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MIXED-USE REUSE OF ABANDONED LANES IN SALT RIVER

Sasha Vaughan

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the support of my family and friends,

and Angus Van Wyk



# MAGNIFYING THE INTERSTICE

MIXED-USE REUSE OF ABANDONED LANES IN SALT RIVER

Design Research Project, APG 5058 S, submitted to the School of Architecture, Planning and Geomatics, University of Cape Town, in partial fulfillment of the degree Master of Architecture [Professional], by

Sasha Vaughan

October 2010

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## PREFACE

This document is presented as an introduction to my major design project and is in no way a representation of a final design.

When contextualising the three terms: the **cell**, **membrane** and **interstice** (although based on cell theory) the terms are used entirely of my own association as related to the main aspects of my project.

Where otherwise stated, all drawings, sketches, diagrams and images are my own. If the material was obtained from another source [person, book, or web] it will be credited with a footnote at the bottom of the page or along the side of the image as well as at the end of the document.

Where the identity of persons spoken to or interviewed need to remain private I have followed the name with an \*.

## MAGNIFYING THE INTERSTICE

Investigating architectures in-between spaces

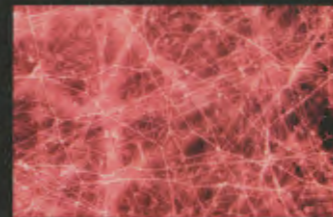
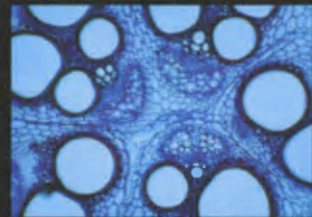
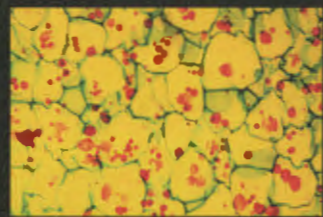
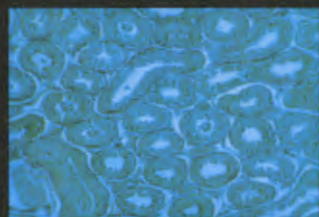
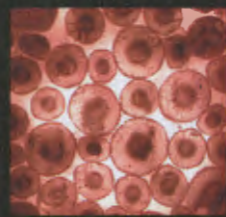
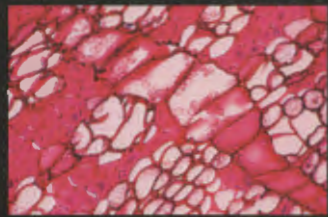
My project is situated in Salt River, but more particularly, I am considering the abandoned lanes in-between the buildings of the area. Currently, these are considered as negative spaces, where criminals hideout, the homeless sleep and waste is discarded. The existing fabric has turned its back on these spaces. Instead, I am proposing how can one invert this perception and reconsider them as positive spaces, through retaining and inserting a range of functions that stimulate and initiate activity within them.

This architectural problem of neglected or underutilised in-between spaces at the scale of both the city and within a building has always intrigued me. The importance of considering the in-between spaces, that are mostly programmatically undefined, has formed the basis of my research this year. As an entry into my research I considered the analogy between architecture and cell theory. Biology has always

interested me and I used my knowledge of cell theory, that of the cell, its membrane and associated interstitial spaces as a central theoretical theme for my thesis project.

This document is made up of three parts, where my theory and technology research form the first part. The course of development of my research forms the second part which I refer to as process. Hereafter, I discuss my site research and my intervention. This document illustrates- through drawing, sketching and diagrams- my discoveries and development of my thesis project.





2.1. Theoretical Framework

2.2. Cell Theory

2.3. Aldo Van Eyck

CELL THEORY

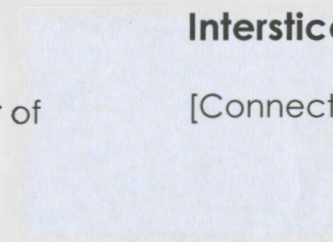
**Cell**

[Performs primary function]



**Membrane**

[Serves as protective layer and allows transfer of information]



**Interstice**

[Connective tissue]

THEORY

**Programmed space**

- Building in city or room in house has specific/ defined functions
- primary functional spaces

**Threshold**

- layer or edge that separates spaces: between different functional areas, and between inside and outside
- mediating space

**Unprogrammed space**

- In-between spaces that fit between and around a building or room [stairs, passages, yards, lanes, streets etc.]
- undefined or underutilised spaces

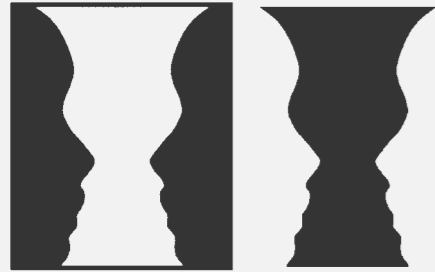
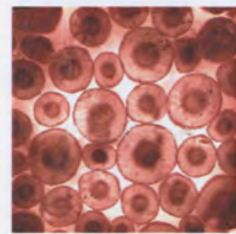


FIGURE-GROUND THEORY  
by Edgar Rubin  
[1886-1951]

GESTALT THEORY  
by Max Wertheimer  
[1880-1943]



CELL THEORY  
[Biological Analogy]

**Concern**

Left over/ forgotten empty spaces in the city:

As a consequence of modern town planning

Negative Space

Influenced by

**ME**

**Interstitial Space**

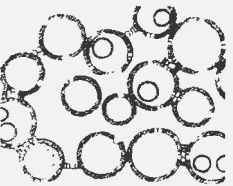
as Positive Space

Influenced by

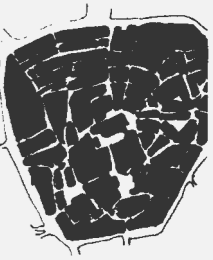
IN-BETWEEN THEORY  
by Martin Buber  
[1887-1965]



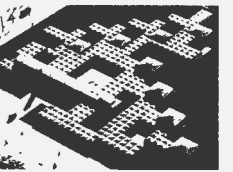
Ancient Settlements



Old Cities



Architects:  
Aldo Van Eyck  
[1918-1999]



Herman Hertzberger  
[1932- ]

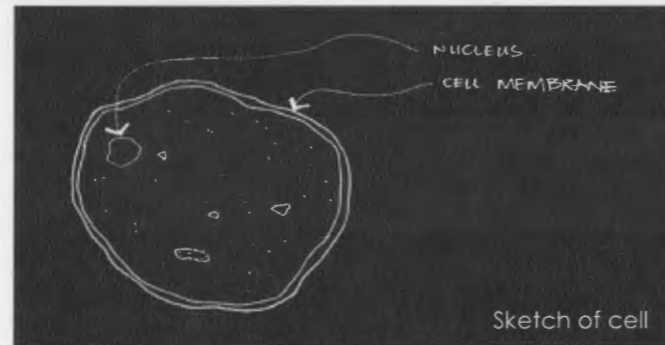
## CELL THEORY

The cell is the smallest unit of all living things. The word cell is derived from the Greek word *kytos* meaning 'container'<sup>1</sup>. 'Cell Theory' is the foundation of biology, where the cell is regarded as a highly specialised organism that performs vital metabolic processes that keeps the organism alive<sup>2</sup>. This holds true for all living things no matter how big or small, simple or complex.

### Cell | Contained Space

The cell is surrounded by a selectively permeable membrane that allows nutrients and wastes to pass through it, also known as the 'plasma membrane'. This closed, secretive core implies an interior realm of total control, distinctly separate and private from the outside realm.

The cell can be compared to a medieval walled city, where the city is protected by a high boundary wall from the surrounding countryside [see adjacent image]. Similarly, a building can be compared to cell or the rooms within it as cells.



