. While the same practice of visiting occurs, they are accompanied by entertainment aids such as music, dancing, singing, and storytelling. These gatherings and visits occurred more frequently when my grandparents (both paternal and maternal) were still alive and are slowly starting to re-emerge as our parents’ become grandparents.

When my grandparents’ children started working, they also had to contribute financially to their parents’ household. Once married, they moved out of their childhood homes with their partners. However, moving out did not end their finical contributions to their parents. Some of them first moved into rental outbuildings or council flats before buying their own houses. Once they had children, my grandparents would visit more often and assist with childcare while the parents were at work. Closer to their respective retirement ages, my grandparents moved in with their children to alleviate financial stresses and provide childcare support in raising their grandchildren. In addition to looking after their parents, my aunties and uncles also helped each other with raising their nieces and nephews, financially and socially, as they act as additional parents.

When the bond costs on our house became too high for a single parent household to manage, we moved into rental properties. However, the rental properties with adequate space to accommodate a family of four (my mother + 3 kids) and our social practices were financially unsustainable, so we moved into smaller 2-bedroom outbuildings. Eventually, the cost of living became so high that smaller outbuildings were also financially unsustainable. Since then, my nuclear family has been divided amongst the available accommodation in other family members’ households. When my brothers, Lester (single, one child) and Emilio (single, 2 children) became financially capable they moved into their own rental outbuildings. While in high school I lived with both paternal and maternal aunties. During the school week I lived with Aunty Liz (maternal, married, one child) and my mother for closer proximity to school, and my aunty Benita (paternal, married, 3 children) on weekends and holidays. A seemingly temporary solution at the time proved to be a long-term solution as we still share households today. Once I am financially capable, I aim for my mother and I to live together in a space we call our own.

Lessons learnt from theoretical and technical studies

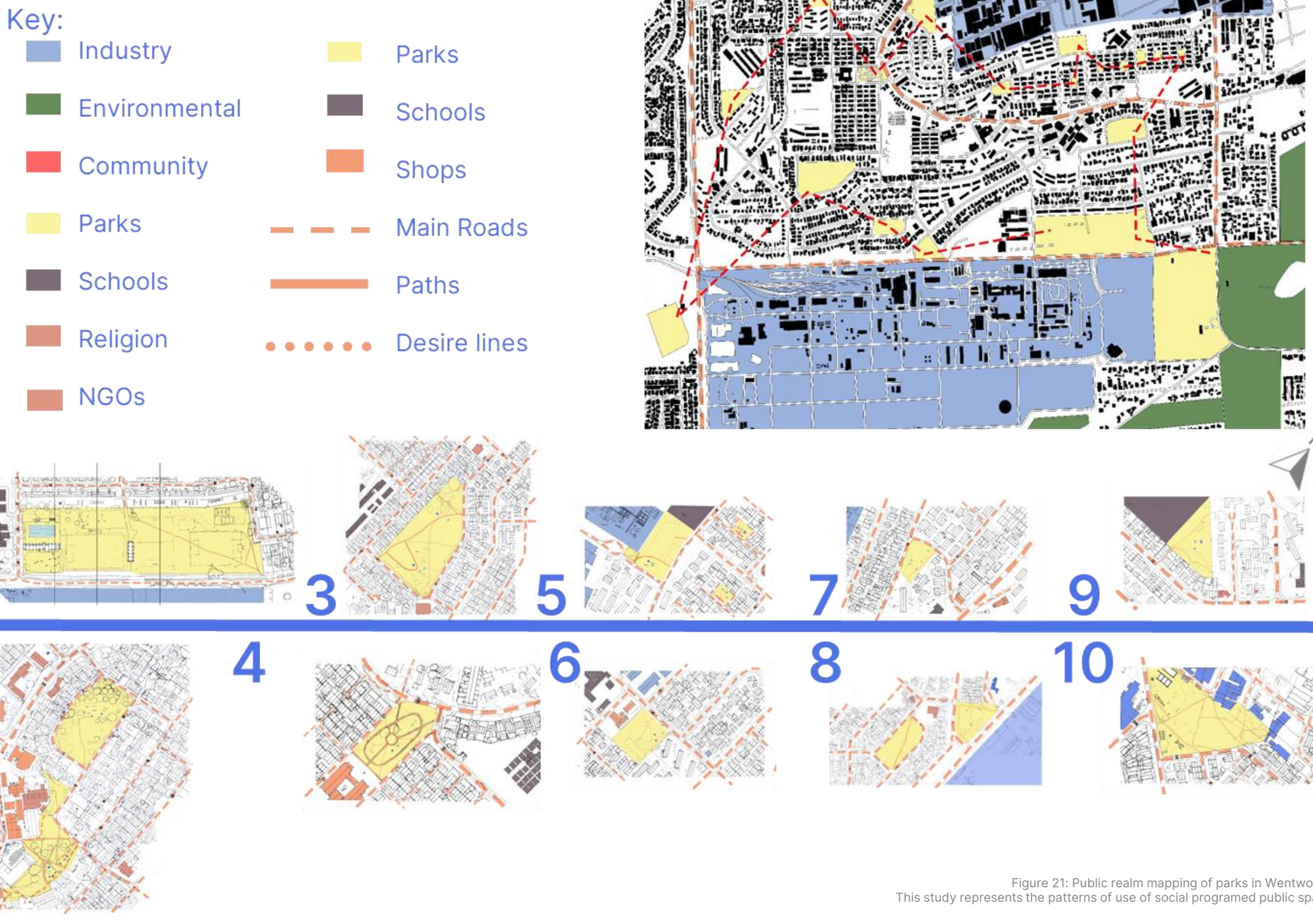


Figure 21: Public realm mapping of parks in Wentworth.
This study represents the patterns of use of social programed public space

Lessons learnt from theoretical and technical studies

As an entry point into my research, I have used the theory of Small Change (Hamdi,2004) to uncover the existing community networks and practices within Wentworth which can be engaged with to produce an architecture relevant to the public realm. To this point, I have identified numerous fieldworkers who are actively engaged with social development; some of their programs include: educational training, youth development, women empowerment, job creation, sport and recreational activities, faith-based community charity, community safety forums and community activism etc.

Furthermore, this promoted to an investigation of the available social spaces within the community. From my experience, and through a series of distanced analytical mapping, I have identified a vast lack of adequately activated, accommodated, and programmed social space. At first glance the existing parks and public open spaces dedicated to sociability appear to function as pedestrian movement routes, where foliage thrives uninhibited and playground equipment was forgotten with the intention of a social program return. However, the community's long history with soccer has seen a sporadic implementation of soccer goal posts in some parks and open spaces. Soccer is a sport enjoyed and played throughout my family, irrespective of age. Its basic physical requirement is a ball. The goal posts are usually an improvision of two items (usually shoes/stones/bricks) spaced apart. The location of the game is dependent on available open space, ranging between yards, roads, and fields.

I have identified the provision of goal posts on open land and see this provision as an incremental social space activator. I term it an 'incremental social activator' as the provision is minimal intervention to support the existing patterns of social practice within the community. Therefore, this investigation has prompted my research focus on social practices within the Wentworth community and their architectural requirements.

The onsite investigations and key informant interviews that I carried out within the context emphasised the need for intervention in the public realm of Wentworth. All of the interviews with residents and community leaders echoed the sentiment that the public realm has declined due to inadequate intervention and service delivery. There are many NGOs, church organisations, and families involved in community upgrading programs in Wentworth's context. The upgrading programs are mainly socially based and are hosted by community churches, NGO buildings. However, when a greater impact is required, the initiates are held in open air spaces. Through desktop studies, I have mapped the public realm and identified 10 sites that require intervention. These sites are currently unkept and offer minimal advantages to supporting social practices and community connections.

My architectural proposition uses the theories explained in the paper above. My architectural approach employs the existing community networks, their social practices, and patterns of living as design informants for the development of inclusive socio-cultural architecture. By embedding the design within its social environment there is a possibility that it triggers small scale improvements within the public realm and lead to urban upgrading within the community.

The existing networks of engagement by community members provides an introduction into the commitment of the community towards upgrading their environment through social improvement. I propose that, together with the pre-existing networks of social development by the fieldworkers, architecture designed to support the existing patterns of social practices will effect a larger change in the public realm - which has the potential to be incrementally adapted by its people as a design language within its broader context. I believe that the quality of the social impact of architecture in low-income communities determines the success of the project, therefore, the architecture must be embedded within its social context to adequately respond to the needs of the context to support public realm upgrading.

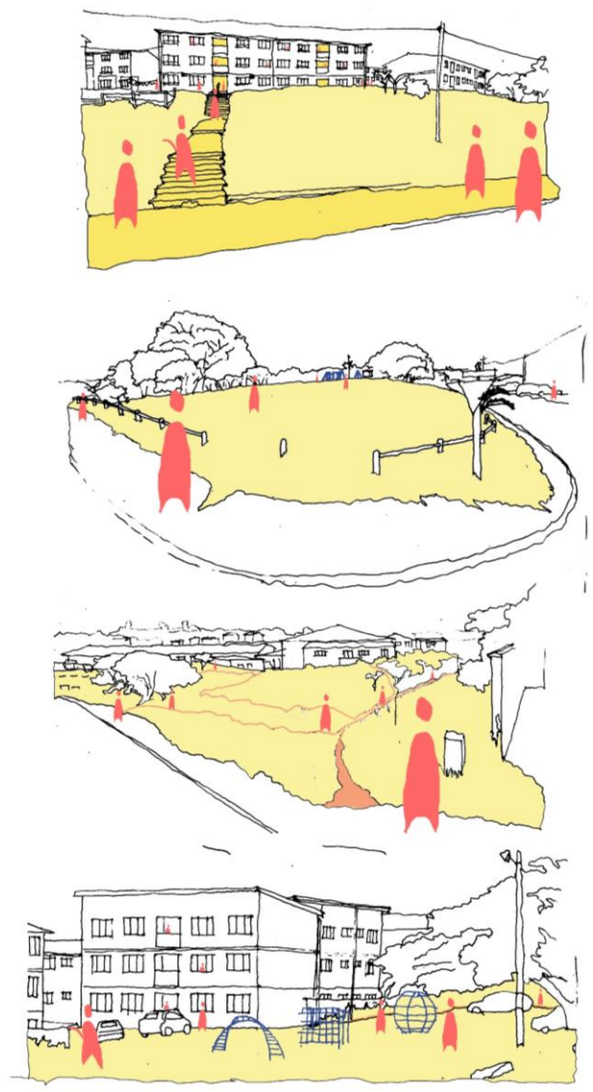
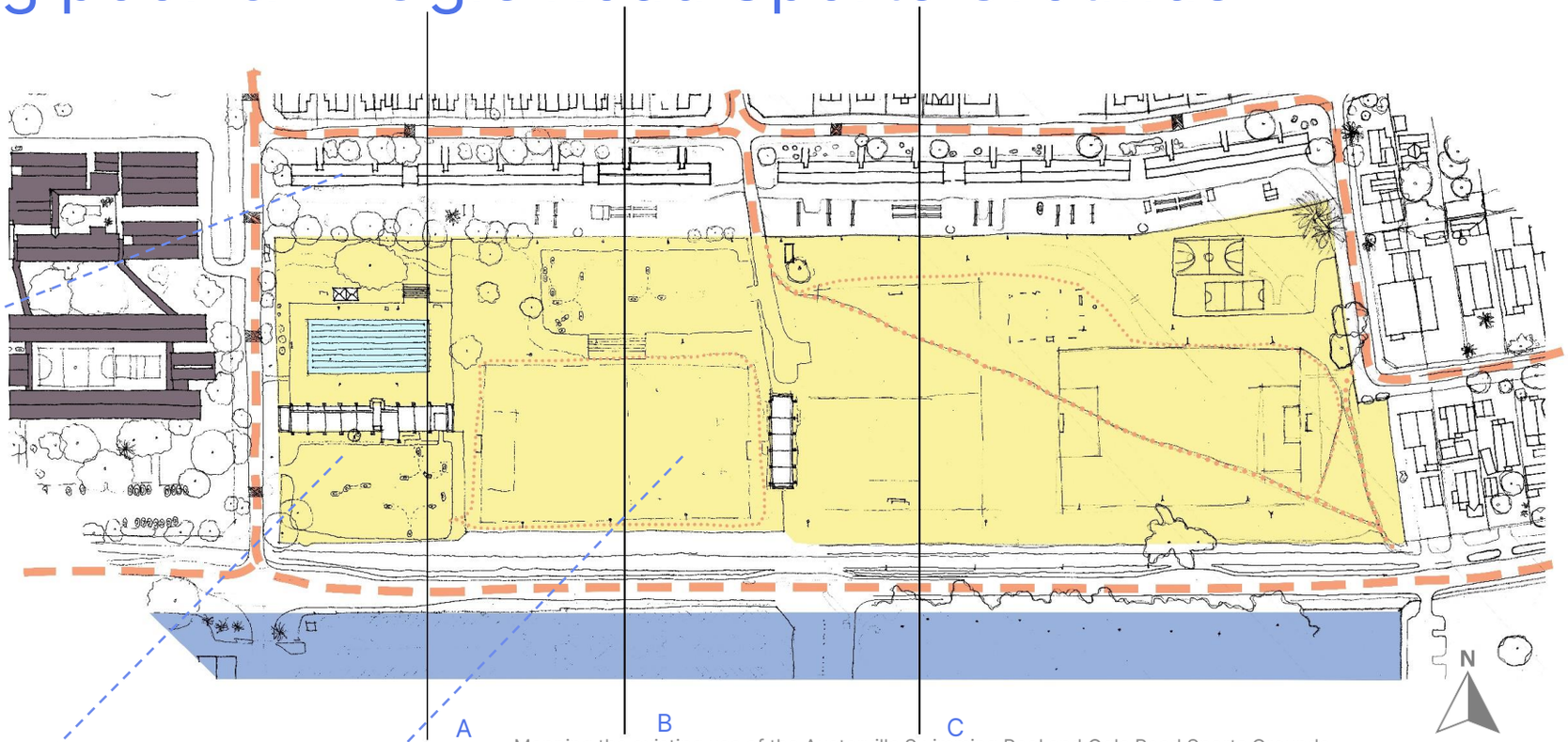


Figure 22: Study of transitions between public and private realms in Wentworth.
Figure 22,1: The transition between street and the flat
Figure 22,2: The quality of park design
Figure 22,3: unprogrammed open public space used as a movement route
Figure 22,4: The backyard of flats

Public realm mapping study of open public space in Wentworth

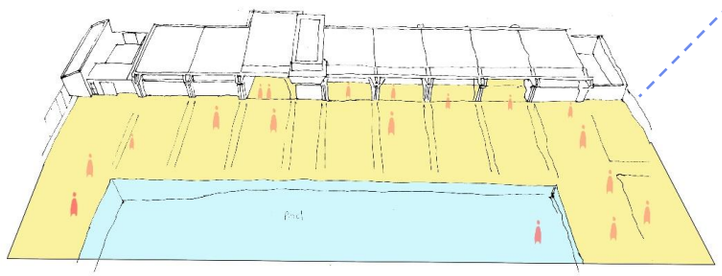
1.
Austerville Swimming pool & Ogle Road Sports Grounds

Perspective of the Ogle Road Flats

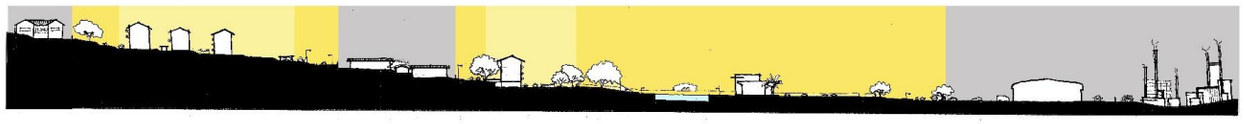


Mapping the existing use of the Austerville Swimming Pool and Ogle Road Sports Grounds

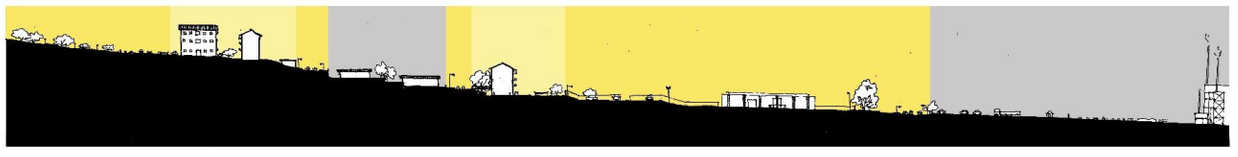
Semi Public Public Private



Perspective of the Austerville Swimming Pool

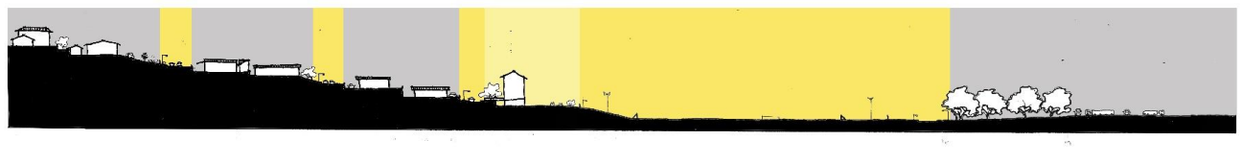


Ogle Road Section A



Ogle Road Section B

Perspective of the Austerville Swimming Pool and Ogle Road Sports Grounds



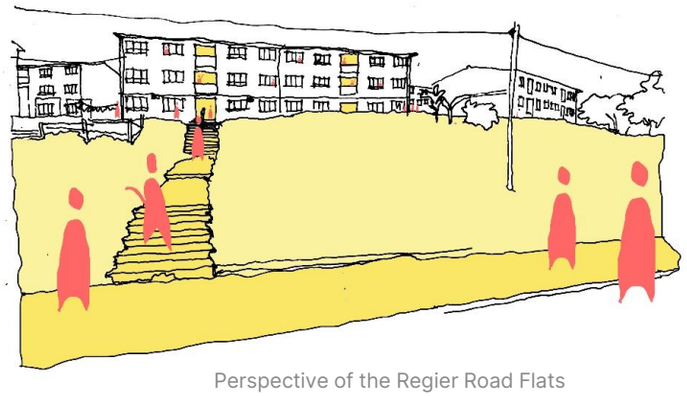
Ogle Road Section C

Figure 23: Public realm mapping study of open public space Wentworth
Figure 23,1: Mapping study including plans, sections and perspectives of Austerville Swimming pool Ogle Road Sports Grounds

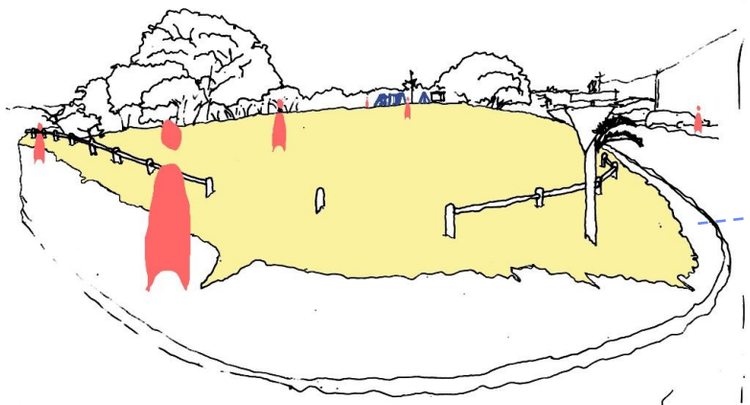
The Ogle Road Sports Grounds

Figure 23,2: Carousel of images taken of ogle Road sports ground upgrades sponsored by Engen

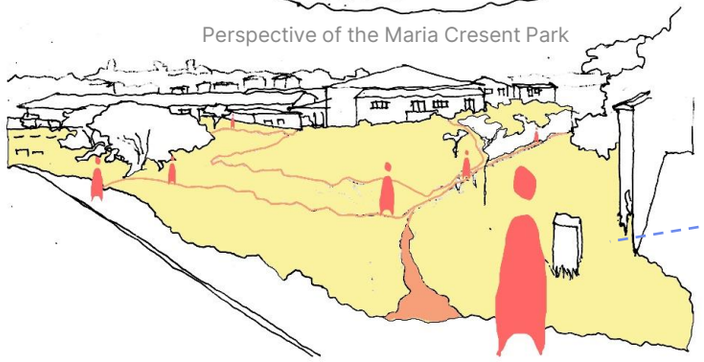
2.
Maria Cresent - Reiger Road



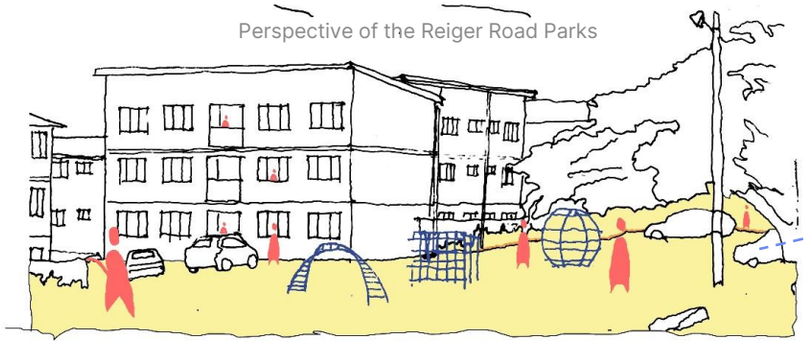
Perspective of the Regier Road Flats



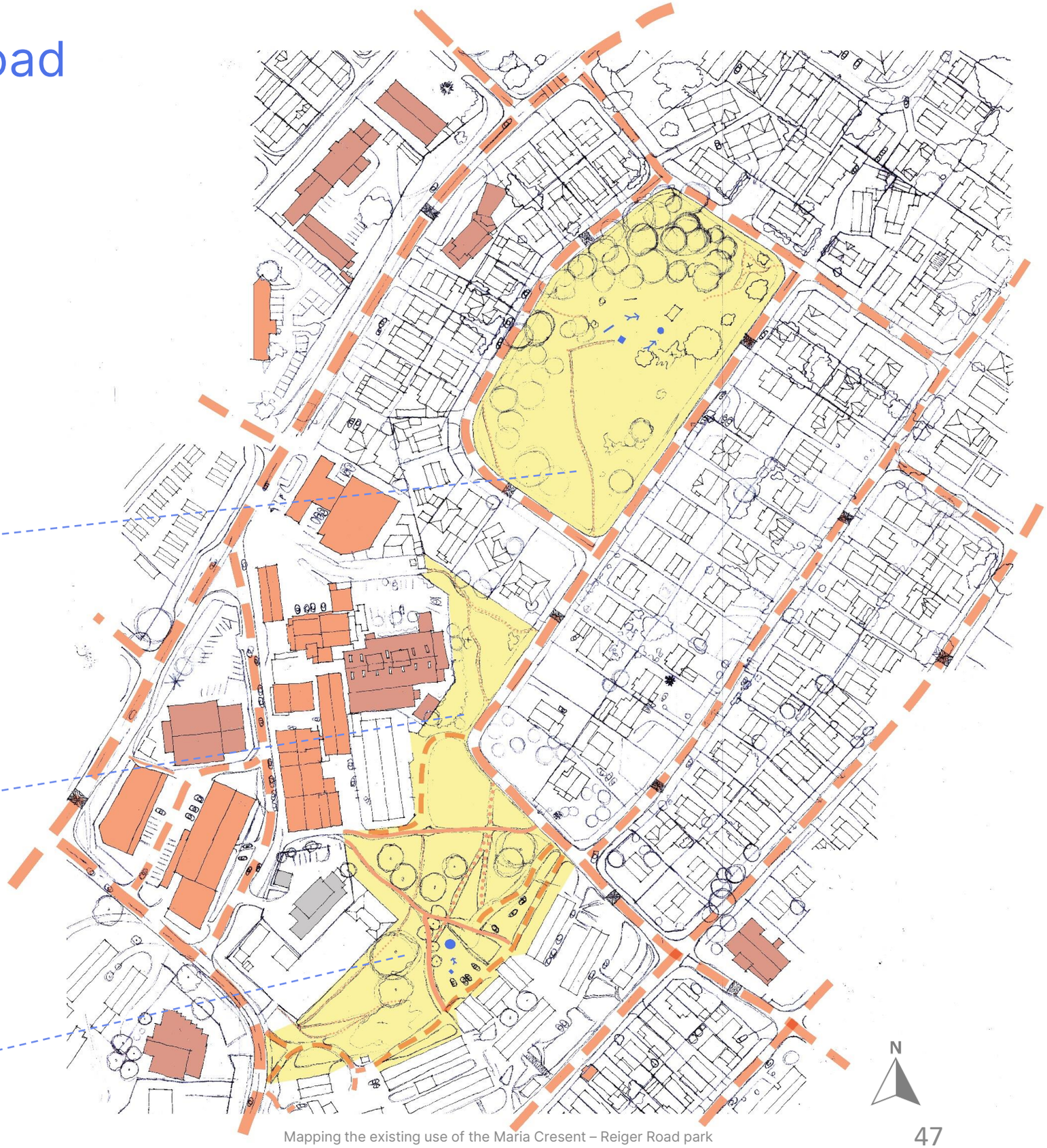
Perspective of the Maria Cresent Park



Perspective of the Reiger Road Parks



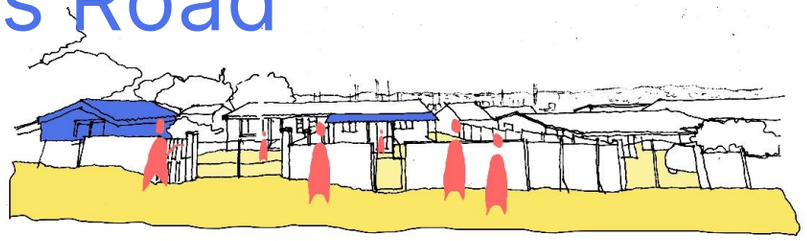
Perspective of the Reiger Road Parks



Mapping the existing use of the Maria Cresent – Reiger Road park

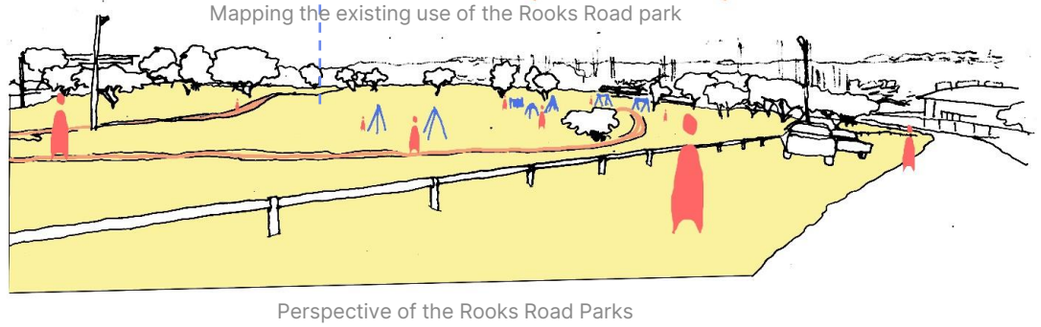
Figure 23,3: Mapping study including plans and perspectives of Maria Cresent - Reiger Road Parks

3.
Rooks Road



Perspective of the Rooks Road houses

Mapping the existing use of the Rooks Road park

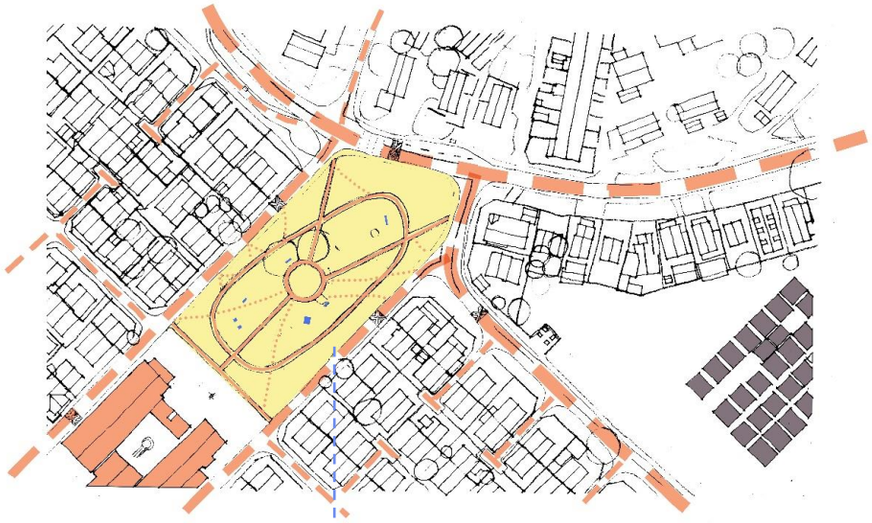


Perspective of the Rooks Road Parks

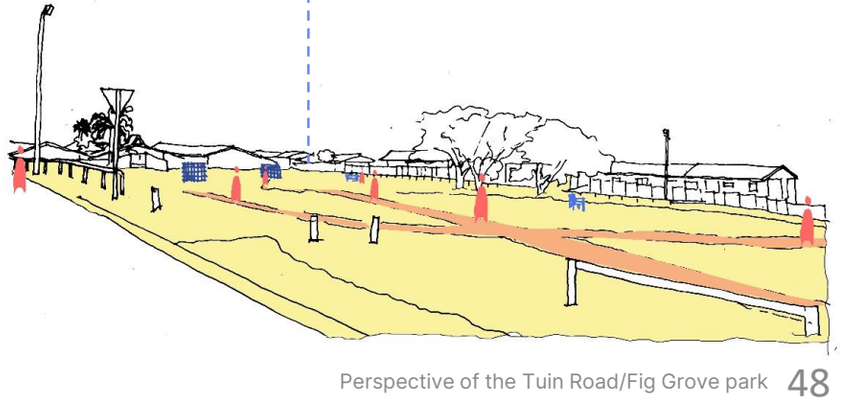
Figure 23,4: Mapping study including plans and perspectives of Rooks Road Parks

4.
Tuin Road/ Fig Grove

Perspective of the Tuin Road houses



Mapping the existing use of the Tuin Road/Fig Grove park



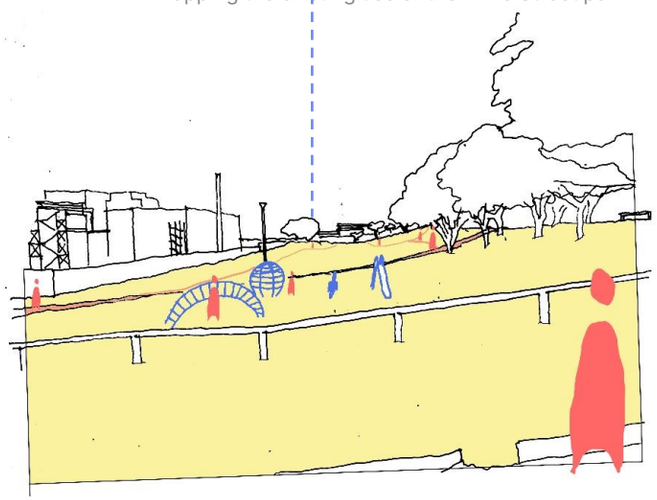
Perspective of the Tuin Road/Fig Grove park

Figure 23,5: Mapping study including plans and perspectives of Tuin Road/ Fig Grove park

5. Hime St.

Perspective of the Hime Street flats

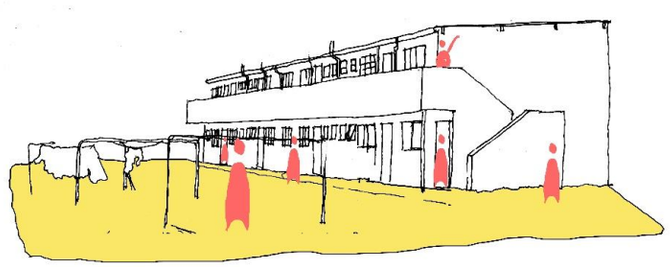
Mapping the existing use of the Hime Street park



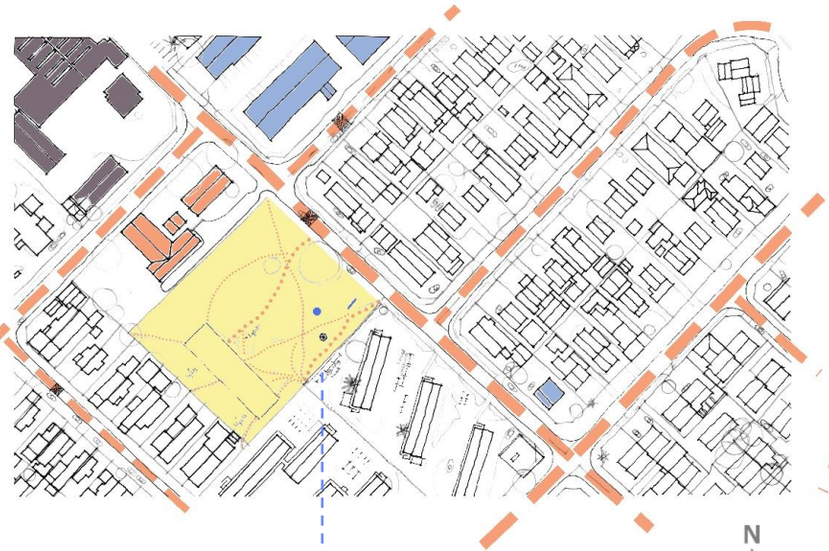
Perspective of the Hime Street park

Figure 23,6: Mapping study including plans and perspectives of Hime Street park

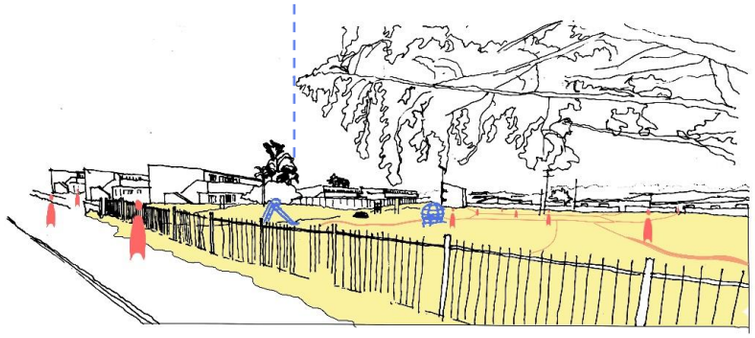
6. Tifflin Road



Perspective of the Tifflin Road flats



Mapping the existing use of the Tifflin Road park

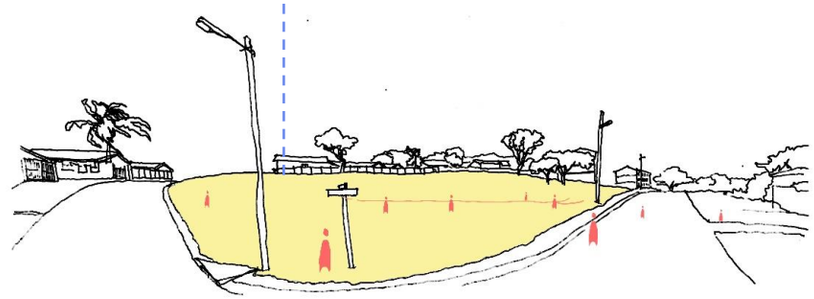


Perspective of the Tifflin Road park

Figure 23,7: Mapping study including plans and perspectives of Tifflin Road Park

7. Major Culvert St.

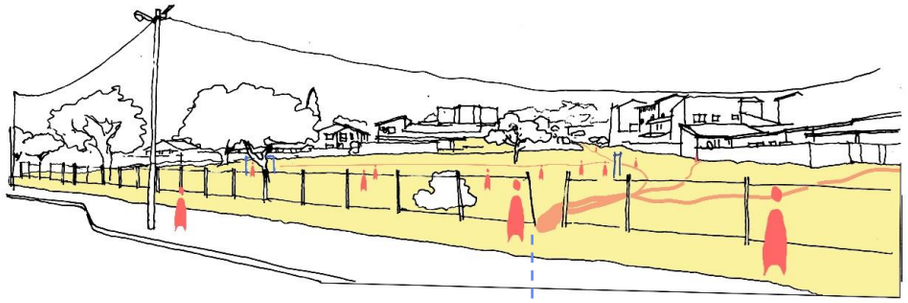
Mapping the existing use of the Major Culvert Street park



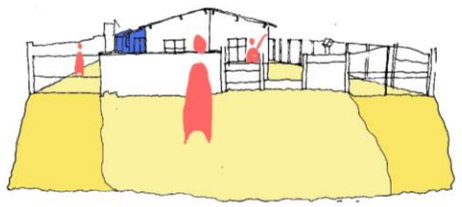
Perspective of the Major Culvert Street park

Figure 23,8: Mapping study including plans and perspectives of the Major Culvert Street park

8.
Cycas Road -Tara Road



Perspective of the Tara Road Park



Perspective of Cycas Road houses

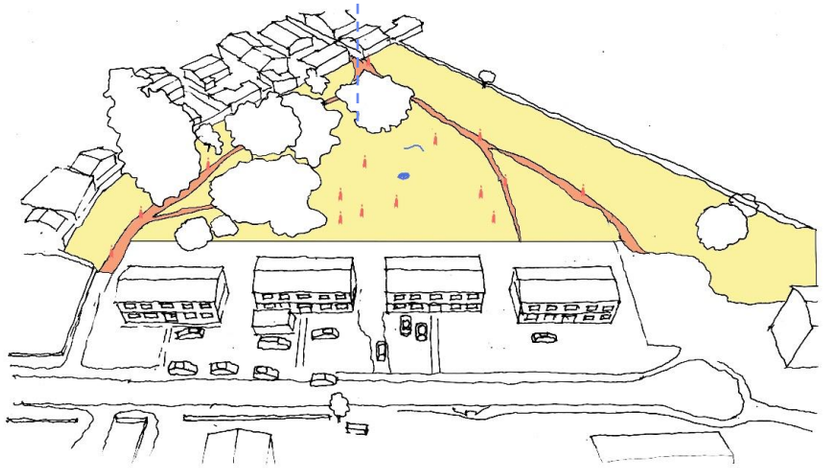
Mapping the existing use of the Cycas Road-Tara Road Parks

Perspective of the Cycas Road park

Figure 23,9: Mapping study including plans and perspectives of the Cycas Road – Tara Road parks