Sketch of cell

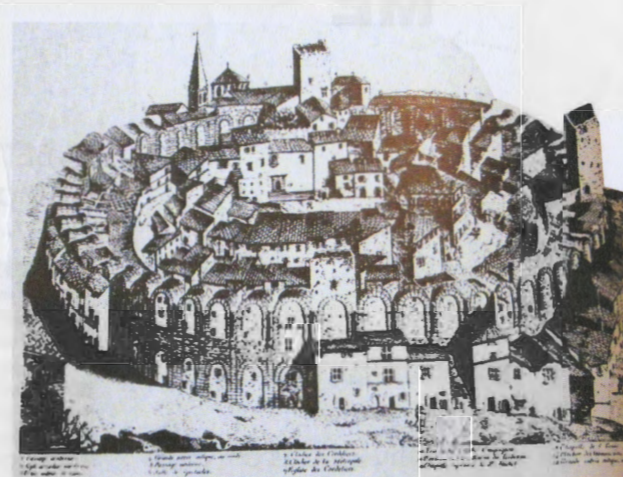
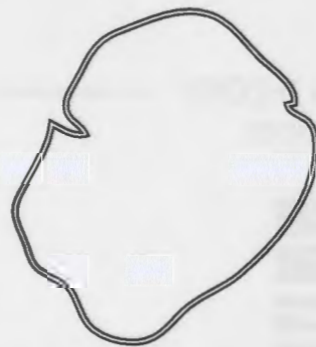


Image: Hartzeberg, Lessons for students in Architecture

A cell can be compared to Medieval Cities- both are protected realms sheltered from its surroundings

*"The essential purpose of the interiors of buildings is to enclose rather than direct space and to separate the inside from the outside. The function of the house is to protect and provide privacy, psychological as well as physical, is an ancient one."<sup>3</sup>*

A typical room is perceived through the size, shape and boundaries of its walls, it is essentially a contained space. Le Corbusier alluded many times to the spaces in his buildings as the 'cells' that make up the building. The room or building is notably more private than its surrounds because it is less easily accessible. Here, like within the cell, vital functions are performed that sustain the organism that need to be contained and protected.

### Notes:

<sup>1</sup> Concise Oxford Dictionary, 148

<sup>2</sup> Cytology is the study of the structure and functioning of the cell. Silverthorn, *Human Physiology*, 58.

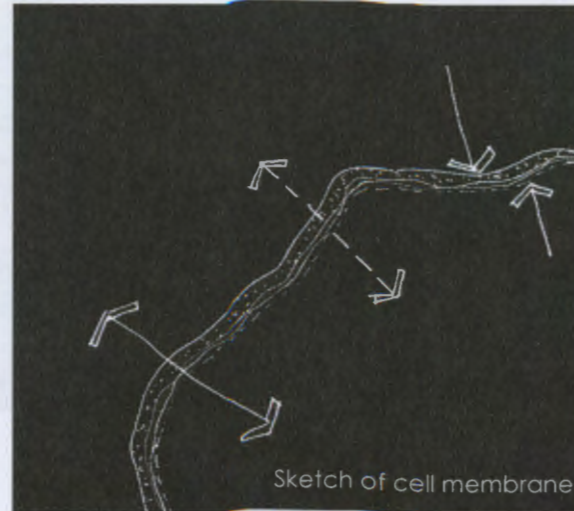
<sup>3</sup> Venturi, *Complexity and Contradiction in Architecture*, 72

<sup>4</sup> Logos; translated as thought, logic, reason or exchange, Concise Oxford Dictionary.

## Membrane | Threshold

Virtually all living tissue, plant or animal, is surrounded by an external skin. The cell membrane serves as the protective skin that separates the contents of the cell from the surrounding interstice; a boundary that delineates from the very different interior realm of the cell from the outside. The cell membrane is selectively permeable and facilitates the exchange of nutrients and wastes between the inside of the cell and the surrounding interstice.<sup>4</sup>

The membrane is where a dialogue between the interior of the cell and interstice is facilitated as a place of both mediation and exchange. 'Dialogue,' coming from the Greek word *logos* means the exchange of meaning between two parts. Describing the membrane as a threshold or place of dialogue, then defines it as an area where contrasting parts are juxtaposed and subsequently interact. Without the dialogue between the cell and the interstice, the organism will cease to function.

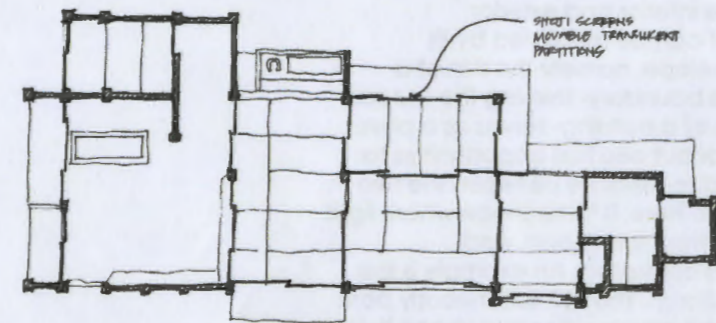
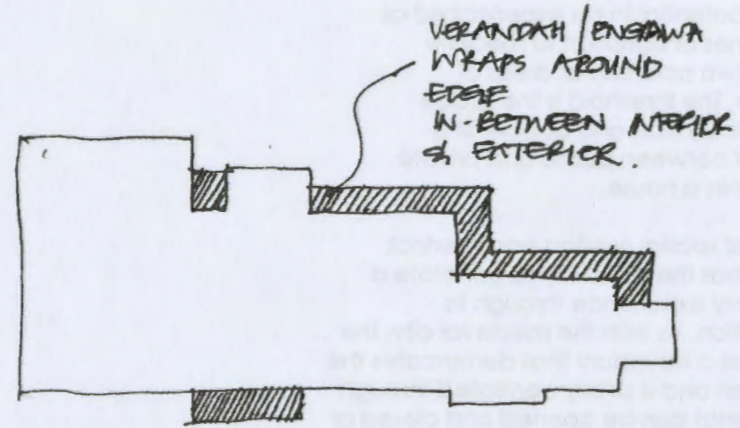


If one considers thresholds in architecture, it has the potential to be experienced as unique zones of transition to mediate between two polarities or areas of difference. The threshold is the space between the inside and outside of a building or between public and private realms within a house.

This zone of spatial overlap and interlock therefore has the possibility to generate a vivid sensory experience through its contradiction. As with the medieval city, the wall acts as a boundary that demarcates the city's edges and is strictly controlled through openings that can be opened and closed at different times of the day.

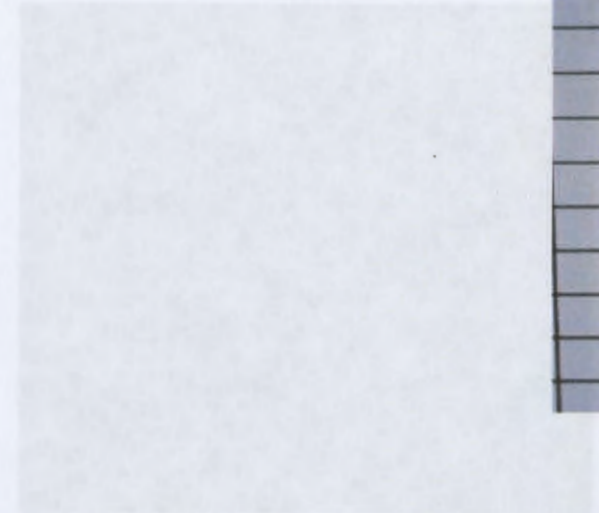
At the scale of a building, the spaces between the interior and exterior environment can be mediated by its external envelope, namely the skin of a building. This boundary- forming the facade and rooftop of a building- serves as a physical separator but also has opportunities to be a layered to mediate between the two environments. Here, it is the place where light is absorbed, heat is retained, and movement is controlled. An example is the veranda or porch. This is simultaneously both an interior and exterior space; a space that mediates between architecture and the landscape.