9.
Panax Place

Mapping the existing use of the Panax Place Park

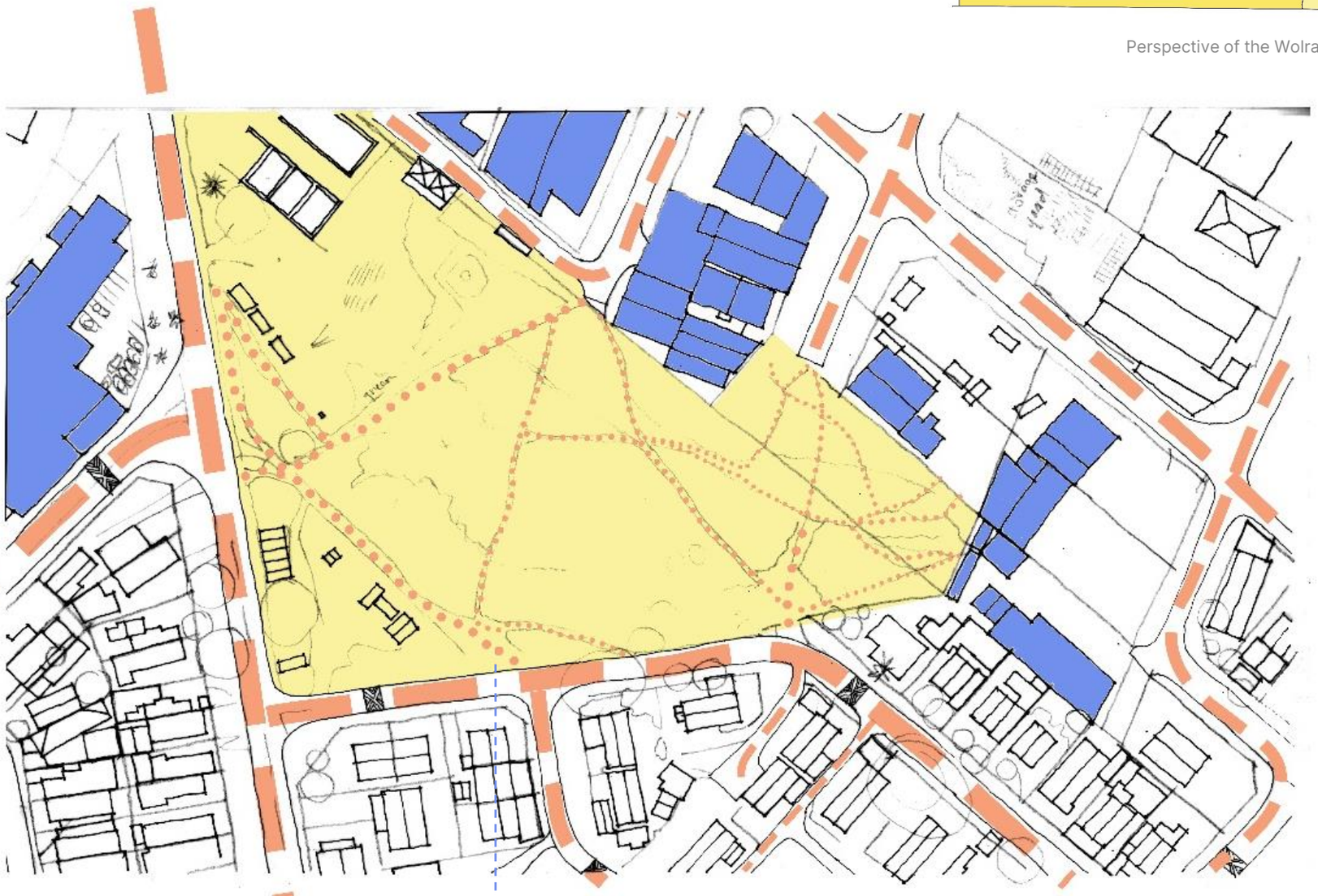


Perspective of the Panax place flats and park

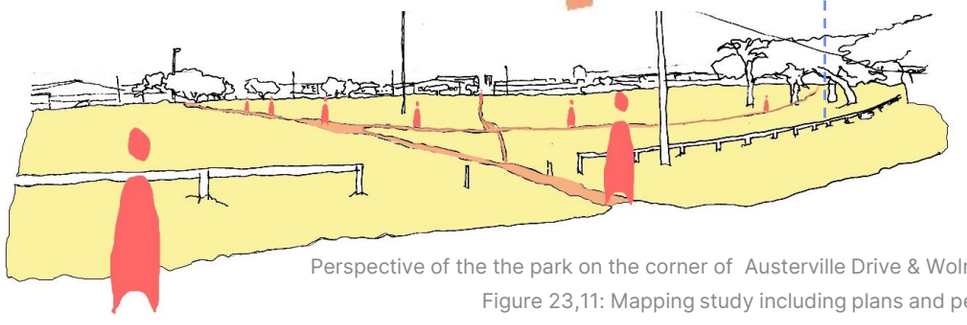
Figure 23,10: Mapping study including plans and perspectives of Panax Place park

10.
Cnr. Austerville Dr & Wolraad Rd

Perspective of the Wolraad Road flats



Mapping the existing use of the park on the corner of Austerville Drive & Wolraad Road



Perspective of the the park on the corner of Austerville Drive & Wolraad Road

Figure 23,11: Mapping study including plans and perspectives of the park on the corner of Austerville Drive & Wolraad Road

Lessons learnt from theoretical and technical studies

Wentworth's urban development was based on standardised housing due to the history of mass housing production. The standard two-bedroom housing unit is uncharacteristic of the community's multi-generational way of living. Additionally, the public realm lacks adequate transitions between public and private realms, leading to vast amounts of poorly activated space. The inactivation of public space within Wentworth's public realm negatively impacts the quality of life for the residents due to the poor quality of the public realm.

Through the search for privacy within the living patterns and social practices of the Wentworth community, a new housing typology can be formulated. The new typology should support adaptive spaces for growing families, additional realms of privacy that support meditative practices through their connection and access to semi-public realms, transitional thresholds between realms, activated edges in relation to the public realm, well programmed and adequately designed communal spaces. The home is the hearth of Wentworth's community. Each home in the community differs but they collectively contribute to the public realm.

In Wentworth, degrees of privacy are not adequately accommodated within the private, semi-private, or public realms. Through personal experience of the living conditions in Wentworth, it is common that two or more generations live within the same housing unit, therefore, all realms within the dwelling are inherently communal.

According to my own estimation, approximately 80% of houses in Wentworth have undergone renovations to accommodate a growing family or gain rental income. Families without space for extensions, especially those living in flats, are subjected to sharing their private spaces. Wentworth is a community with strong family connections, as a result many families within the community live multigenerational. Multigenerational living has become a common social practice due to the lack of space and affordability. Space within family homes is limited as all available space is shared and repurposed for accommodation, therefore, no space is truly private. Privacy comes at a cost that many families living in Wentworth cannot afford.

Despite transitions between housing units not being designed to support social interactions between neighbours, relationships between neighbours in Wentworth mimic a family like bond due to their proximity. Gatherings between friends occur away from the dwelling due to lack of space and privacy i.e., on the street corner, at the local tuckshop, or on the side of the flats where there are no windows. These factors make living in Wentworth more public and less private.

The suburb is currently overpopulated, and the social issues are causing a rapid decline in the quality of the public realm. To date, multiple people remain unemployed due to job scarcity, lack of qualifications, and insufficient opportunities. Employment and income shortages have resulted in family members living together in one flat/house. Consequently, overcrowding leads to conflicts and a rapid spread of sicknesses. The growth in family sizes does not correlate with the provision of adequate affordable housing in the area. Therefore, this research as proven the ability of architecture to impact change in the livelihoods of low-income communities through the upgrading of the public realm.

Figure 24: Section representing the built fabric of Wentworth. Study on the transitions between Private and Public realms

A Case Study Analysis Of The Evolution Of Council Housing

In Wentworth, the family home is the central point of community connection.

This case study seeks to understand how the ongoing residential upgrading supports community culture and the quality of the public realm.

It interrogates the theory of community and privacy and if the ordinary person can afford to prioritise transitional and private space within the multigenerational living culture of the Wentworth community.

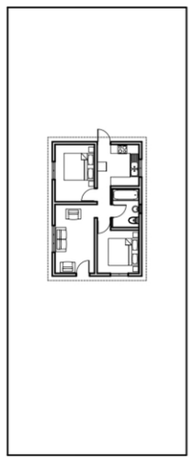
Please note the drawings that follow are based on my experience of visiting similar housing types and an educated guess based on external views of the housing units. These floor plans are not verbatim but suggestive.

- Semi-detached council house
- Ex-Military Semi-detached council house
- Semi-detached Row house council house
- Two Storey Council flats
- Three Storey Council flat
- Free standing Council house

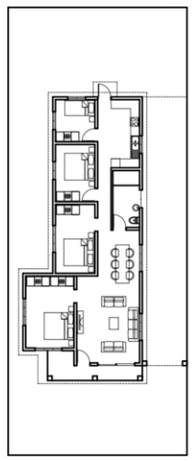
Free standing Council house

Renovations over time

2x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom



Before



After

The freestanding typology allows for additional privacy between neighbours despite additional extensions to the existing house. Transition space can still be accommodate within this layout

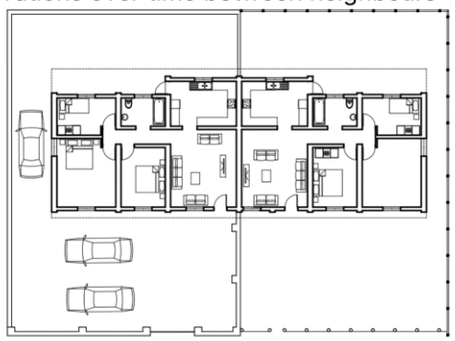
3.5x bedroom
1x Lounge
1x dining room
1x Kitchen
1x Indoor bathroom
1x Porch
1x Garage

Street views of different renovations done to free standing council houses in Wentworth

Figure 25: A Case Study Analysis Of The Evolution Of Council Houses floor plans
Figure 25,1: Study on free standing council houses before and after renovations

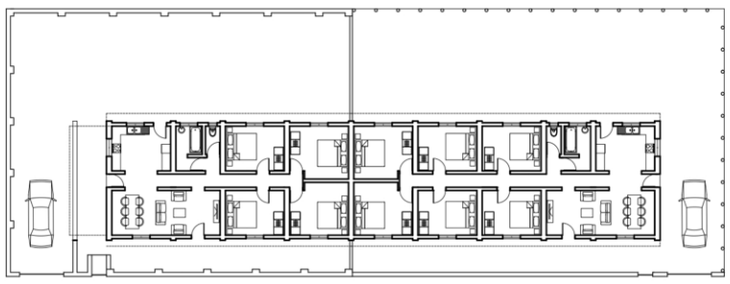
Ex-Military Semi-detached council house

Renovations over time between neighbours



2,5x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom
1x Fences

After



4-6x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom
1x Fences

After

Based on the adequate number of bedrooms provided initially families require minimal renovations to the exiting footprint. Adequate transition space between zones is provided and there is sufficient space for family growth.

Street views of renovations done to ex-miltary semi-detached council houses in Wentworth

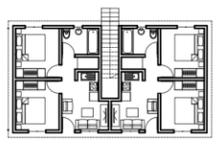
Figure 25,2: Study on ex-miltary semi-detached council houses before and after renovations

A Case Study Analysis Of The Evolution Of Council Housing

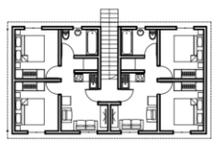
Two storey Council flats

Renovations over time

Before

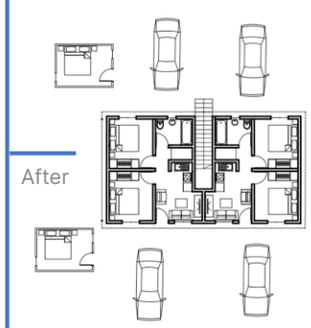


2x bedroom
1x Lounge/Kitchen
1x Indoor bathroom

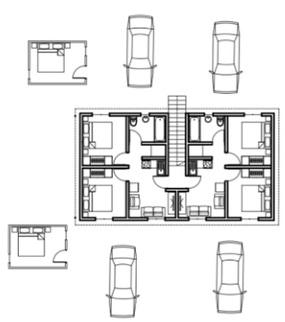


Families have no space to expand internally due to typology. All outdoor space is shared

After



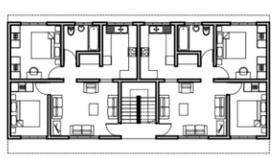
2x bedroom
1x Lounge/Kitchen
1x Indoor bathroom
2x Out building



Three Storey Council flat

Renovations over time

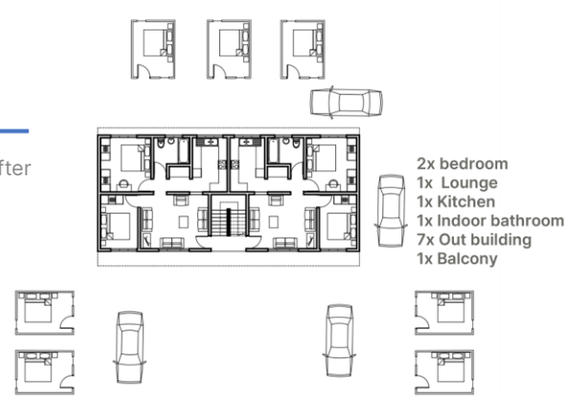
Before



2x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom
1x Patio/ Balcony

Families have no space to expand internally due to typology. All outdoor space is shared

After



2x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom
7x Out building
1x Balcony

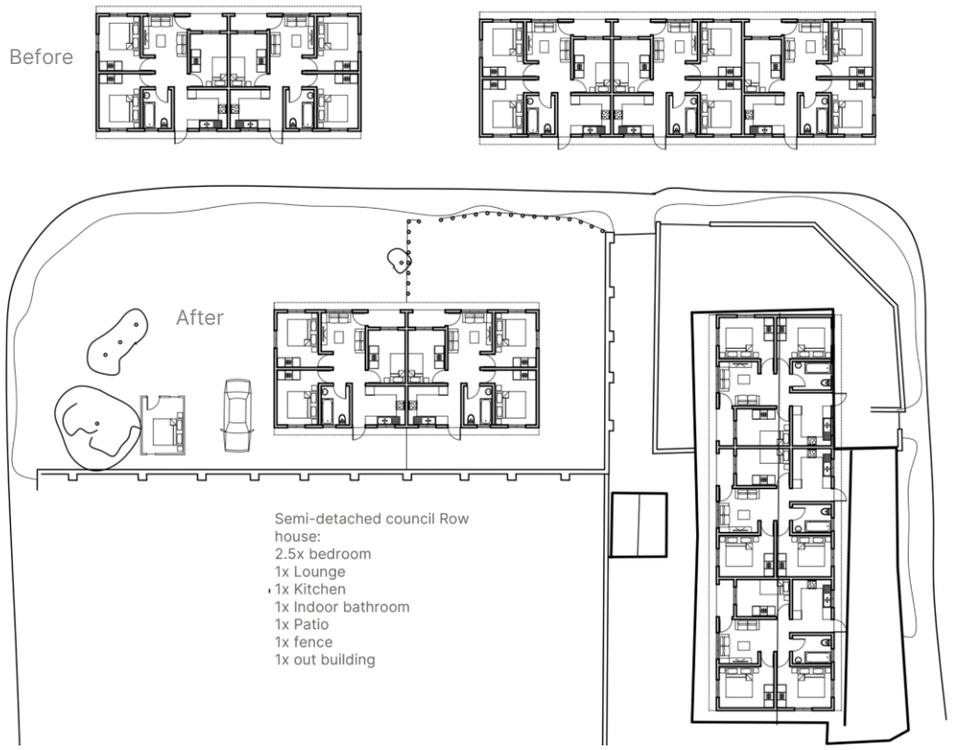
Street views of renovations done to two storey council flats in Wentworth

Street views of renovations done to three storey council flats in Wentworth

Figure 25,3: Study on two and three storey council flats before and after renovations

Semi-detached Row house council house

Renovations over time between neighbours



Semi-detached council Row house:
2.5x bedroom
1x Lounge
1x Kitchen
1x Indoor bathroom
1x Patio

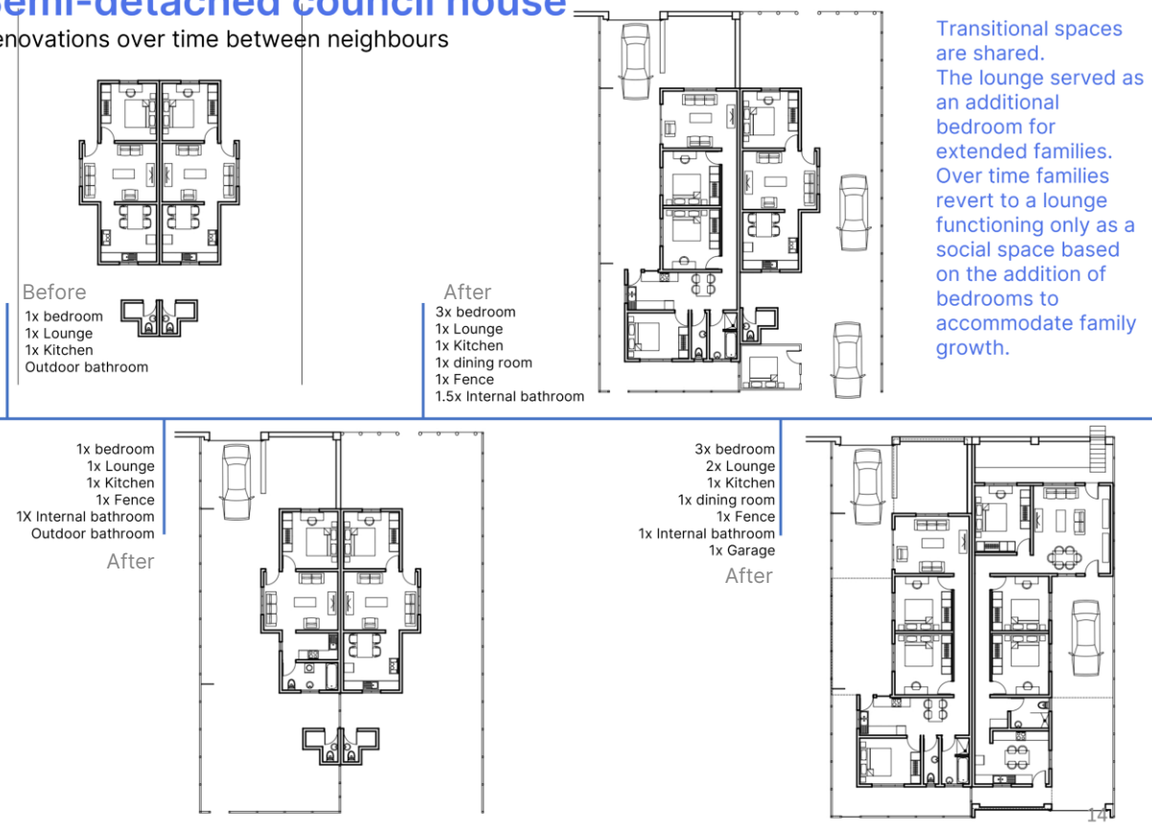
Based on the adequate number of bedrooms provided initially families require minimal renovations to the exiting footprint. Adequate transition space between zones is provided and there is sufficient space for family growth.

Street views of renovations done to row house council houses in Wentworth

Figure 25,4: Study on semi-detached row council houses before and after renovations

Semi-detached council house

Renovations over time between neighbours



Transitional spaces are shared.
The lounge served as an additional bedroom for extended families.
Over time families revert to a lounge functioning only as a social space based on the addition of bedrooms to accommodate family growth.

Street views of renovations done to semi-detached council houses in Wentworth

Figure 25,5: Study on semi-detached council houses before and after renovations

Summary of research findings

The theoretical and technical studies within this research paper have proven how access to infrastructure in the urban periphery is beneficial to previously marginalised communities. It highlights the importance of active edge conditions to sustain the vital social practices of community connections. The research proves that the community's quality of life is largely dependent on the availability of transitions between public and private realms. Moreover, it has proven that hegemonic practices of intervention are ineffective at solving the problems and improving the livelihoods of previously marginalised communities of colour. Instead, collaborative approaches to upgrading the public realm have proven to be more successful in problem solving practices. Patterns of community problem-solving networks are discovered when anthropological studies on the daily survival tactics are used to identify integral points in the public realm that require additional interventions to improve livelihoods.

The theoretical studies included in this paper are focused on community development. The theory on Small Change (Hamdi,2004) explains how rapid small scale architectural interventions can be used to initiate a ripple effect of improvements within low-income communities. This theory supports the research proposition for public realm upgrading through architectural interventions. The theory on Community and Privacy (Chermayeff & Alexander,1966) emphasizes the importance of transitions between the public street and private home to develop a better sense of community - a theory which has ultimately influenced a study on the transitions between realms in Wentworth. This study has made evident the lack of adequate transitions and their subsequent negative impact on the public realm and sense of community, hence the need for architecture better suited to support positive social practices of community connections within Wentworth. Moreover, the additional theories referenced in this paper reiterate the relationship between infrastructure and social practices in post-apartheid communities.

Furthermore, the precedent studies included in this paper showcase how lifestyles in low-income communities can be improved through accessibility to the appropriate infrastructure. Additionally, the personal narrative included in this paper represents Wentworth as a family-based community, which is intrinsically connected through their collective support and shared experience of everyday challenges.

Likewise, the technical studies included in this paper prove that architecture can contribute to public realm upgrading through interactive façade designs and realms of transitions which support indirect and direct social engagements.

Overall, the findings of this research will be used to inform an architectural design to prove how existing urban networks and infrastructure can be manipulated to reignite engagement for the continued cultivation of existing social practices in Wentworth.

Figure 26: Images depicting the quality of public realm in Wentworth
Figure 26,1: Transition between housing and public space
Figure 26,2: The life of the street
Figure 26,3: Newly renovated flats

Figure 26,4: Arriving in Wentworth at the intersection between Quality street (perpendicular) and Tara road (parallel)

Figure 26,5: Wentworths view of the Engen Oil refinery from Alabama Road

Figure 26,6: The Austerville Dr the spine of community development

Figure 26,7: Views of the thresholds between the flats in Wentworth

Figure 26: Images depicting the quality of public realm in Wentworth

46. Architectural Design Development

47. The Interview Findings

48. Site selection Cnr. Austerville Dr and Wolraad Rd

- 49. Existing Site plan and sections
- 50. Zoning
- 51. Existing Built fabric

52. Case study analysis of the evolution of council housing

- 53. Semi-detached council house
- 54. Ex-military semi-detached council house
- 55. Semi-detached Row house
- 56. Two and three storey council flats
- 57. Free standing council houses

58. Site photographs

61. Design development

- 62. Site response development
- 63. Sections
- 64. Façade Exploration
- 65. Repositioning the plan

The interview findings

The interview schedule was curated based on long-lasting connections and relationships between old and new residents. At the beginning of interviews, I addressed my guests by Mr and Mrs whilst by the end I affectionately called them uncle and aunty and gave them hugs.

Whist taking pictures on the streets of Wentworth I was approached by a passerby

Passerby: (curious) Are you taking pictures of all the shootings?

Me: No mam I am just taking pictures of the buildings I'm a Uct student researcher

Passerby: (relived) Oh I thought you were reporting on the shootings. I'm Rosland

Me: I'm Mariannah nice to meet you, Rosland!

Passerby: (snarky) That's Aunty Rosland to you!

Me: (smiles) Nice to meet you, Aunty Rosland

This interaction grounded me in the context. I was home and in Wentworth everyone is family.

I interviewed a wide range of people from community leaders, activists, social workers, business owners, teachers, ngos and community members. The common trait between all of them was that they each were actively involved in community development at various scales.

The interviews were held in a conversation format and always started by relating to the context in terms of accommodation within the area. Most of the respondents live and work within the community and those that have relocated still declare Wentworth home whilst some return to attend community gatherings or work. The respondents differed from each other in age but all held a deep affinity towards their neighborhood.

A common comment between respondents was that they felt comfortable to walk around in their neighborhood without much fear despite the ongoing gang and drug wars.

I was always welcomed in the homes and places of work of the respondents with an offer for something to drink.

Most respondents reflected on the aspects within the community that provided them with the support they needed to be successful and practice positive social engagements. The fundamental identified within the community that aided in positive social engagements were based off stable parental figures, the involvement in extra mural sports arts and cultural activities and religious youth group meetings.

The community currently has numerous small scale NGO organizations which provide these fundamentals to the youth sporadically based on funding or interest. There are ongoing youth development programs within the community aimed at combating the escalation in youth drug and gang members.

During the interviews I found that many different organizations use the open public space within the community for various activities such as prayer and worship services, outdoor movie screening and games in order to attract more youth involvement within the area.

Most NGOs and Religious groups have limited resources, but all provide a version of aftercare in the form of extra lessons and extra mural activities to keep the youth off the streets.

A collective of fathers from the community have started to run social programs for the children of Wentworth. The Community Fathers group was a call to all fathers in the area to take a stand against the growing fatherlessness within the community. The collective focuses on building relationships between fathers and the greater community in a team building mannerism.

This collective of fathers will represent the client of this project. The focus on the collective supports the need for collaboration between groups within the community in order to pool their resources to better support youth development programs. The focus of the collective is on sports arts and culture activities which the community believes is the key driver to inspire the youth to think of life outside of their everyday struggles within the Wentworth community.

This collective currently provides programmatic functions to the unprogrammed open public space therefore a design development collaboration with them will provide activation within the public realm and upgrade the quality of life for the residents within the community but also surrounding neighborhoods who have also experienced previous marginalization. The design will provide a fixed site for accommodation for the collective that other organizations use as well. The design will aim to allow for flexibility of use and programmed social interactions through spectating or engagement.

Figure 27: Walking the streets of Wentworth with Uncle Jays and uncovering the hidden gems in interview conversations

Clients

I interviewed Mr. Darian Smith a representative of The community Fathers organization and Mrs. Linda James a representative from the Youth Education Support services. During both interviews I learnt that the Blue Roof is currently providing these two organizations with temporary accommodation for their programs. They will therefore become the primary organizations of the project due to their shared focus on youth development within the Wentworth community.

Community Fathers

Figure 29:
Poster for community father's workshop
Smith, D (2023) Darian Smith (Facebook) July 2023

About

"If the men within our community can only but work together and want more for the children in our lives including our community kids (which are ultimately ours if we embody the thinking that it takes a village to raise a child) then maybe we can start making strides towards that thing we call "peace". Many of our kids will never experience peace in the world because they don't know what peace looks like within their own home. But I believe we can change that if only we put in just a little more effort and take a moment to think about what our kids are calling for and with every ounce of strength attempting to build a bridge between us. We can only but do this together." Smith, D (2023)

Participation varies

Programs

- Workshops
- Field trips

Figure 28:
Logo of blue roof organisation
https://www.blueroof.org.za/blue-roof-life-space/about-us

Blue Roof Life Space

About

"A Youth Centre Focused on holistic care for young people seeking a safe place to discover more about who they are and what direction they want to go in life.Equipped with healthcare facilities, a state of the art Career Guidance Centre, Internet Café and various skills development opportunities, Blue Roof is here to inspire our youth into becoming positive contributors in our society." Blue Roof (2016)

Established 2016

Participation varies

Programs

- Wellness program
- Transformational arts
- Career Guidance center
- After school Programs
- Courses and learnerships

Youth Education Support Services

Figure 30:
Logo of Yess organization
https://yess.org.za/

About

"Our YESS Project will provide the extra support learners need to thrive in primary and high school through our Homework Club and Reading Club. The additional needs of these youths will be seen to through our uniform and stationery assists and our feeding scheme" Y.E.S.S (2022)

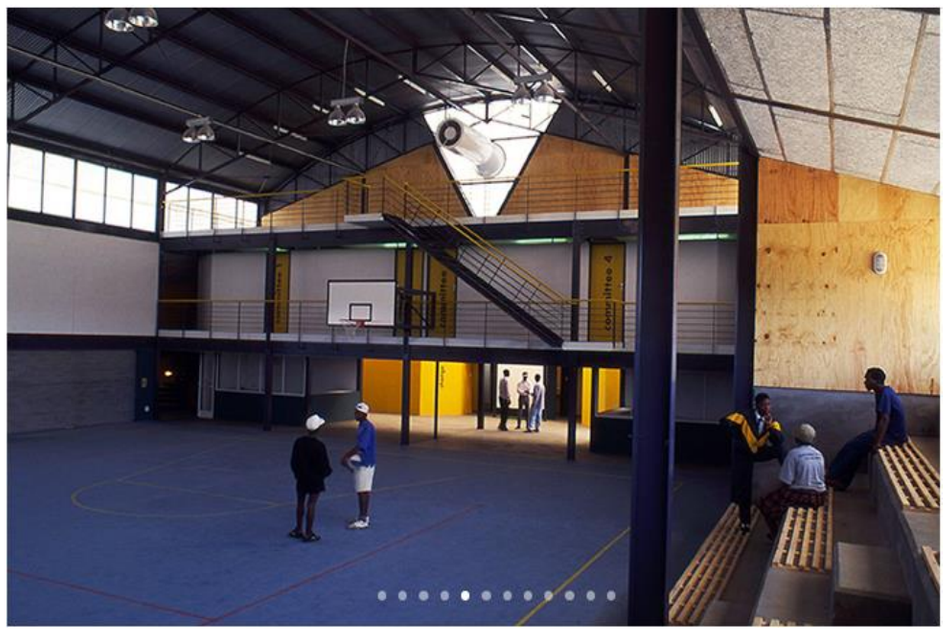
Established 2022

50 Kids registered

Programs

- Homework Club
- Tutoring
- Reading Club
- Feeding Scheme
- Stationery and uniform assistance
- Financial assistance for tertiary students

Precedent



Noero Architects

Gugulethu Sports Centre

Gugulethu Cape Town

1994

Figure 31.1: External views of Gugulethu sports center
Figure 31.2: Internal views of Gugulethu sports center
Noero Architects (Gugulethu Sports Centre). Accessed 05 Dec. 23 https://www.noeroarchitects.com/project/gugulethu-sports-centre/

Estúdio Trópico

Castanheiras Arena in Santana de Parnaiba

Recreation & training

Brazil

2020

Figure 32.1: External views of Castanheiras Arena in Santana de Parnaiba

Figure 32.2: Internal views of Castanheiras Arena in Santana de Parnaiba

"Castanheiras Arena in Santana de Parnaiba / Estúdio Trópico" [Arena Castanheiras em Santana de Parnaíba / Estúdio Trópico] 30 Nov 2022. ArchDaily. Accessed 5 Dec 2023. <https://www.archdaily.com/992948/castanheiras-arena-in-santana-de-parnaiba-estudio-tropico> ISSN 0719-8884

Site Selection in Context

no. 10 Cnr. Austerville Dr & Wolraad Rd

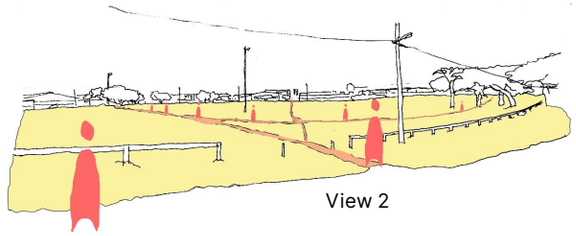
Wentworth, Durban, Kwa Zulu Natal

Figure 33: Site selection in context

Site Selection

Cnr. Austerville Dr & Wolraad Rd
Wentworth, Durban, Kwa Zulu Natal

View 1



View 2

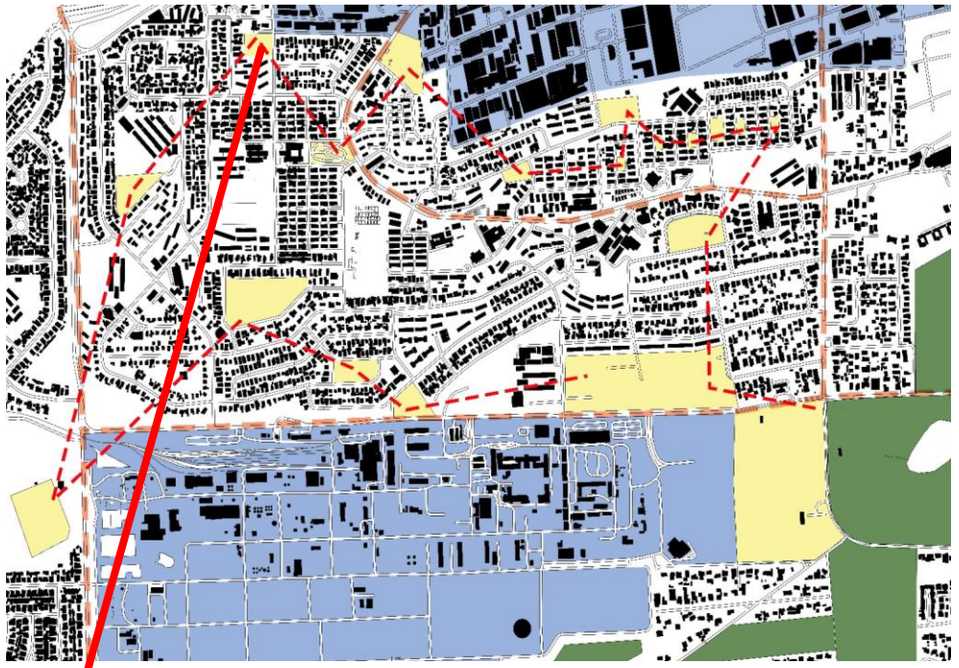
This site was selected because it has experienced the most degradation as a social space within the public realm. I walked the site with a resident who recalled memories of playing soccer in the field. It also neighbors a residential cluster within the community that is affected the most by the social ills plaguing the Wentworth community such as alcohol and drug abuse, gangsterism, violence, overcrowding in housing and unemployment.

The site today is used as a movement route between the neighboring industrial area and residential area. Illegal dumping has become a common practice on this site due to poor service delivery within the area and the lack of surveillance onto the open space. The Shembe religious group has used the site for many years as their outdoor religious space in which they have plated trees and demarcated their space with the use of white stones.

A portion of the site has been leased to accommodate an extension to the electrical substation. The construction of the substation is pause due to the construction mafia.

The Austerville Dr and Wolraad Rd corner of the site has been occupied by a construction company using it as a site storage facility.

The site is not programmed as a public space and therefore serves no positive public function. According to residents at night the site poses a security threat to the surrounding neighborhood.



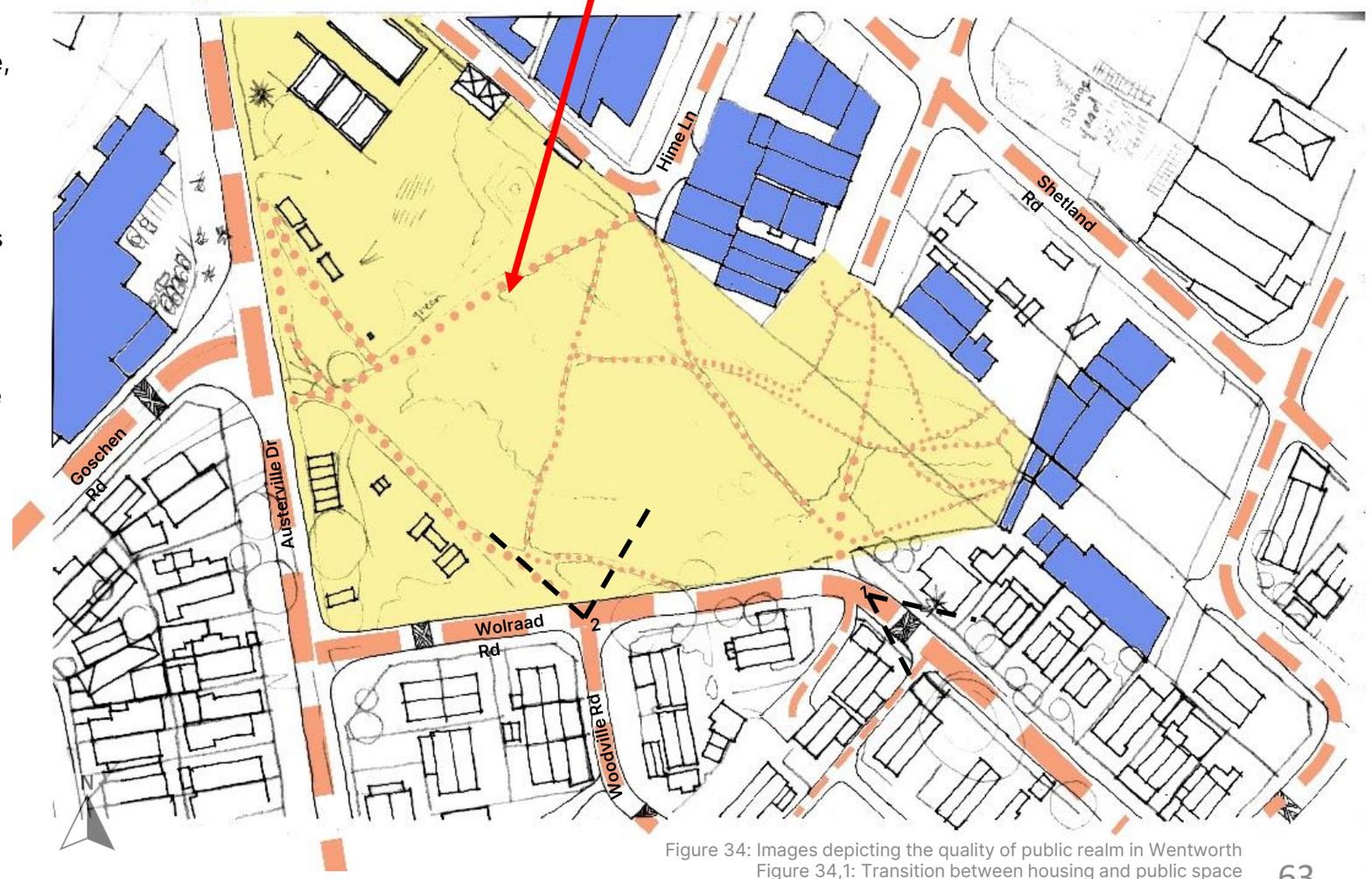


Figure 34: Images depicting the quality of public realm in Wentworth
Figure 34,1: Transition between housing and public space
Figure 34,2: The life of the street
Figure 34,3: Newly renovated flats

Existing
Site Plan and Sections

The site sections AA and BB indicate the sites function as a transitionary space between the housing and light the light

Key

1. Site
2. Storage Facility
3. Substation Extension
4. Shembe Prayer Circle
5. Rennies Panel beaters
6. Protea Chemical
7. Country Contracts
8. Drum exchange solvents

Based on the surrounding functions and lifestyle practices of the community the concept of the design program is developed around a live, work, play, pray model. The concept was unearthed during an interview in which a respondent spoke about the lifestyle patterns of the community that most residents lived and worked within this community. The site is surrounded by the working-industry and the living- housing but it lacks its intended use as a recreation space. However, the Shembe religious group have found the site ideal for their religious practices despite its proximity to the industriall area.