Within a building, the walls enclosing rooms serves a similar purpose; to surround the space intended for retreat and shelter. The Japanese designed the interiors of their houses as a series of enclosed flexible rooms, like boxes within a box. Flexibility was achieved through the ability of the 'walls' or *shoji* screens, dividing the space, to be opened or closed. This system of screens allows interior spaces to be interpreted and used in a variety of ways, either allowing shared space or private enclosed realms. This can be compared to the permeability and porosity of the cell membrane; in a building, light, sound and smell can be allowed to filter through or not, depending on the material of the separating walls.



Shoiken Tea House, Kyoto, Japan, ca.1645

14 | 2.2. Cell Theory



Images of sliding screens, *shoji*, with various opacities, used in Japanese homes



## Interstice | In-between Space

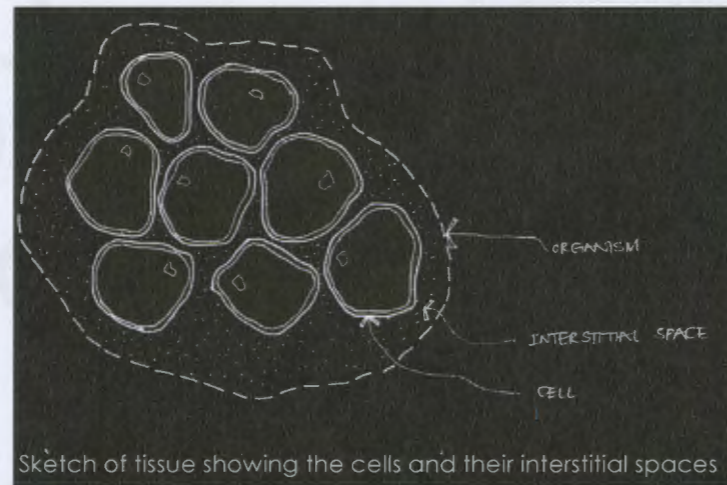
In the make-up of tissues, the 'interstice'<sup>1</sup> is literally the gaps between each cell; essentially a compressed space which varies according to the arrangement of the cells. Also referred to as the extra-cellular matrix, the interstice supports the cells, facilitates the transfer of nutrients into cells and the exchange of information between the cells.<sup>2</sup>

For years, scientists believed that the interstice was an inert substance whose only function was to hold the cells together<sup>3</sup>. However, the interstice is as necessary as the cells, since it has direct influence on the behaviour, positioning and functioning of the cells. Whereas the cell is a contained space, the interstice is variably a more 'fluid' space which performs numerous functions at one time.

### Notes:

<sup>1</sup> The word 'interstice' is derived from the Latin word *interstitium* which means to stand still or stop in the middle of something.  
*Concise Oxford Dictionary, 525*

<sup>2</sup> The interstice is made up of collagen or protein fibres that support the cells structurally.  
*Silverthorn, Human Physiology, 68*



Sketch of tissue showing the cells and their interstitial spaces

At the scale of the city, the interstices are the spaces in-between the buildings. Varying in scale, from alleys, streets and squares, these in-between spaces are essentially more accessible and therefore more public than the buildings it surrounds. Like the interstice in tissues, the cities in-between spaces facilitates social interaction between different users of the city, thereby forming an essential part of the social life and functioning of it.

In many older cities, the spaces between buildings were tightly compressed, resulting in narrow alleys ways and streets. Many parts of these older cities have retained the character and activity of their in-between spaces. Like the covered streets in Jerusalem; it is used in many ways- as a linear market to display wares and to facilitate pedestrian movement and activity.



Covered street in Jerusalem

In contrast, Modern city planning has led to the ruin of these important interstices, resulting in pockets of left over spaces, which even today are often left forgotten or underutilised. With the development of the car, larger areas of the city were needed to accommodate vehicular traffic. Even today, in many contemporary cities, these spaces are still primarily used and accommodated by the motor vehicle, where many roads and highways scar the the tissue of the city.

Also, between buildings, sites of unoccupied land result in a fragmentary city where social activity cannot be cultivated. These pockets of left over spaces are usually considered unsafe because they are not inhabited or used at all.

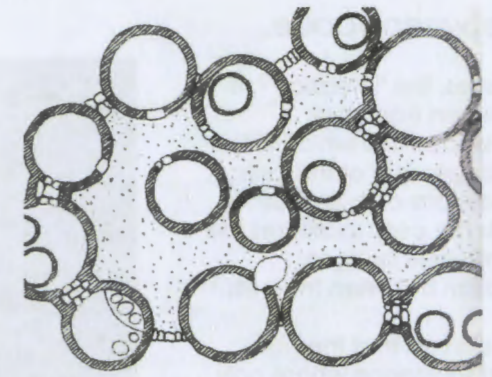


Washington D.C. aerial photograph and diagram showing valuable urban land given over to excessive vehicular movement and storage

Image: Tancik, *Finding Lost Space: Theories of Urban Design*, 6

Interstices exist within a building too. Whereas the rooms are the more private realms, the in-between spaces are more accessible and communal; where social interaction between various users of the building can be facilitated. The in-between spaces are therefore not only the hallways, passages, or staircases, which connect various rooms to one another, but also the more undefined areas. By undefined, I mean that these spaces have no distinct functions, as compared to the rooms. It can be considered as a plural space where numerous activities can be facilitated.

For example, house compounds in Northern Cameroon, are composed of huts, used either for storage and sleeping and are arranged in an irregular manner. The in-between spaces are the courtyard which serves as both circulation and social space. The outdoor interstitial spaces are more accessible and collectively used than the huts, which are more intimate.



House Compound, Northern Cameroon, 20th Century, Plan

Sketch: Hanlon, *Compositions in Architecture*, 204

The modern house, on the other hand, consisted of a series of rooms separated into functional areas and accessible only by corridors. The history of corridor is that it was a device meant for removing traffic from rooms, and staircases were attached to it instead of terminating in rooms. The aim was to divide spaces in buildings into the inhabited and in most parts disconnected rooms and unoccupied circulation spaces.

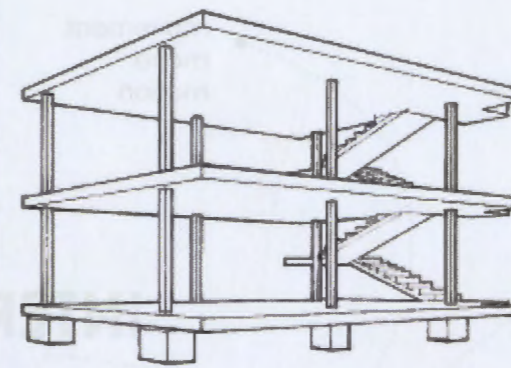
In contrast, the notion of 'universal space' or 'free plan' was also applied to modern homes, where spaces had very little differentiation between different functional areas. Transparent, flexible space, with very little imposing structure meant that all spaces in the houses were accessible with fewer spaces to retreat to. Very little division between spaces implied that there was little differentiation between public and private areas of the house. Spaces were essentially unhabitable. In contrast to this way of thinking, concepts of the 'in-between' space were developed, by Aldo van Eyck.



Free plan or universal space



Glass House, New Canaan, Connecticut (USA), by Philip Johnson



Images: www.gettyimages.com & Le Corbusier, Towards a new Architecture, London: Frances Lincoln, 2008.