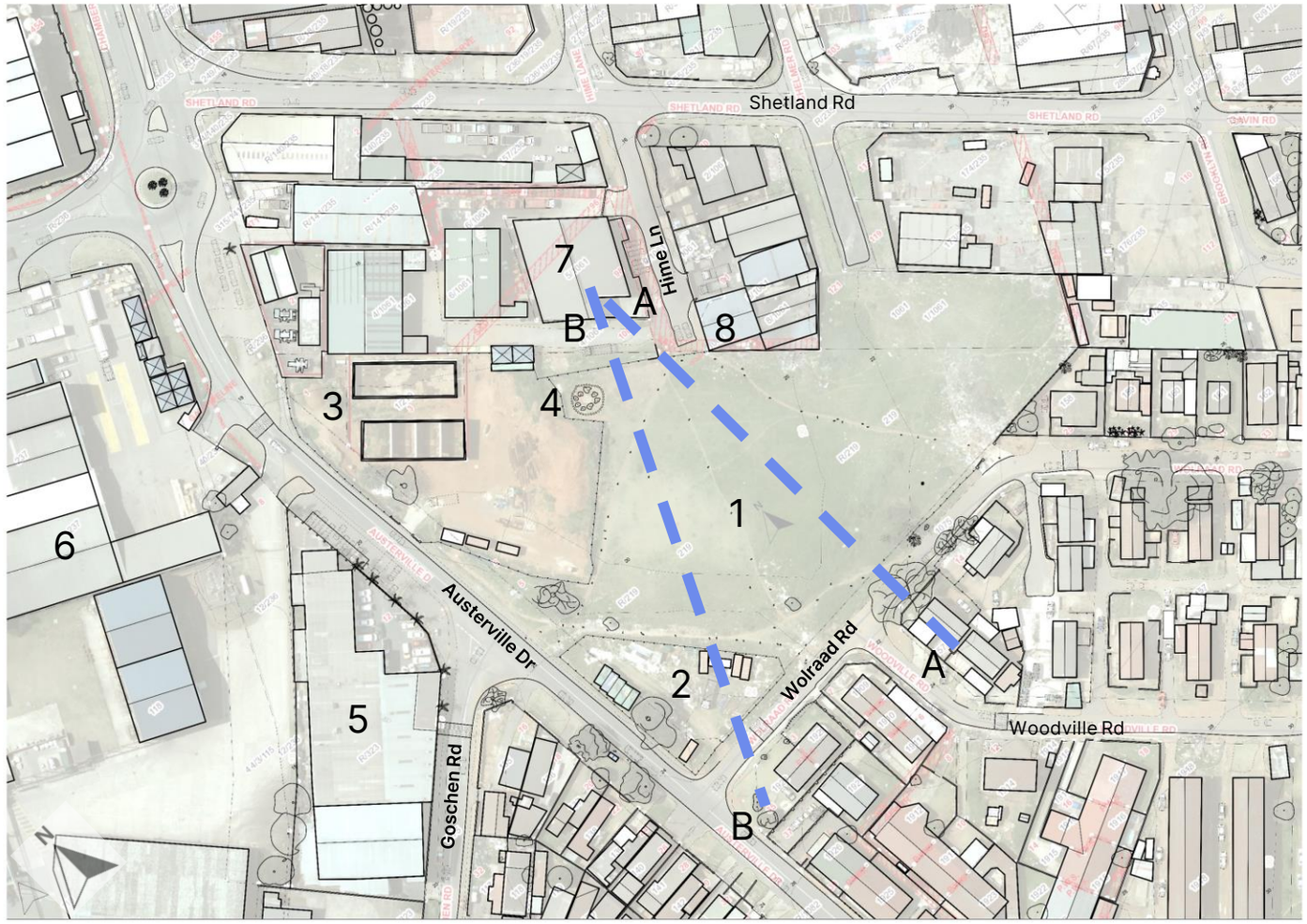
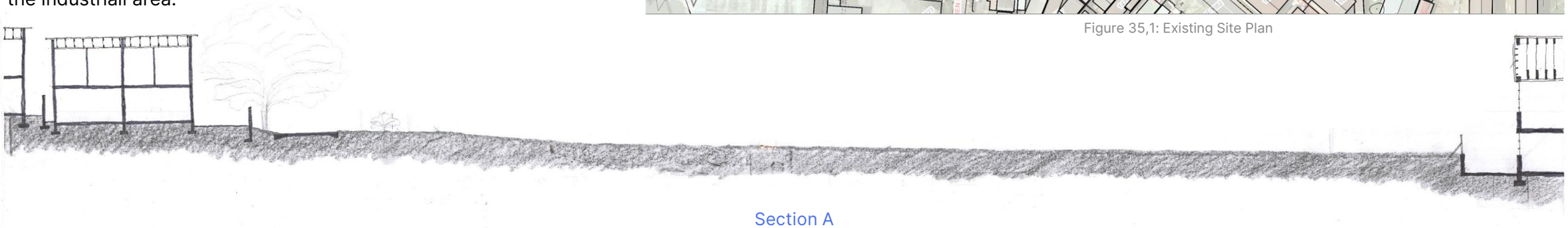
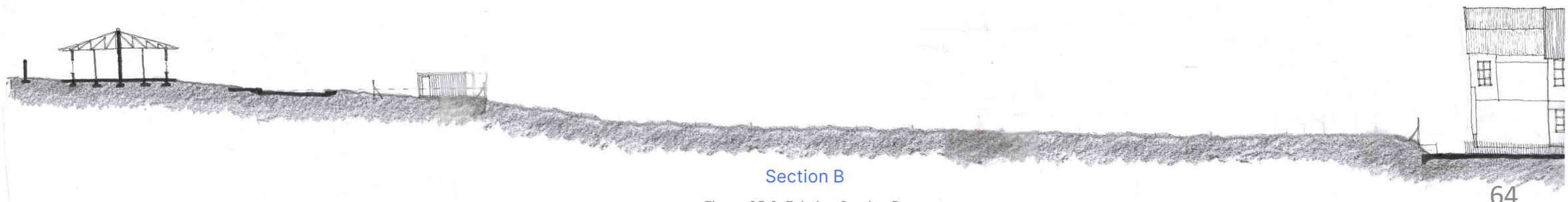


Figure 35,1: Existing Site Plan



Section A

Figure 35,2: Existing Section A



Section B

Figure 35,3: Existing Section B

Zoning

The site is zoned as open public space reservation which allows for the development of public programed space

Zoning Key: General Industry | Light Industry | Special Residential 180 | General Residential 3 | Public Open Space Reservation

Figure 36: Existing Site zoning

Existing Built fabric

The built fabric of the industry is more sporadically populated with larger buildings whilst the housing units are equally distributed in a linear manner facing north.

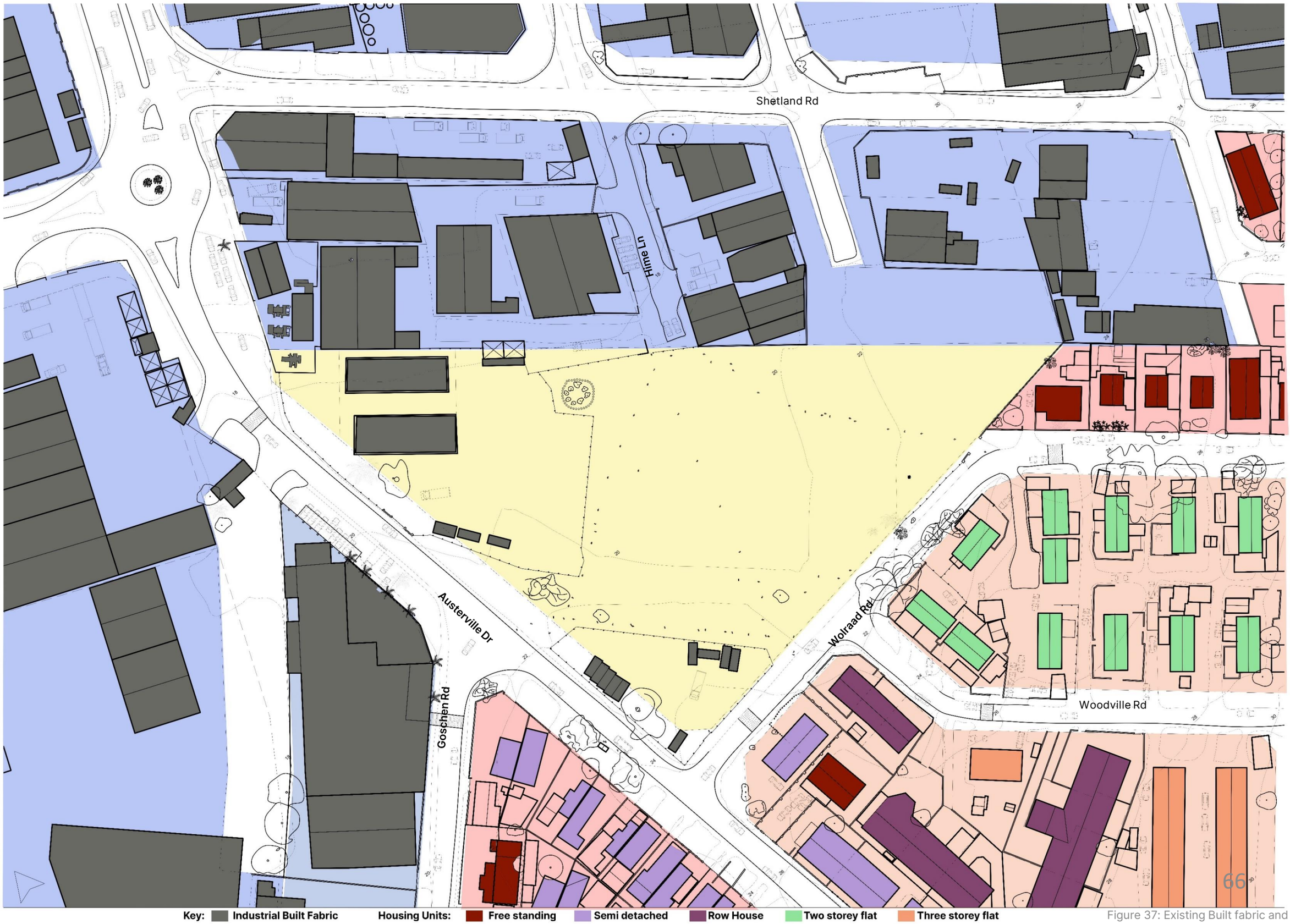


Figure 37: Existing Built fabric and zoning

Site Photographs Austerville Dr.

Austerville Drive

Cnr. Austerville Dr and Wolraad Rd

Rennies Panel Beaters

Figure 38: Site Photograph Carousel
Figure 38,1: Carousel Site Photographs Austerville Dr.

Site Photographs 360 view from North-South Pathway

Figure 38: Site Photograph Carousel
Figure 38,2: Carousel Site Photographs 360 view from North-South Pathway

Site Photographs 360 view from the center of site

Views from the middle of site

Cnr. Woodville and Wolraad Rd

Wolraad Rd

Figure 38: Site Photograph Carousel
Figure 38,3: Carousel Site Photographs 360 view from the center of site

Design Intensions

Program concept:
Live
Work
Play
Pray

The Intention of this site response was to densify the edge and improve on existing site elements. The reason for the site selection was to extend the existing development centered link into lower parts of Wentworth along the existing spine of the community along Austerville Dr. The street snakes through the site and is populated with all the major public facilities of the community. This street is also unrelated to specific gangs and therefore acts as a neutral zone between conflicting hot spot areas within the community.

The design intention is to activate the public realm with an architecture that supports community connection, engagements and respite from the hardships of the every day.

The design should stand out amongst the housing and surrounding light industry whilst remaining intimate for points of pause and interaction between passersby.
This project seeks to identify that there is a greater need for larger scale intervention in the area. However, with the current upgrading of the overpopulated council flats their surrounding public realm is still left unprogrammed. Therefore, this project seeks to highlight the importance of recreation space within overpopulated communities overcame by social ills.

The design is to be sponsored by the private companies within the community to ensure the communities investment in its own future. The Engen Oil Refinery/ Terminal provides ongoing sponsorship with sports equipment to the community. Smaller enterprises will also be involved in building the community recreation hub. Additional collaboration between government departments such as the department of Arts and Culture and Sports and Recreation.

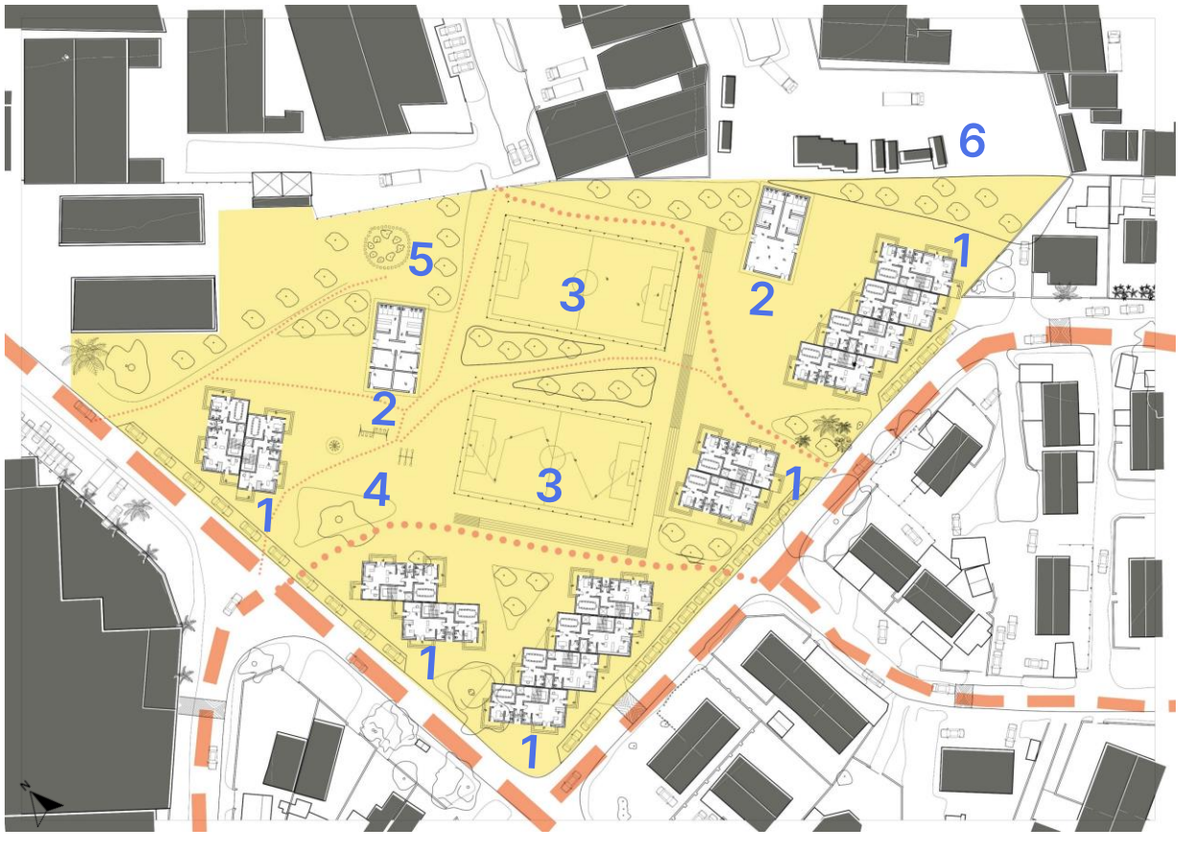
Site Response Iteration 1/3

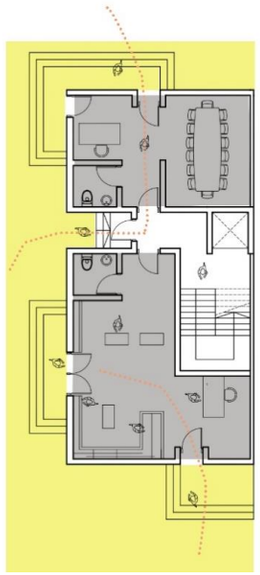
An attempt at accommodating the live-work-play-pray programs on the site.

The Intention of this site response was to keep all existing positive site elements and reinforce them such as pathways and trees

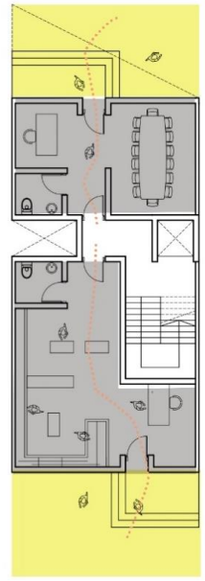
Program
1.Live work units
2. Multipurpose space
3. 5-a-side Soccer Court
4. Playground
5. Retained Shembe Prayer circle
6. Relocated construction site storage to industrial zoning

Key:
- Parks
- Existing Built fabric
- Main Roads
- Paths
- Desire lines

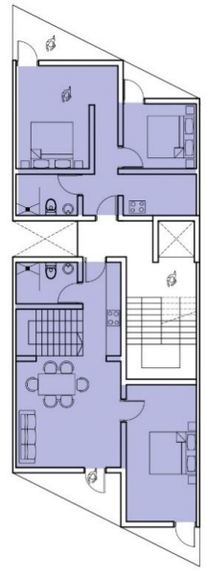




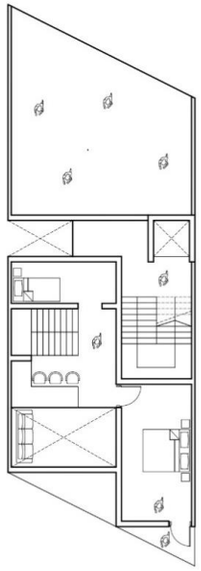
Ground floor(corner)



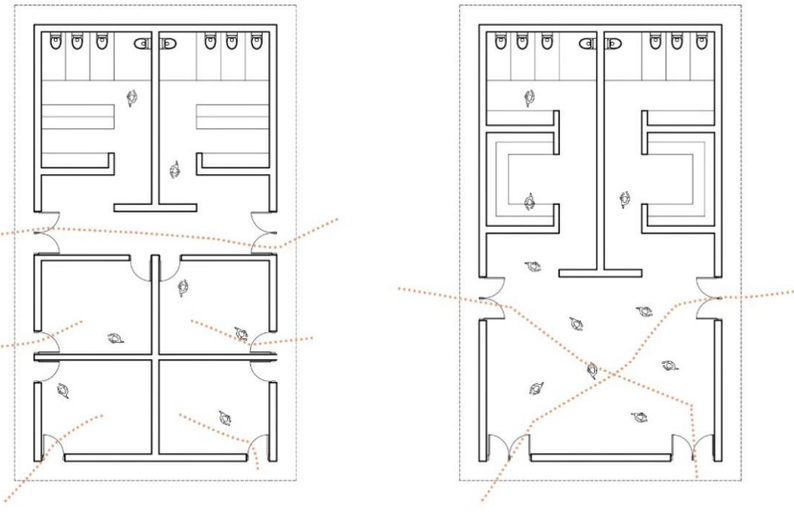
Ground floor(middle)



First Floor

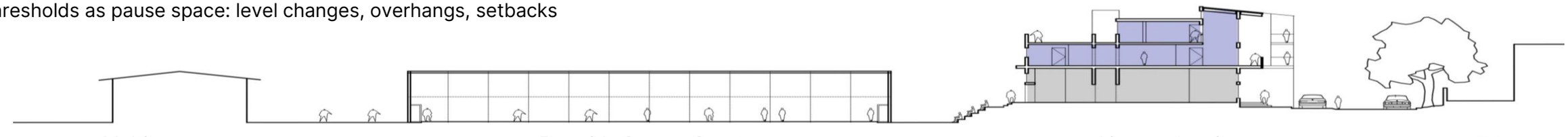


Mezzanine



Multipurpose building- change rooms, shops, meeting halls

Section Intention to promote:
Eyes on the street
Public to private transitions
Thresholds as pause space: level changes, overhangs, setbacks



Multipurpose space

5-a-side Soccer Court

Live work units

Figure 39: Site Response Iteration 1/3

Site Response Iteration 2/3

An attempt at densifying the site by grouping the programs and following the grid of the surrounding developments.