# INTERSTICE

CELL THEORY  
[Biological Analogy]

anatomical structure  
bodily structure  
**connective tissue**

## threshold

verge  
brink  
doorstep  
doorsill  
doorway  
door

limen  
liminal spaces

movement  
move  
motion

gap  
open

mediate  
in-between  
mid-section  
section  
midriff  
halfway  
center

lay  
position  
poseput  
place  
set

## middle

division  
part

point  
point in time  
timing  
mid  
intervening

## opening

commencement  
start  
outset  
starting  
beginning  
first  
first step  
initiative  
introduction  
possibility  
possible action

## transition

change  
switch  
shift  
alteration  
modification

transit

passage

## ALDO VAN EYCK

In-between theories relating to architecture have developed across history as a response to the problems created by modern city planning. The in-between spaces of the city or house were often regarded as remnant forgotten spaces because buildings were designed as objects, with little consideration of a relationship with the 'outside'.

I consider Aldo Van Eyck as one of the most important advocates of architectures in-between spaces. He borrowed the philosophical term of the in-between from Martin Buber, who states that:

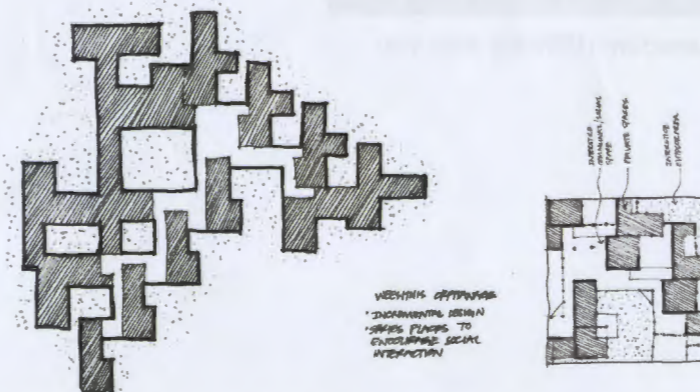
*"The fundamental condition of being human is man with his fellow man. It is rooted in the fact that a being considers another as another; so as to be able to communicate with him in a sphere which is common to both and which transcends the individual spheres of both... I call the sphere of the in-between. It is a primary category of human reality. It will be the starting point for the real third."*<sup>1</sup>

Aldo van Eyck's work was a reaction against the mechanistic manifestations of post-World War II functionalism. The modernist principle of separating functions into distinctive zones meant that spaces became undefined, forgotten and fragmentary. The in-between was seen as a residual space that further alienated and separated various parts of the city. In response to such problems, at the end of the modernist period, various movements and ideas were suggested to overcome the fragmentary and isolated condition of the built environment<sup>2</sup>.

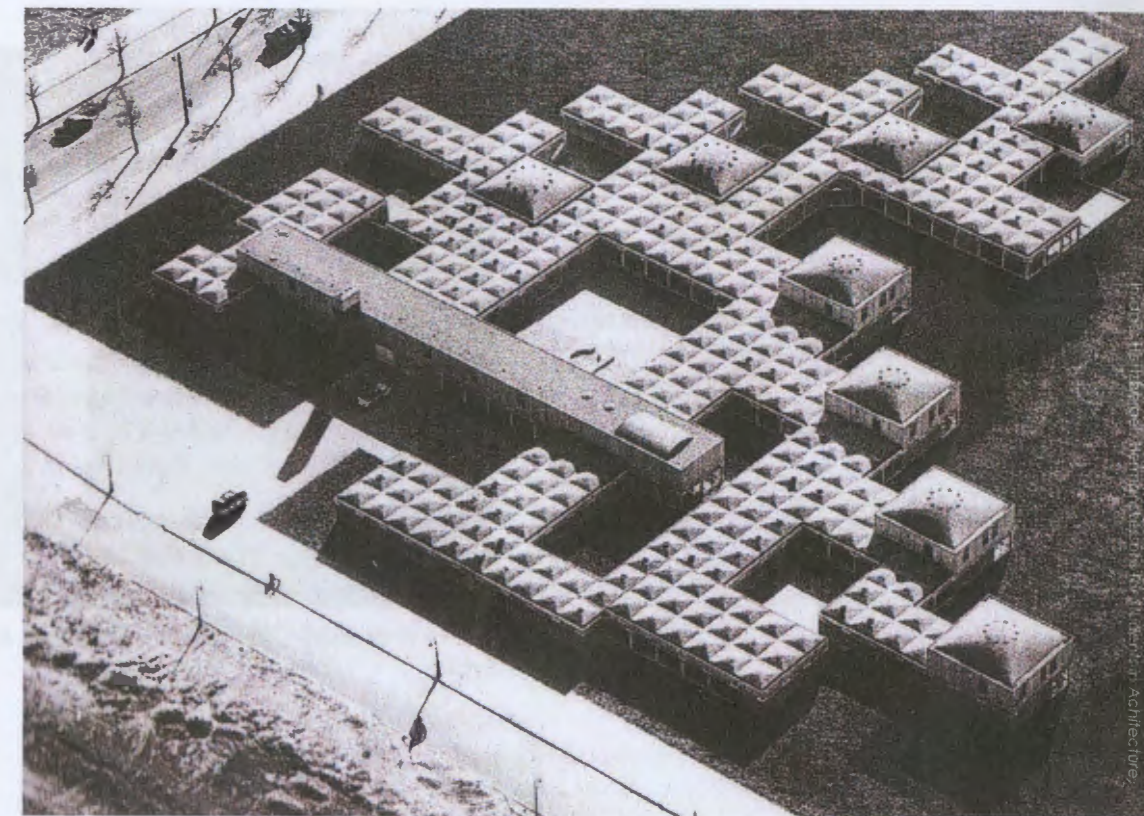
Aldo Van Eyck's Orphanage in Amsterdam (1955-1960), exemplifies the architectural potential of the in-between. It comprised of a strict modular pattern, with emphasis placed on the thresholds and intermediate spaces created, much like that of the cell and interstice. He was influenced by his studies of primal structure and pattern languages of North African cultures. Combined also with his study of the *casbah*<sup>3</sup>, which is composed of series of simple formal themes to create complex labyrinthine patterns, he was able to translate this into the orphanage. Essentially, it is a small city, scaled so that it can be legible to the user and comfortably accommodate human habitation.

### Notes:

- 1 Buber, Martin, *Ich und Du*. Berlin: Schocken Verlag, 1936
- 2 The concern that architectural spaces were becoming inhumane. Lefaivre, Aldo van Eyck; *Humanist Rebel*, 97
- 3 Walled citadel of many North African cities and towns. Lefaivre, Aldo van Eyck; *Humanist Rebel*, 97



Orphanage in Amsterdam, by Aldo Van Eyck



Orphanage- aerial photograph

The healthy functioning a city is also dependant on the proximity and arrangement of buildings. The spaces in-between them can either bind or glue the city together or further isolate and separate space. The most significant projects completed by Aldo Van Eyck were his playgrounds in Amsterdam.

*"These small scale projects dedicated to the everyday life of children were woven into the neglected holes of the urban fabric, formless stretches of land located on different kinds of lots..."*

The large-scale planning of the city had ignored these minor spaces, abandoned between buildings.



Image: Lefkovic, Aldo van Eyck: Humanist Rebel, 26

Before and after- Dijkstraat Playground in Amsterdam (1954) by Aldo van Eyck

His home for single parents and children not only magnifies but inhabits the interstices of the city. The Hubertus home is partly infill and the re-use of an existing building. The facade of the building is therefore conceived as continuing the connective tissue of the existing fabric. Whereas, the orphanage resembles the incremental growth and arrangement of cells, here the notion of in-fill 'fills' the voids of the cityscape.