Program:
1. Live work units
2. Work units
3. Multipurpose hall
4. 5-a-side Soccer Court
5. Mediation garden
6. Playground
7. Relocated construction site storage to industrial zoning

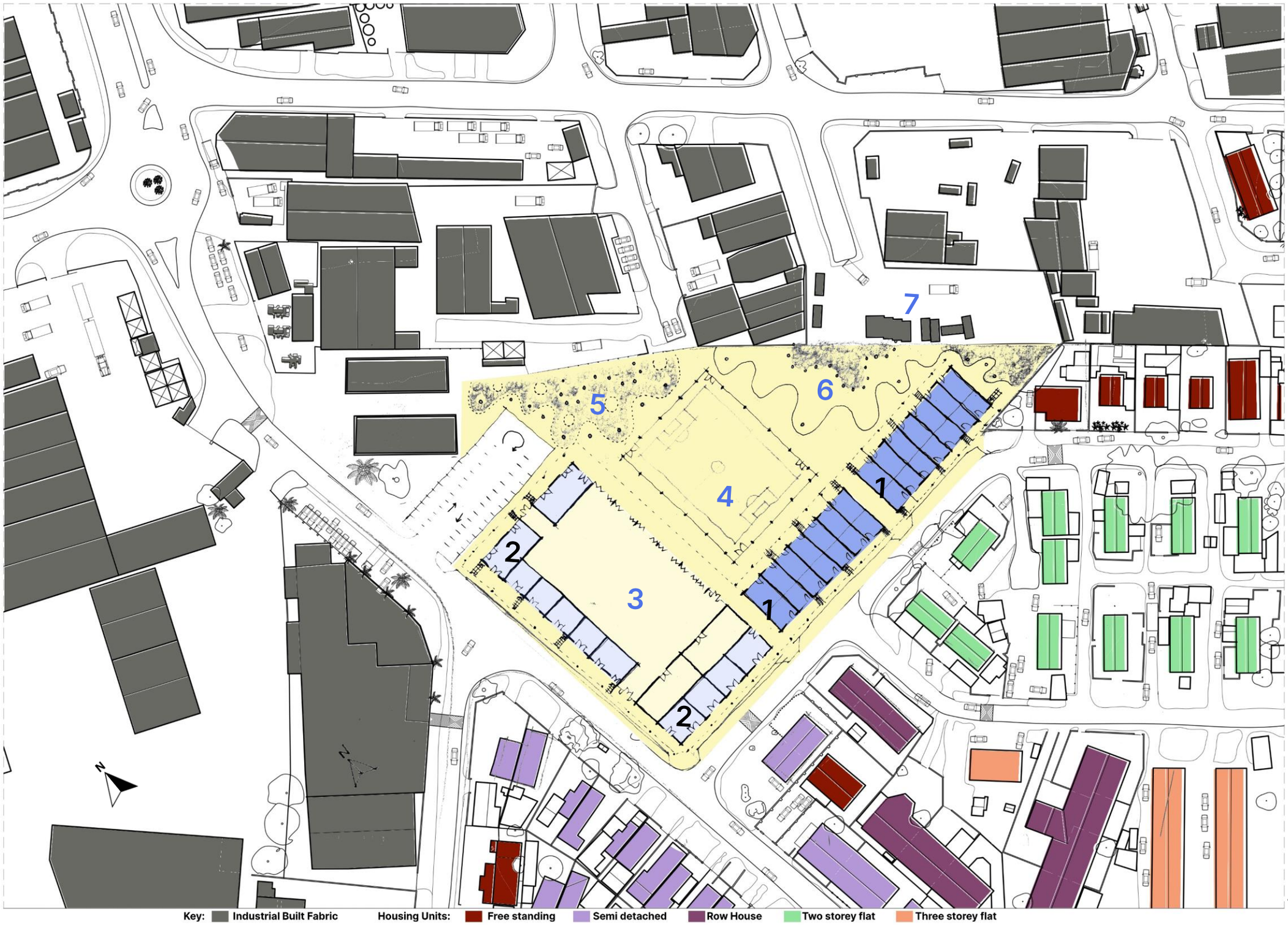


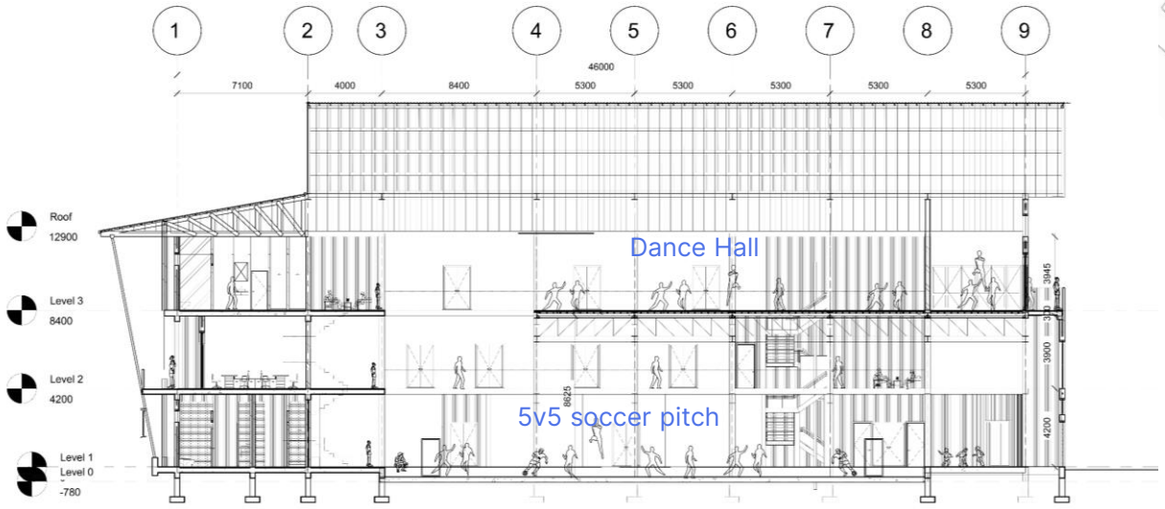
Figure 40: Site Response Iteration 2/3

Site Response Iteration 3/3

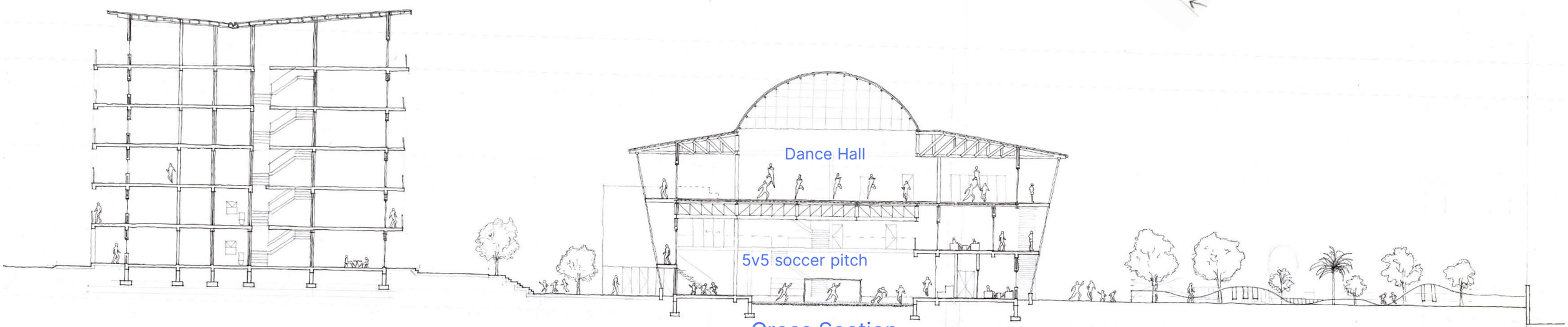
An attempt at reworking the live work unit housing typology and densifying the site. This iteration highlighted the need to choose one main program that I would take to the final and that the densification attempted here took away from the projects aim at creating a positive public realm

Program

1.Live work units
2. Recreation Hub
3. Retained Shembe Prayer circle and Meditation Garden
4. Playground



Longitudinal Section



Cross Section

Figure 41: Site Response Iteration 3/3

Site Response Iteration 3/3

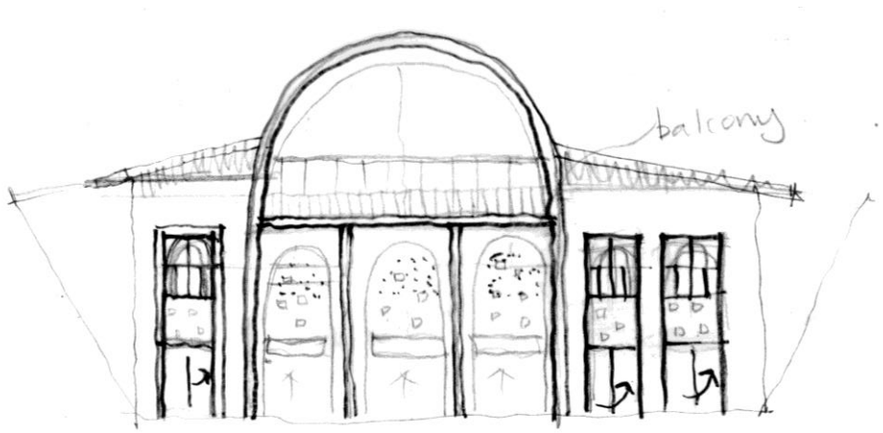
Façade Exploration

Façade design intent is to ensure each face of the building has a defining feature but similar langue to the other faces. The building must present itself in detail from afar. The building will stand out in tis context and must stand proud.

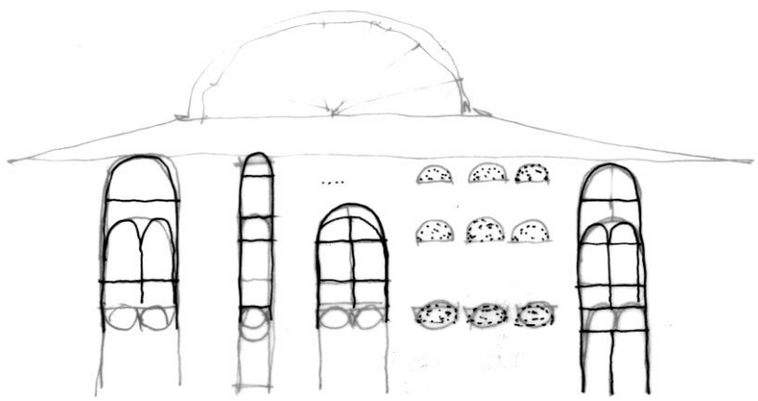
The façade will be designed with red clay bricks in arch way patterns indicating and celebrating points of entry into the building.

The clay bricks will enclose the recreation hall ontop of which a lightweight polycarbonate roof cantilevers and is anchored to the ground floor via slanted columns.

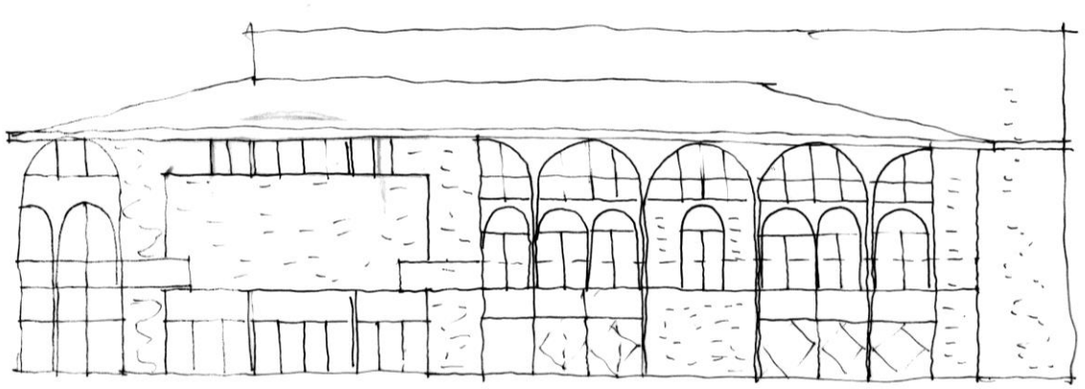
The polycarbonate roof sheet provides an illuminated effect during the night allowing for continued passive surveillance. In the daytime eyes on the street are provided by balconies and large window openings and access points the site in the evening



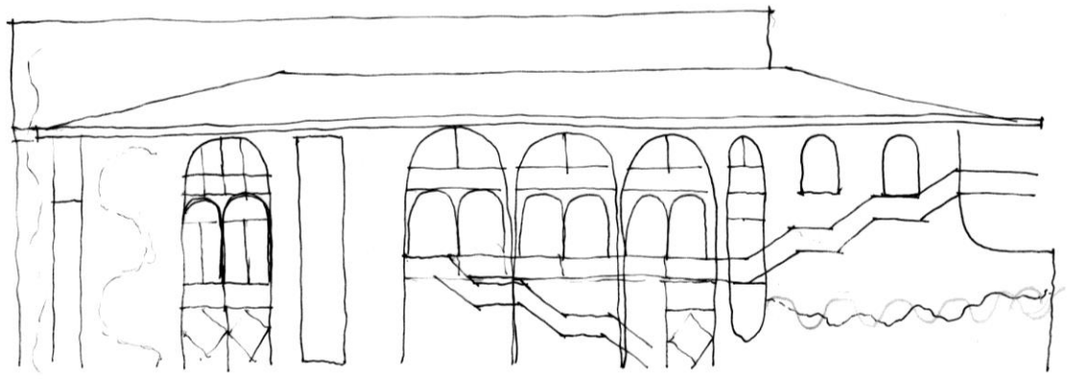
South Elevation



North Elevation



West Elevation



East Elevation

Figure 41,2: Site Response Iteration 3/3 Façade Exploration

The Wentworth Recreation Hub

Final design

Figure 42: Corner of Austerville Dr. and Wolraad Rd (south-west view, render)

Design Overview

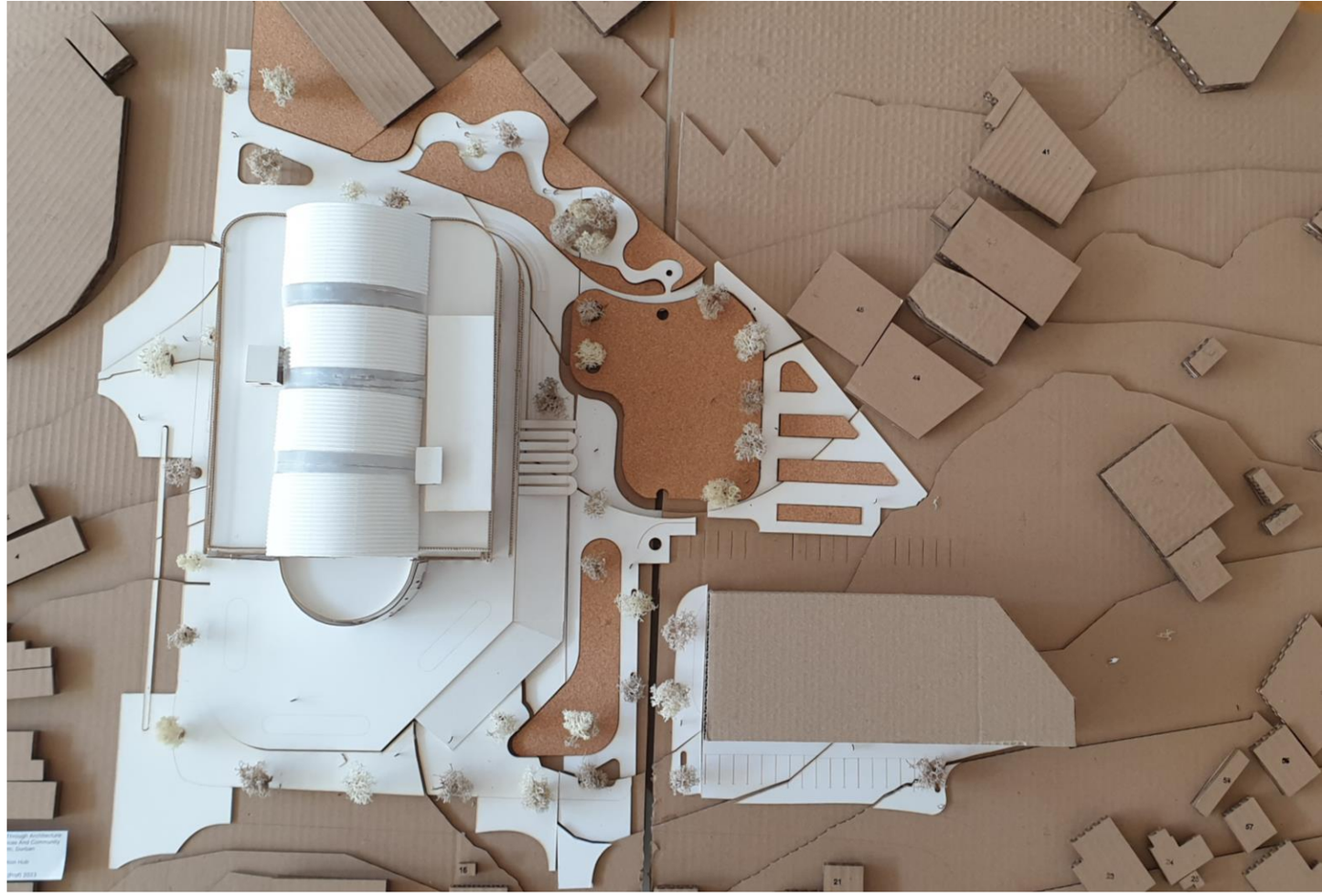


Figure 43: Site Plan (model) scale 1:200

A one stop shop for sports, arts and cultural practices. These programs aim to provide respite from the everyday hardships of the Wentworth residents and their neighbours. The building name attempts to rebrand Wentworth as a cultivator for positive social change. The building is managed through a partneriship module between organizations such as Community fathers and Youth Educational support services but also with the larger community.