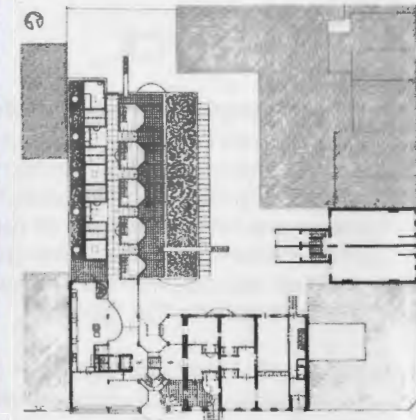
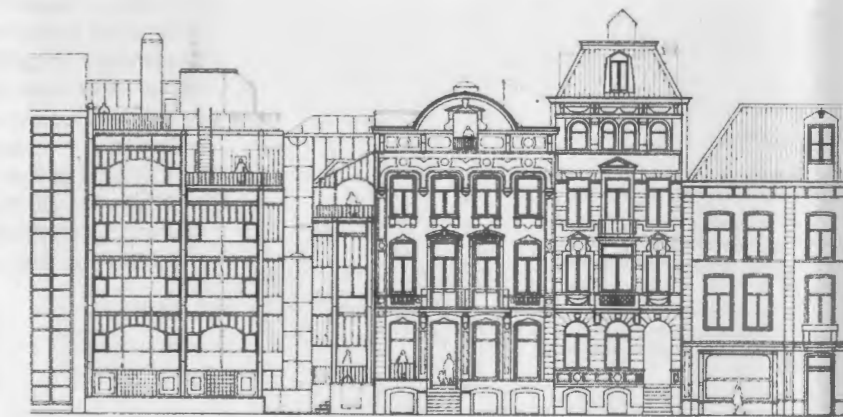
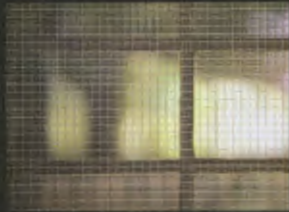


Image: Lefkovic, Aldo van Eyck: Humanist Rebel, 116



Herbutus (1970) by Aldo van Eyck



3.1. Skin

3.2. Building Skins

3.3. Appearance

3.4. Expression

CELL THEORY

**Cell**

[Performs primary function]

**Membrane**

[Serves as protective layer and allows transfer of information]

**Interstice**

[Connective tissue]

TECHNOLOGY

**Primary Structure**

- Fixed elements  
heavy  
lightweight

**Secondary Structure**

- skin like elements [protective layers]  
transparent  
opaque  
  
-layered edges that mediate  
between different functional areas,  
and between inside and outside

**In-between Space**

- Separating elements between structures  
gaskets  
voids  
buffers

My technology research was a continuation of the theme of my theory paper. Similarly, in this paper I have used the analogy of the human skin to consider the nature of a building's skin.

## SKIN

The skin is the human body's largest organ and it is the physical boundary between the world and ourselves; it provides protection and regulates our temperature and water content, it allows us to sense our environment, and it is highly a highly malleable substance for expression.

Chairs, jackets, cars, and buildings- serve to extend and support the body, compensating for the skin's inadequacies, allowing it to survive in a world that is largely inhospitable to human life. The first shelters and garments, were predominantly made from animal skins, and protected people from harsh climates, allowing them to cultivate ever-more hostile regions of the planet.



Sketch of hand  
Peeling away the layers of skin



The first garments and shelters made from animal skins

The primary task of architecture, regardless of cultural, economic, technological and energetic aspects, is to create a comfortable shelter, much like the human skin. It is a barrier that protects from the elements, like wind, rain, sun, and snow. Many of the harsh realities of certain contexts are mediated by a buildings skin to create a more temperate, comfortable interior environment for the users.

The main conditions for comfort are: indoor air temperature, surface temperature, air change and exchange, relative indoor humidity, luminance and lighting intensity. These main factors should not be considered in isolation but they are inter-related. For example, the indoor air temperature is dependent on the intensity of sunlight permitted into the building, the relative humidity, air change or movement, etc. All of the factors can be controlled and regulated the facade or roof of a building.

## BUILDING SKINS

The notion of privacy was important in earlier times. Windows were notably smaller in relation to the wall. People had the desire, not only for a mystical dark spaces, but windows were smaller for climatic reasons. The small openings meant that heat was retained or it prevented interior spaces from overheating. Many traditional building envelopes were load bearing, with small punctures or openings in the wall.

In the beginning of the nineteenth century, the Industrial Revolution was characterised by new materials and modes of production. The use of two new materials, namely glass and iron revolutionised the skins of buildings. These new materials led to the dissolving or 'dematerialisation' of the building's skin. In his book, *Style in the Technical and Tectonic Arts*, Gottfried Semper goes on to divide architecture into load-bearing structure and cladding. The skin was thought of as separate from the load bearing structure of the building; in effect it came to function like a curtain [secondary structure].



English cottage with small window openings



The Crystal Palace, Hyde Park, London by Joseph Paxton [1851], made entirely of glass and steel

Pioneers of glass and iron structures, namely Joseph Paxton, used these new materials for greenhouses in Europe. His Crystal Palace, constructed for the World's Fair in London [1851], fascinated everyone and precipitated the trend for glass buildings all over the world. Other important public structures were also realised as transparent buildings, such as trains station terminals and shopping arcades.

Modern protagonists, like Walter Gropius and Mies van der Rohe were responsible for advocating the curtain wall. Commercial and functional needs influenced the requirement for increasing openness in urban facades, that is the need to achieve maximum light and therefore external walls were glazed as much as possible. A new method of fixing external glazing by means of load-bearing silicon led to the entire cladding of the building shell, i.e. roof and facades, in the same, smooth, glazed skin. The development of skeletal construction therefore made it possible to open up the facade<sup>2</sup>. Iron and glass came to represent office buildings all over the world and this is still the case today.

Seagram Building by Mies van der Rohe [1958], represent the typical office building



The invention of air-conditioning systems resulted in buildings that were hermetically sealed, i.e. closed on all sides without any operable windows. Buildings were plain, simple and copied all over the world and neither responded to its site formally or environmentally. This proliferation of plagiarised structures meant that cities were characterised by monotonous buildings rather than creative or elegant solutions.

During the 1960's and 1970's<sup>3</sup> the concern for environmental sustainability grew because the internal comfort of building interiors were controlled by air-conditioning systems and its relationship to the growing debate regarding sick building syndrome (SBS) and increasing energy consumption.

Notes:

- <sup>1</sup> Semper: *Style in the Technical and Tectonic Arts*, 10.
- <sup>2</sup> High rise office complexes were made possible by the development of elevators, (as well as the real estate values in Chicago skyrocketing).
- <sup>3</sup> In the wake of the oil crisis in 1970, this led to the reconsideration of these smooth, sealed glass containers which were reliant upon air-conditioning and without any operable windows.

## APPEARANCE

Internally human bodies are highly standardised, whereas the architecture of our skin is articulated to make each person a unique. From person to person there are great differences in texture and colour, as well as sensitivity, elasticity and porosity. Not content with what nature provides, many of us add colour, designs and even hardware to our skin to achieve even greater personalisation.

The exterior appearance is what we first see of a building. In a similar way, we see people first as how they visually appear to us. In both of these cases it can be said that we are seeing the skin of the object. The skin of a building – its facade – is considered to have a social and cultural role in representing what is inside the building. It therefore reflects the surrounding context and the beliefs of the users; essentially it is the face of the building.

Since the beginning of time, people have erected load bearing walls. Decoration evolved later, much like the way people decorated their own clothing. People of all cultures around the world have decorated the homes since the beginning of time. Such

ornamentation ranges from painting, applying textures, patterns, and elaborate mouldings.

The extreme condition is also characterised by hyperrealism or superficial architecture. The obsession of many contemporary architects is the notion of looking to other ancient cultures or other contexts for material qualities that can be applied currently. This superficiality can also be expressed formally, where the shape of building is copied without considering the immediate context it is placed within or without an understanding of the why those materials were used in the first place. Here what comes to mind is the abhorrent pastiche of Tuscan villas that typify the Johannesburg suburban landscape.