Programs include
Commercial space for rental shops, cafes and restaurants
Indoor 5-a-side soccer pitch
Gym
Change rooms
Organisers offices
Coaches' offices
Conference rooms
Classrooms
Multipurpose hall

Spaces are designed to allow for flexibility in use and adaptable programs depending on needs. Additional spaces are accounted for to continue the sharing nature of the Wentworth community with space for rent or occupation by other organizations for further collaboration towards youth development

Building materials
Exposed red clay brick walls
Concrete columns and floor slabs
Steel trusses
Steel girders
3 Ribbons of polycarbonate roof sheeting
Corrugated metal roof sheeting

Site Plan

Program

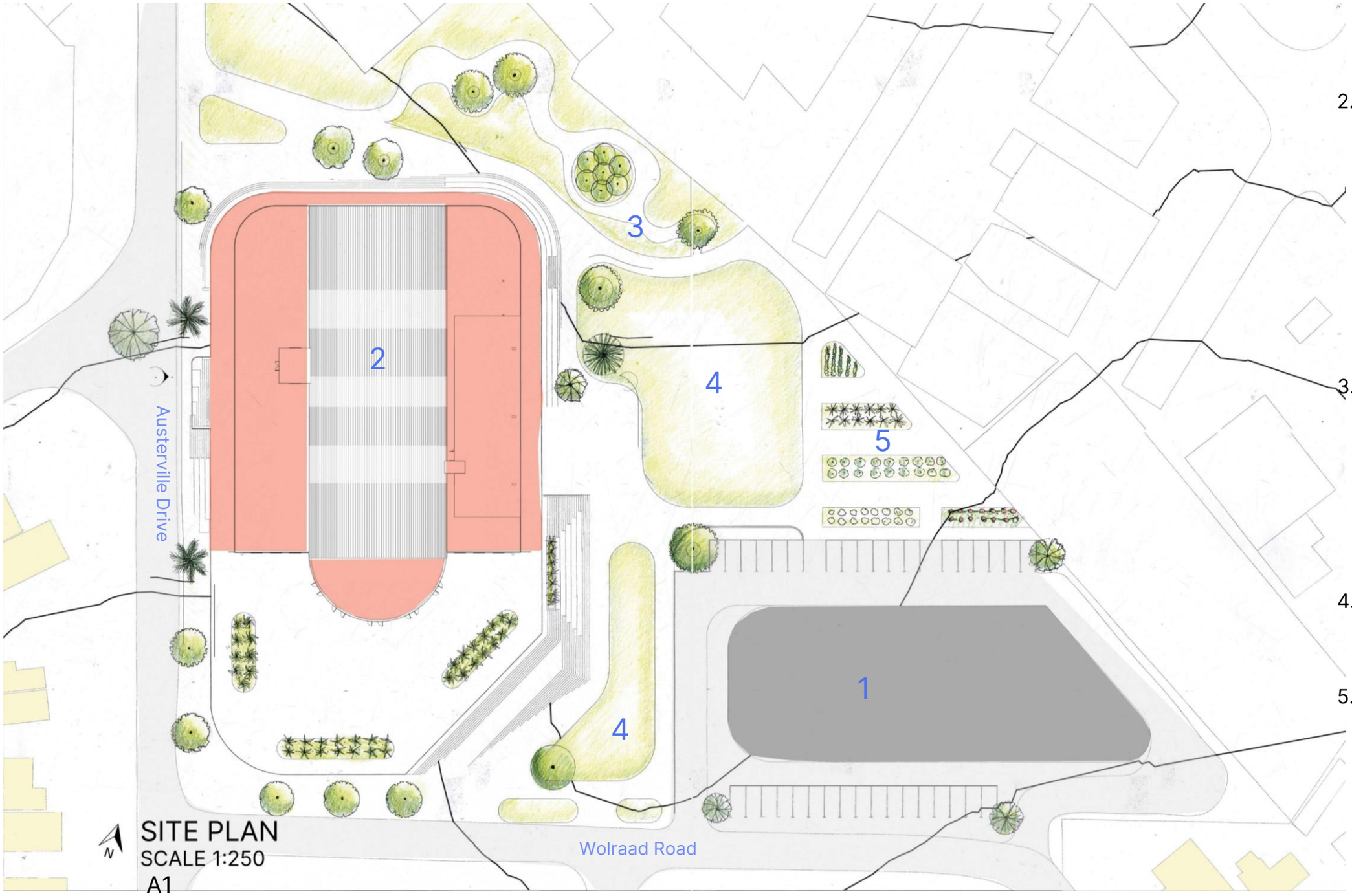


Figure 44: Site Plan scale 1:250

1. The precinct was designed to ensure that future live work housing development can be accommodated on the site.
2. The Wentworth Recreation Hub situated along Austerville Dr. promotes eyes on this busy street and points of pause for passerbys. The building is setback from Woolraad Rd to create an outdoor gathering space and threshold between the building and residences.
3. The Shembe religious group remain in the same position and can continue practicing on site in the meditation garden where minimal interventions were made with walkways and greenery.
4. The playgrounds vary in sizes and allow for continued open field play.
5. A community garden space allocated for the continued cultivation of food to support the feeding scheme culture of the community. All new trees planted will be fruit trees. The site has existing papaya trees, and the area is known to grow mango, cheery, avocado, lemon, orange and banana trees

Commercial and 5-a-side soccer programs

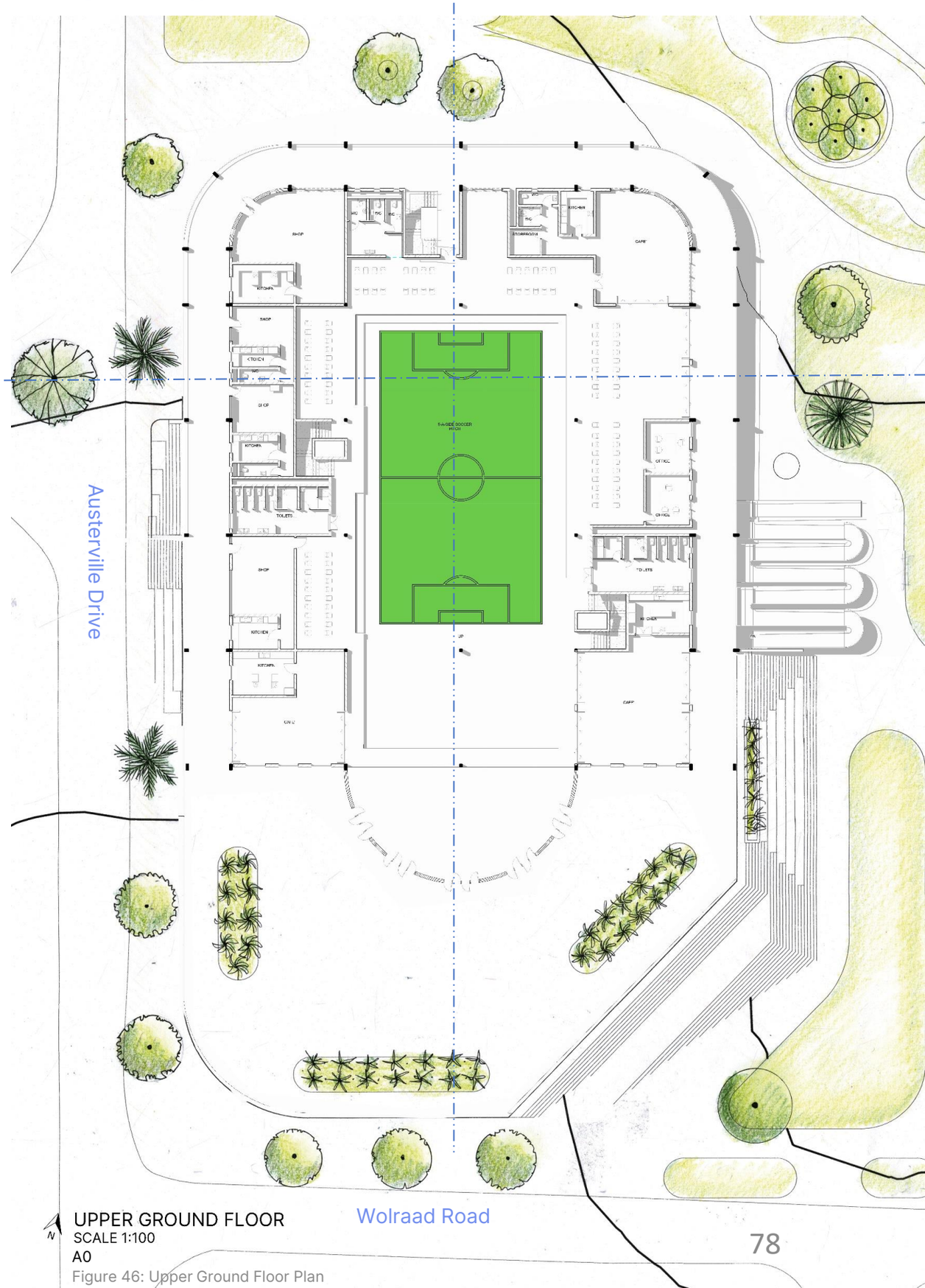
Figure 45: Lower Ground Floor Plan

The building form has curved corners to the north to gesture movement around the building by pedestrians. In the south the semi circle foyer entrance protrudes into the outdoor gathering space and allows for radial entry points into the building. The main entrance into the building is situated on the south due to the proximity to the most pedestrian movement on the site.

Along Austerville drive colonnades support an outdoor walkway/balcony and create a threshold between the busy street and the building. Stairs are used to encourage seating along the building edge. The commercial program on the lower ground and upper ground promote eyes on the street and passive surveillance on the site. Corner stores anchor the building into the context and ample gathering and spill out space is accommodated for. The aim of the design is to ensure active edges.

These two floors are programmed for commercial use and the supplementary programs to support the 5-a-side pitch.

The Internal programs on upper ground, first and second floors occur on the perimeter of the building to allow for ample headroom for the 5-a-side court in the center.



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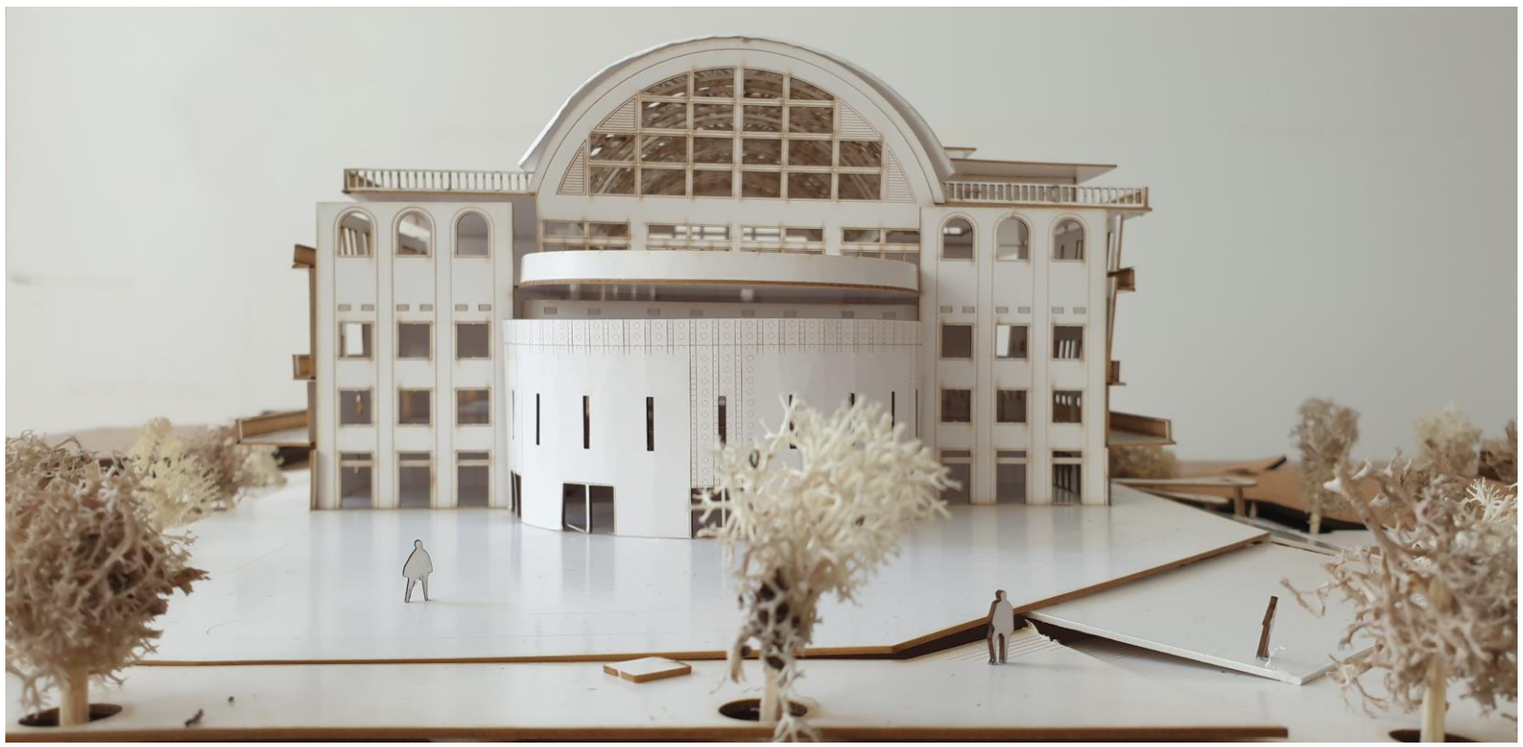

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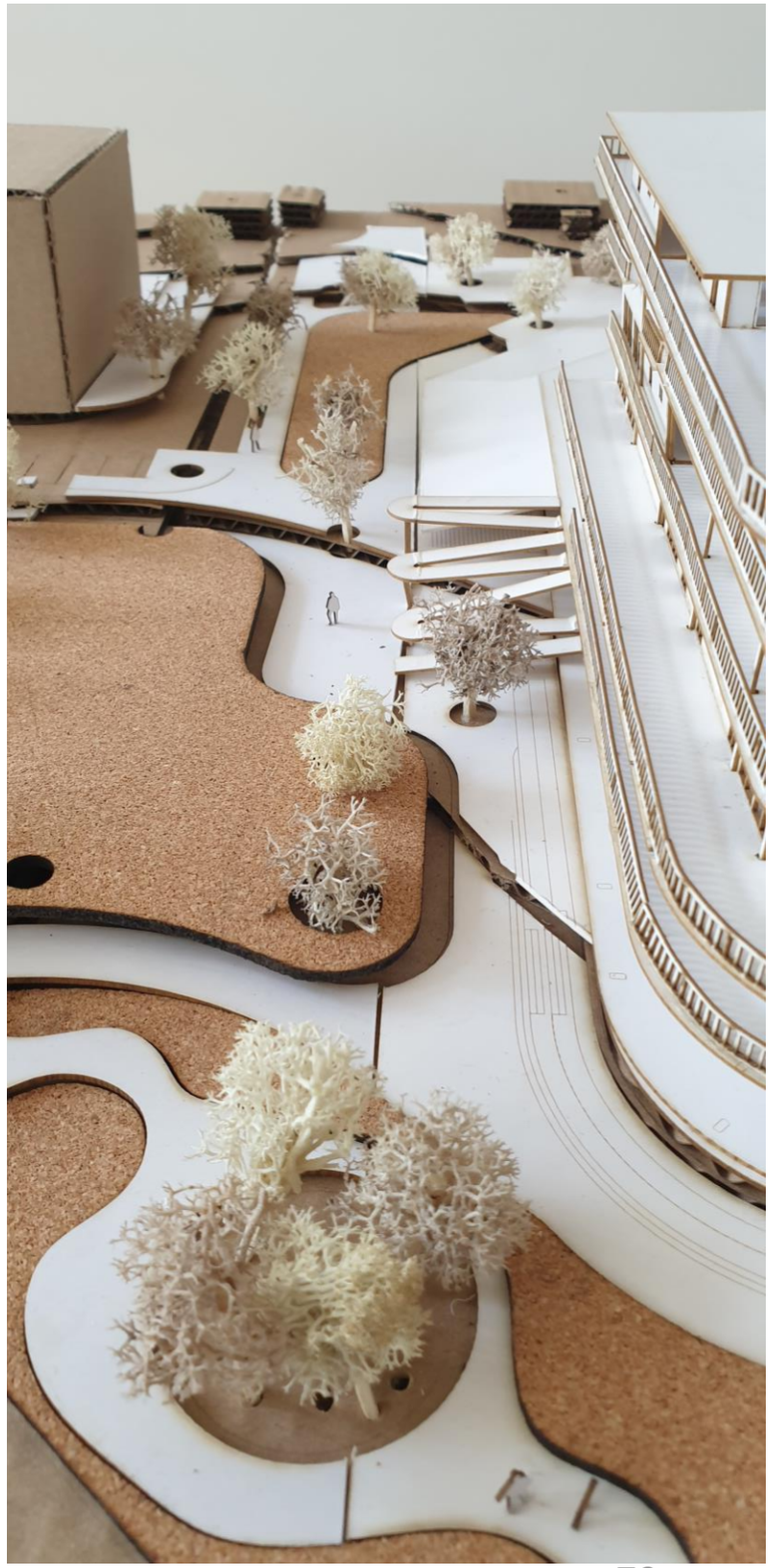

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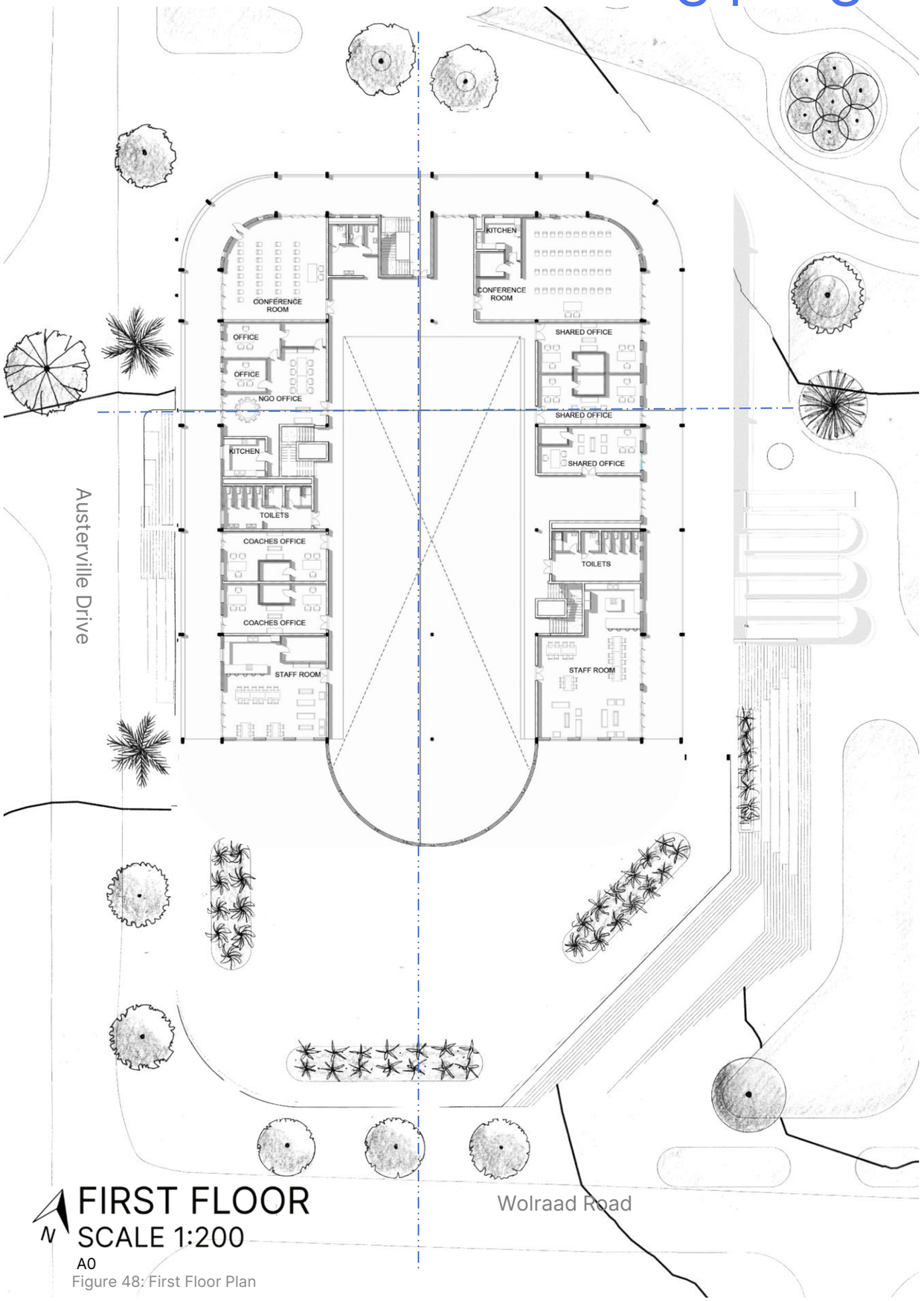