Decoration of the 'face' of buildings (from left: Ndabele Tribe painting, pattern and tiling in Mosque architecture)



The ancient custom of tattooing in Maori tribes as a means of expression [tattoos are still popular today]



Decorated tent structure of ancient Mongolian tribe



## EXPRESSION

Skin communicates emotional and physical states: it can blush and blanch, get goose pimples and sweat, go blue with cold, red with anger or metaphorically green with envy. The muscles of our face allow us to create expressions by distorting our flexible skin. The hair follicle produces hair and it varies across the surface of the body. Not only contributing to the physical appearance, hair also regulates the body temperature and enhances sensation.

Christian Schittich refers to the current information age which is characterised by a 'hyperactive architecture'- the sole purpose is for communication. Today architects are like 'packaging artists'- decorating the exterior surface of the building. The media facade is when the skin of a building becomes a flickering image mainly intended for advertising especially at night. The multi-layered spatial impressions that result are mirroring the effects and reflections that contribute to translating virtual reality into real architecture. Early example of media facades are found in Arabian mosques, whose artful scripts and ornaments usually represent excerpts from the

Koran. Or in Gothic cathedrals the stained glass windows tell a story by means of natural light.

Buildings can communicate their function through its skin. Pattern and texture on the facade aim to animate space, and add character to it's context. The exterior of the skin can also communicate the interior organisation of the building. It can express movement, functions within the building and its structure.

Glass continues to be one of the major themes of buildings' skins. Contemporary building skins are marked by a flood of flickering images. Less is focused on dissolving the facade and more on its material and textural properties. The Sendai Mediatheque (2001) by Toyo Ito was designed as a public building for the twenty-first century. The external envelope of the building is less about reflecting the internal functions of the building and more about it being an extension of the 'computer age' or the 'virtual world'. Here, he experimented with varying degrees of transparency through printing and overlapping glazing panels in different layers.



Hand carved calligraphy text from the Koran on the outer wall of a mosque



Stained glass windows in a Cathedral



Sendai Mediatheque, Japan by Toyo Ito [2000]

Buildings can communicate their structure and function through its outer layer. It can reflect the movement of people, the weather or different times of the day or night. It occupies an intermediary position- both separating and mediating; the enclosure provides an interface between inside and outside, object and subject, signifier and signified. It is dynamic, alive, with very particular characteristics or conditions that need to be considered, i.e. its materiality.

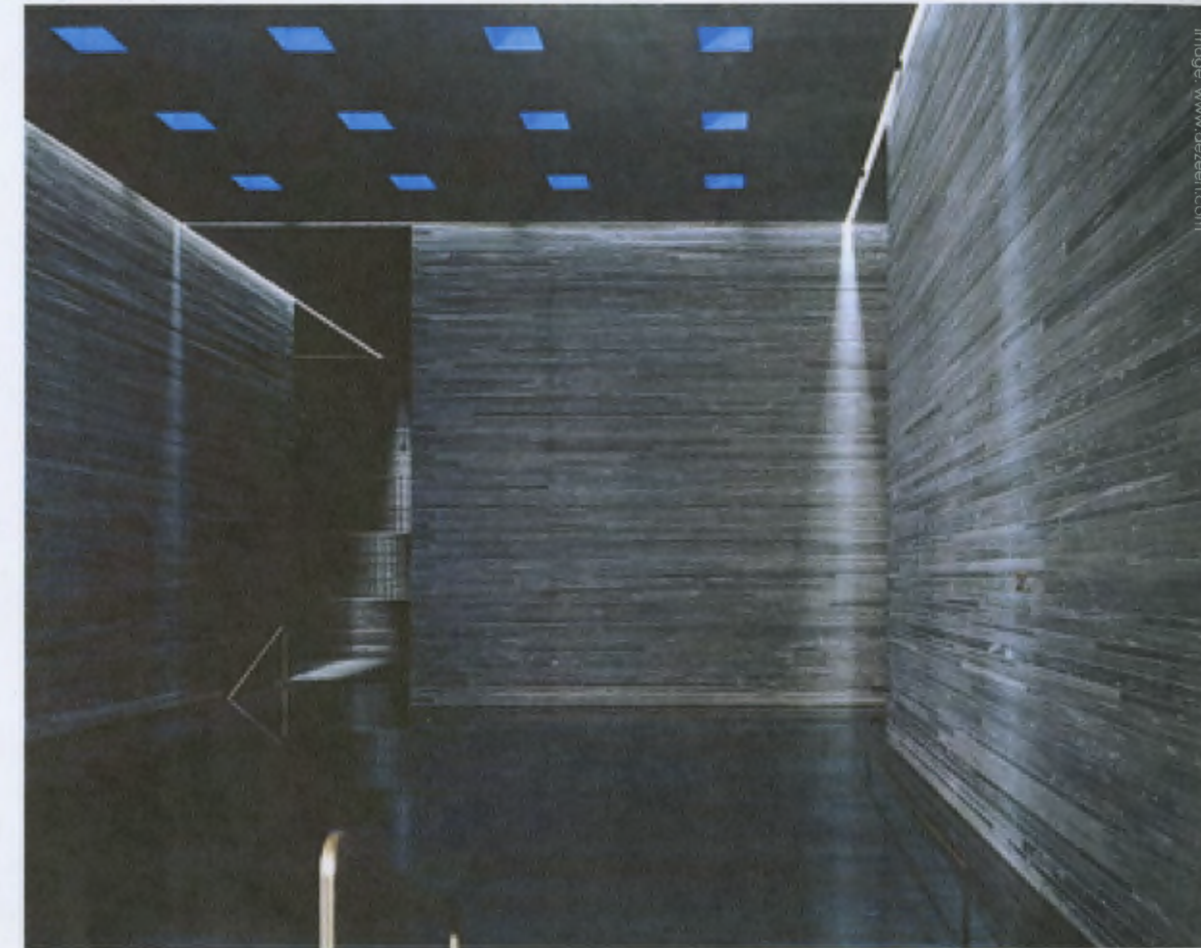
The expression of materiality can be likened to the skin expressing one's moods. Architect Tadao Ando uses materials not only to express their inherent quality but also to evoke experiential qualities. Surfaces of his buildings are left raw [mostly concrete], where they are not entirely planed or smoothed, but slightly curved and undulating to create the play of light and shadow upon them and invite the user to touch.

Material in essence, also expresses the surrounding context, like the colour or texture of one's skin reflects the ethnicity or genetic disposition of the person. Material rooted to site, as in the Thermal Baths in Vals by Peter Zumthor, is as a result of what is found in and around the site

Notes:

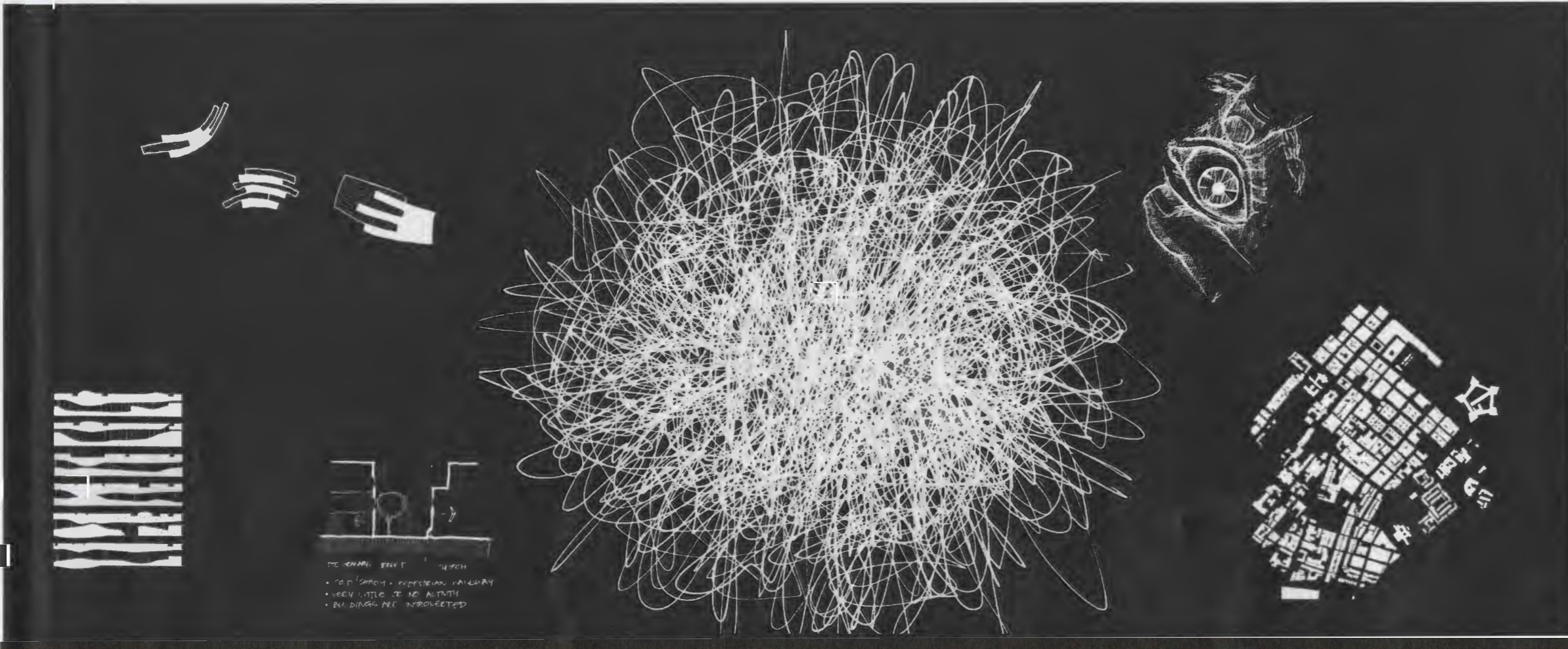
<sup>1</sup> Schittich, Building Skin: Concepts, Layers Materials, 19

Church of Light, Osaka,  
Japan by Tadao Ando  
[1989]



Thermal Baths Vals, Switzerland by Peter Zumthor [1996]





- 4.1. Conceptual Development [Design En Loge]
- 4.2. Precedent
- 4.3. Metro Sites
- 4.4. Locating Site

## CONCEPTUAL DEVELOPMENT

### Design Enloge

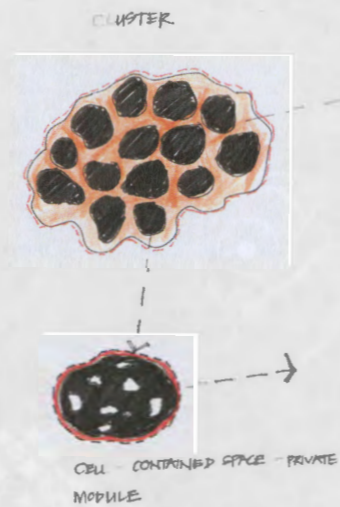
In the second term of the year we were given the opportunity to develop our ideas for our architectural projects, with reference to our theory and technology research, in a day long design enloge.

At this point, I had not yet made any descions about a site or programme, which in some ways was a hindrance but in other ways not.

Instead, I had the chance to really get to grips with the principles and ideas I wanted my project to encompass. The sketches on the following pages are from that design enloge and represent my earliest concepts.

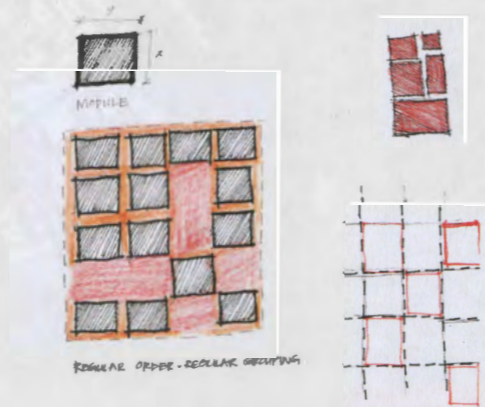
## CELL THEORY

### Cell



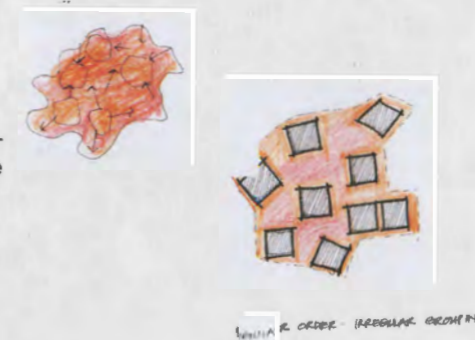
### Order

Functional space where specialised activities are allowed to occur-  
a homogenous space where a limited amount of interactions are facilitated

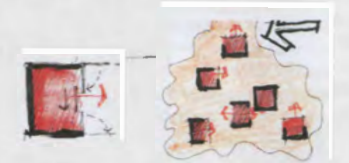


### Disorder

Multifunctional space where events are allowed to happen-  
a heterogenous space where multiple interactions are facilitated