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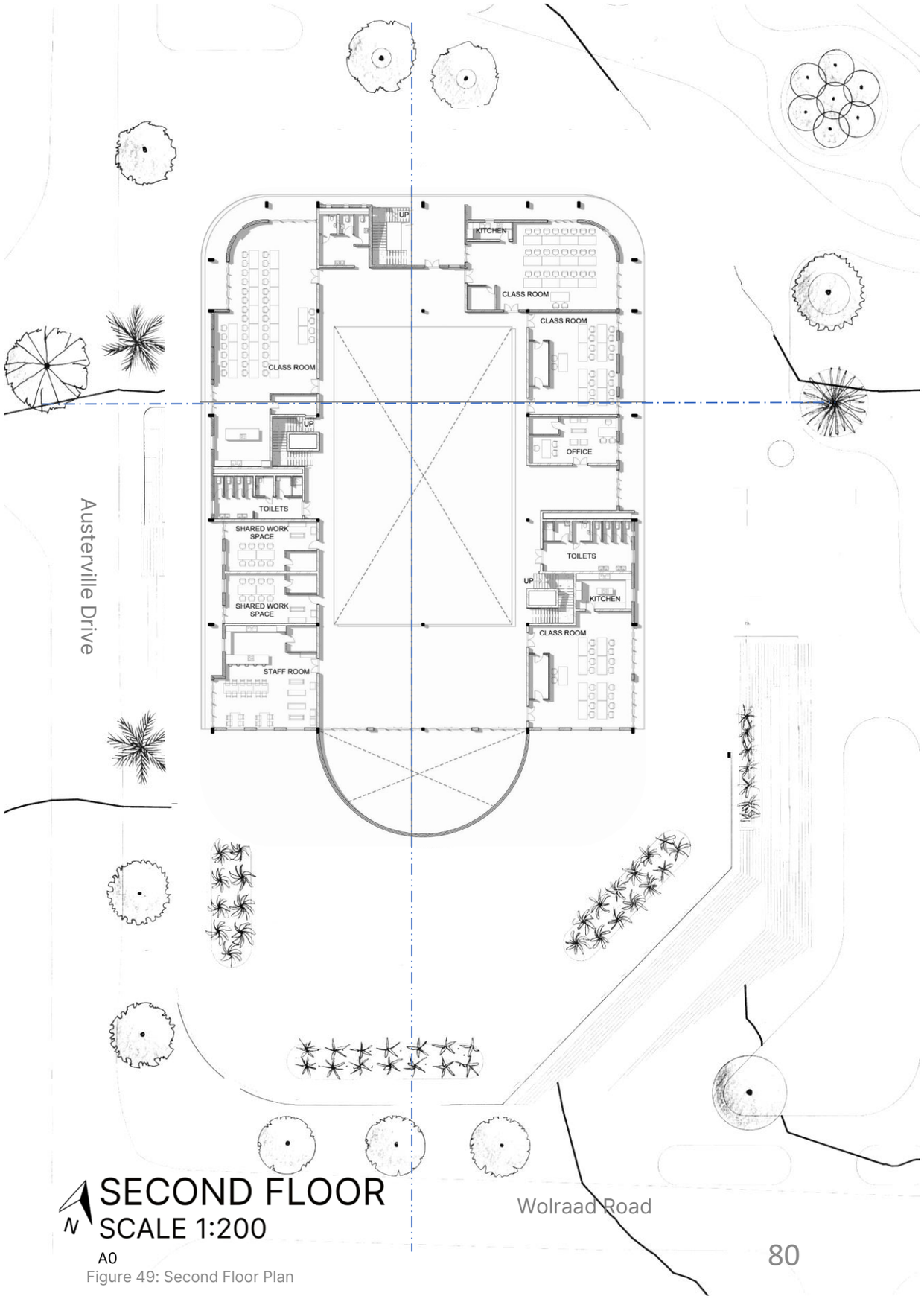

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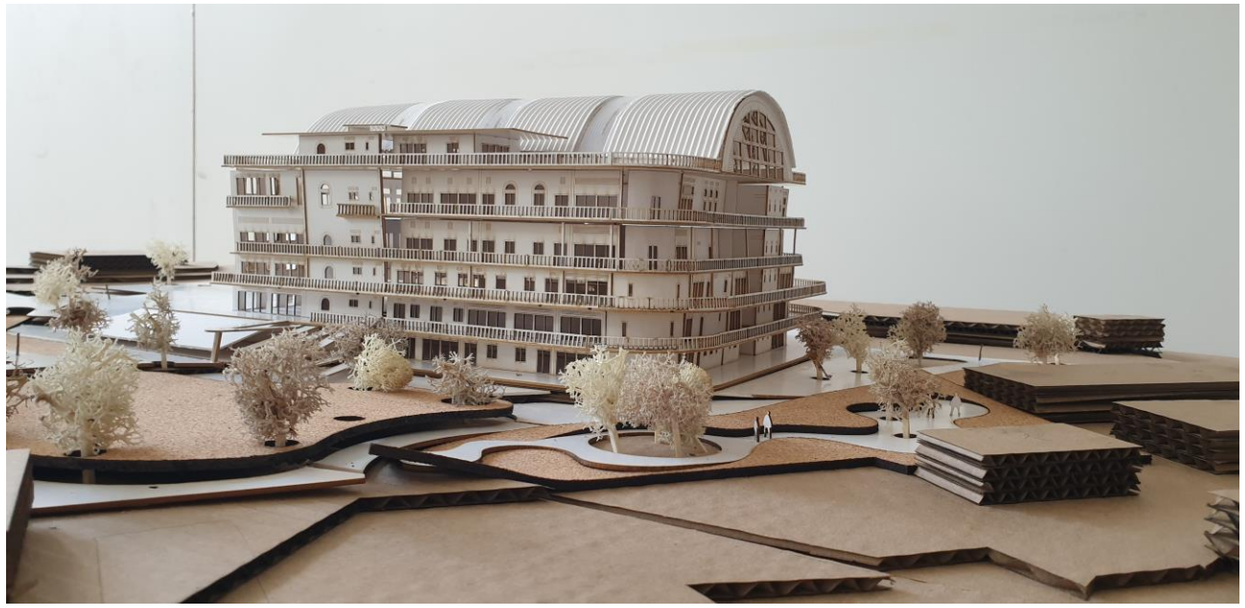

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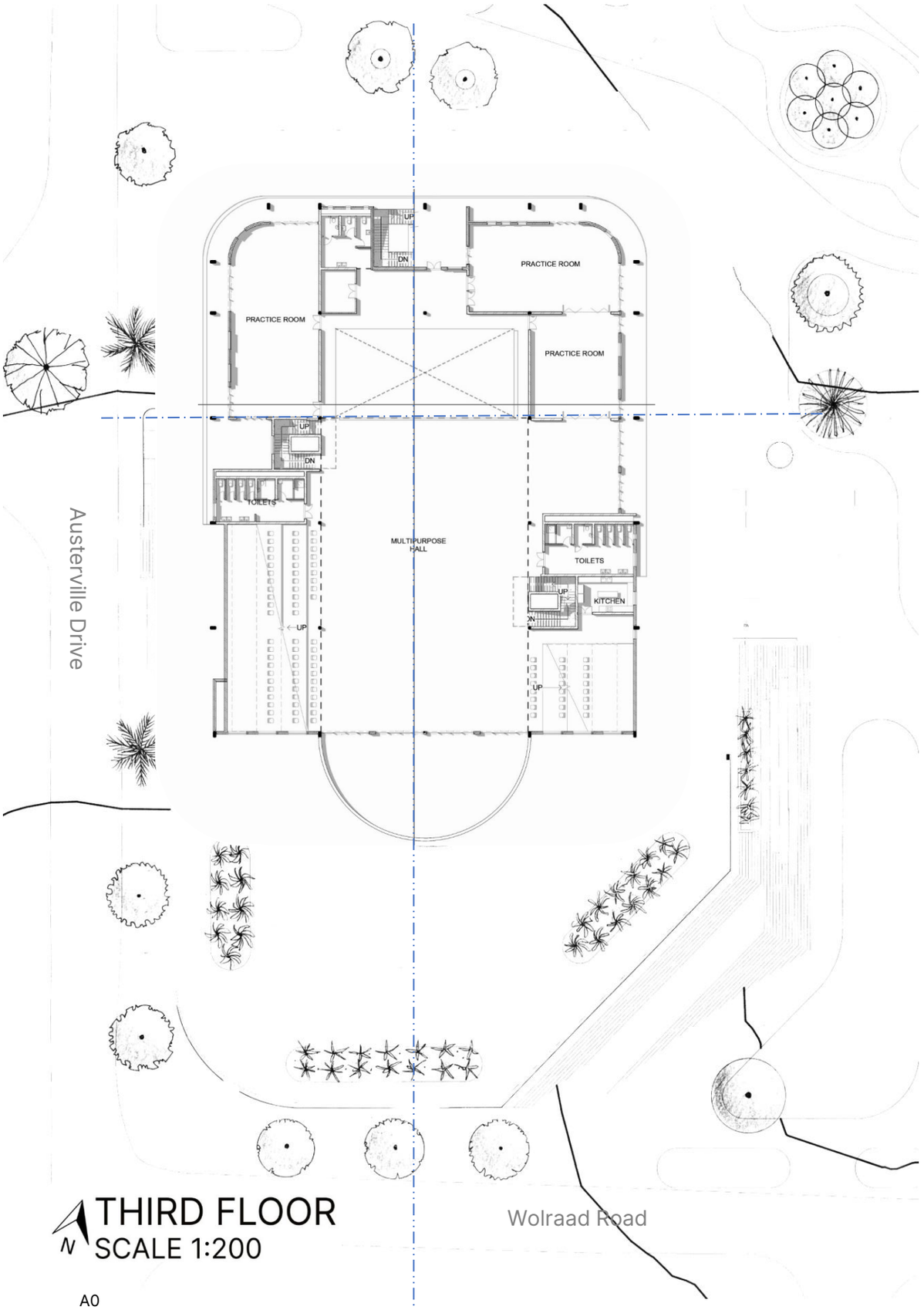

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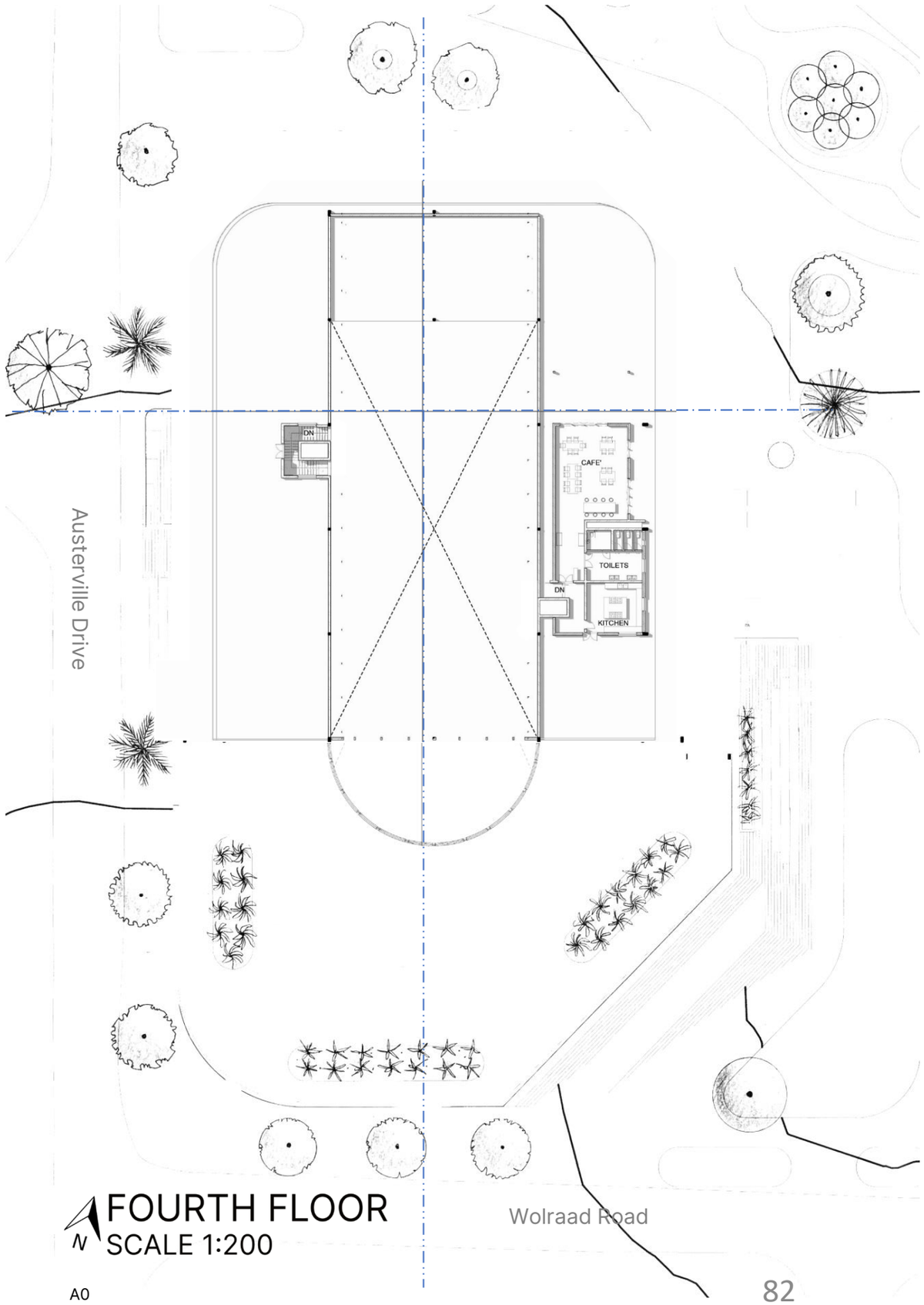

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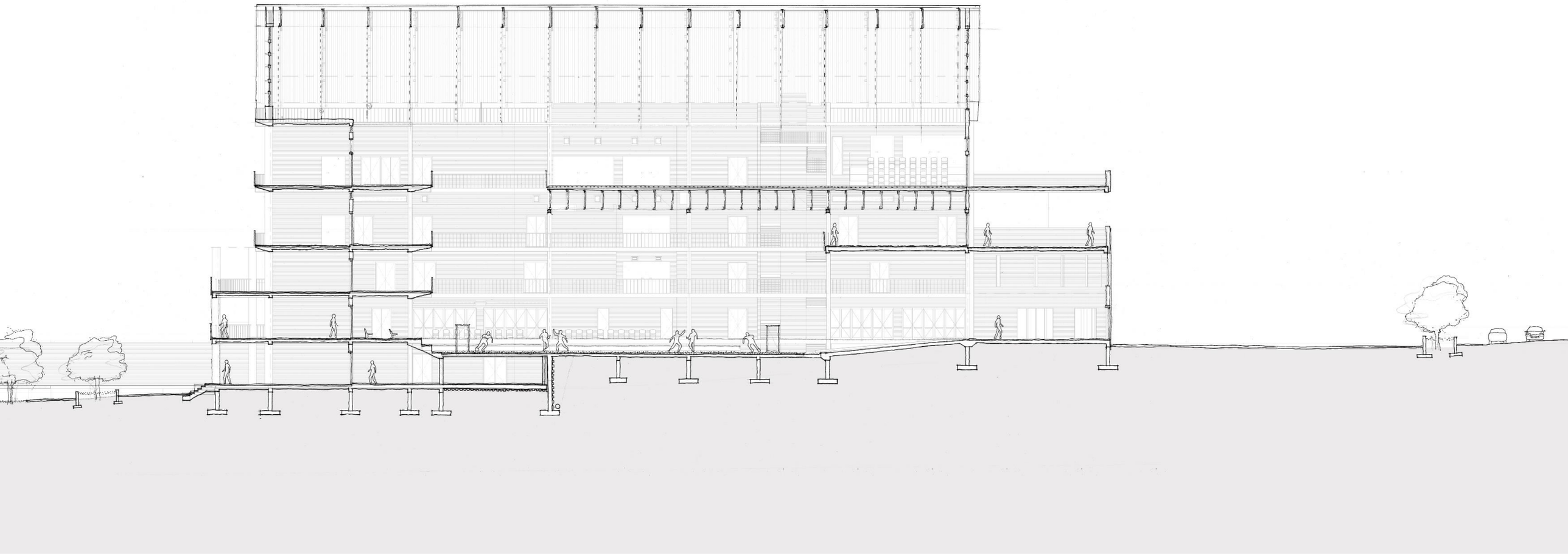

LONGITUDINAL SECTION
SCALE 1:100 A0

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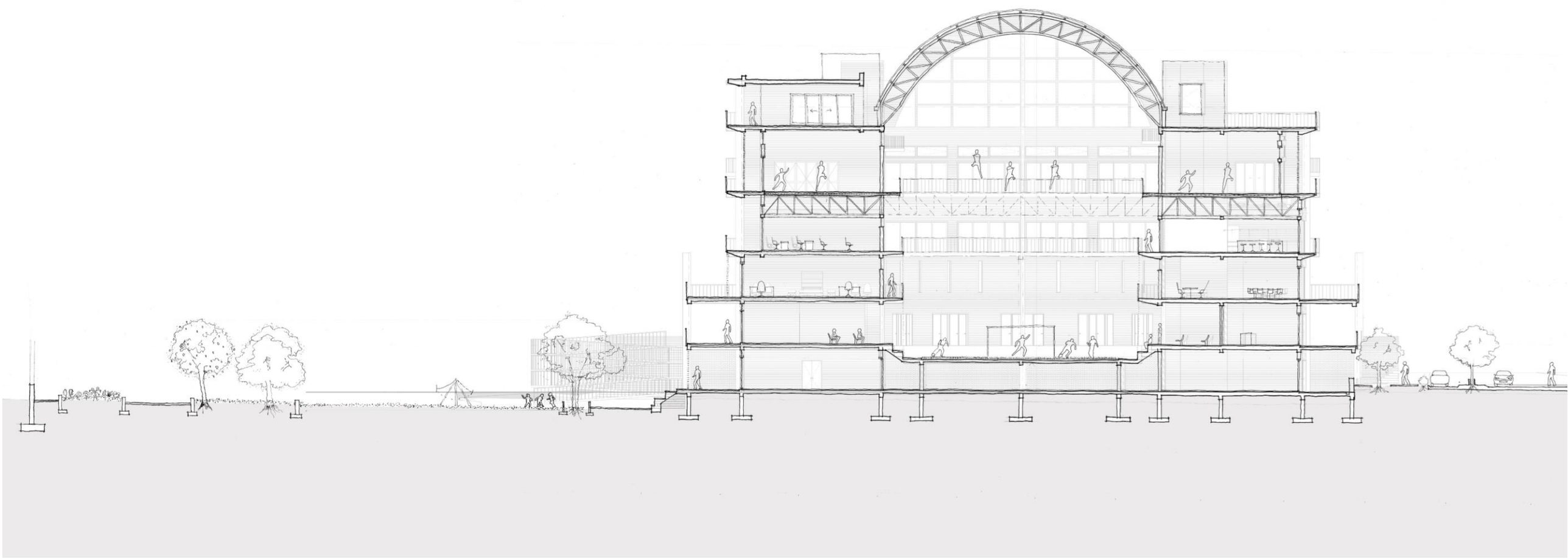

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