### Flexible and Static Spaces



CELL THEORY

Membrane

CELL MEMBRANE - THRESHOLD - LAYERED SPACE  
SEMI-PUBLIC |  
SEMI-PRIVATE



Private

Contained space  
Controlled access



Public

Flexible space  
Accessible



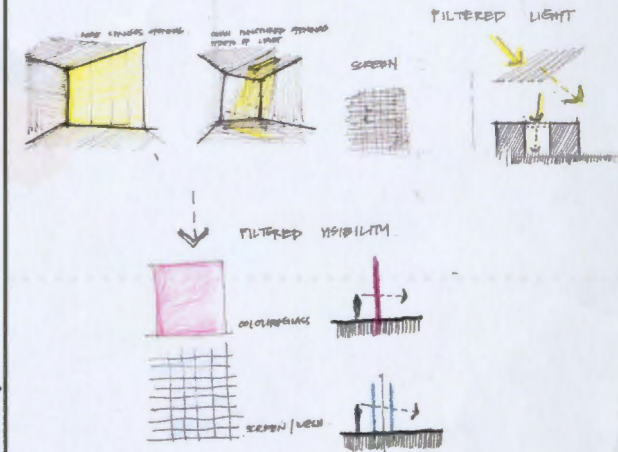
Semi-Public/ Semi-Private

Mediating space  
Threshold

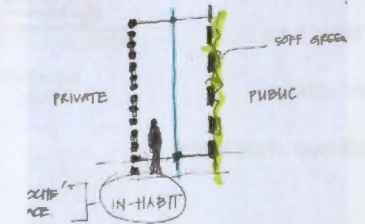


Defining Public versus Private

with light and transparency



with materiality



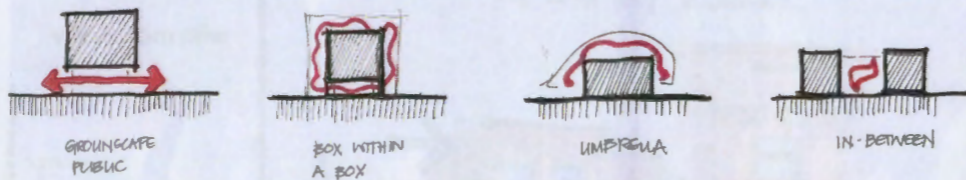
CELL THEORY

Interstice

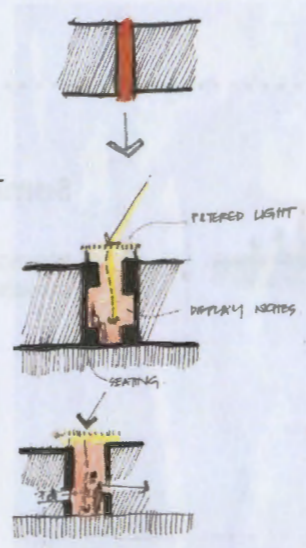


In-between Spaces

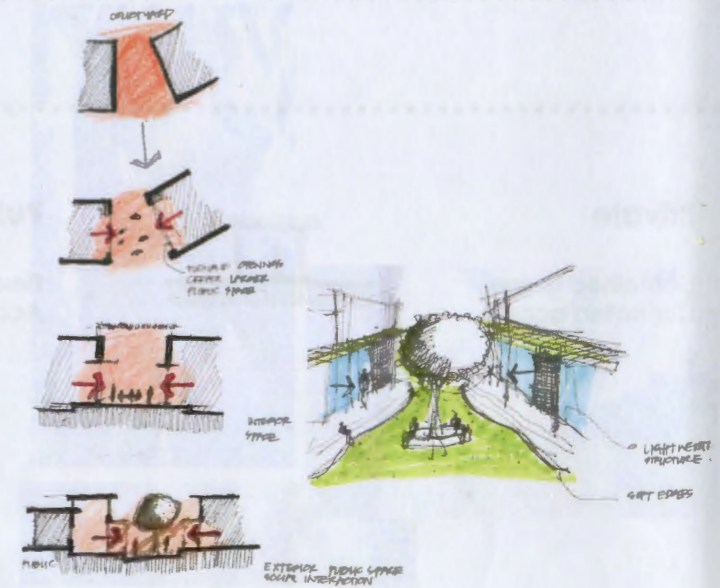
- Underneath a structure
- Around a structure
- Above a structure
- In-between two structures



- Tight and narrow spaces-  
passageways
- lanes
- streets



- Larger gathering spaces-  
interior courtyards
- exterior courtyards

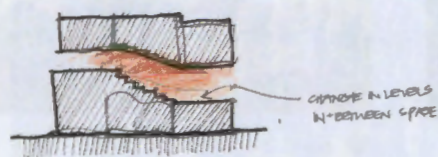
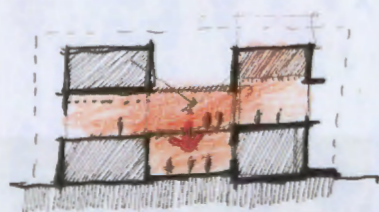


The next few pages contain the precedents of modern architectural buildings that deal with and create in-between spaces that I looked at.

Subsequent to this, I have inserted my considerations of site from a large metro scale to a smaller urban scale.

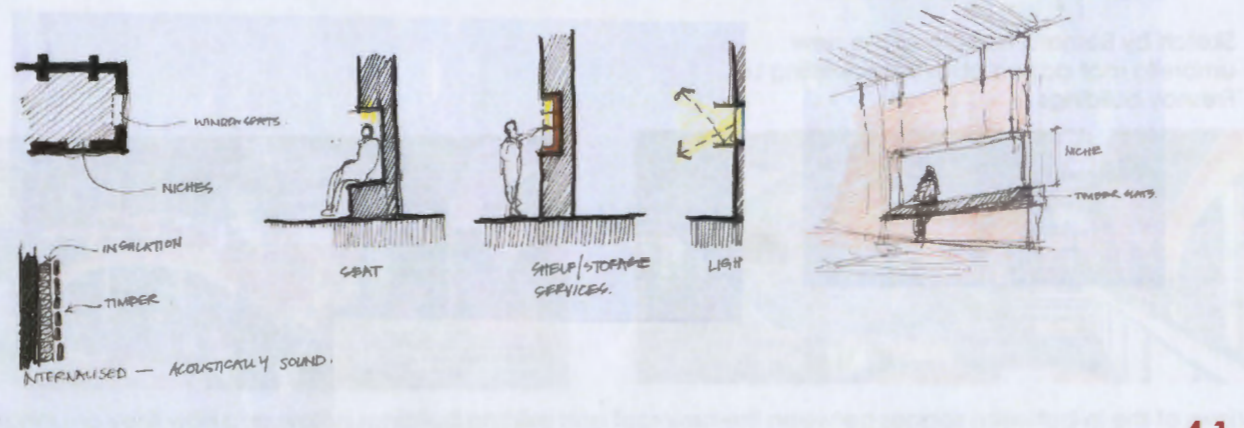


-Between different levels



CHANGE IN LEVELS  
IN BETWEEN SPACE

Poche-  
using the thickness of walls for seating,  
shelves and deep cills



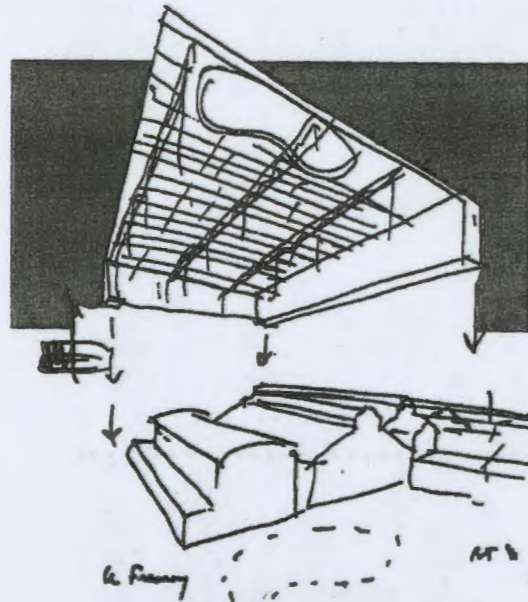
## PRECEDENT

**Le Fresnoy** National Studio for Contemporary Arts by **Bernard Tschumi**  
In Tourcoing France  
Completed in 1997

A mixed use arts school, comprising of a film studio, exhibition halls, two cinemas, laboratories for research and production (sound, electronic image, film and video), administrative offices, housing and a bar/restaurant situated over and within the existing Fresnoy buildings.

The concept is a box within a box where the outer box is the new layer or roof covering the old, existing buildings.

The 'in-between space' is the space between the new steel roof and the old tile roofs. Bernard Tschumi speaks of an "architecture-event" rather than an "architecture-object". The interstitial space between the new and old roofs therefore becomes a place of fantasies and experiments.



Sketch by Bernard Tschumi of the new umbrella roof added above the existing Le Fresnoy buildings



Views of the in-between spaces between the new roof and existing buildings below and how they are inhabited

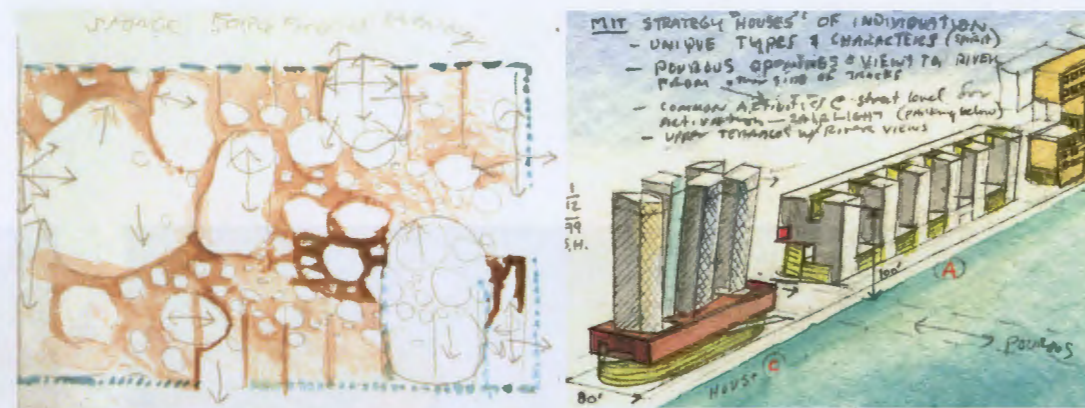
**Simmons Hall**, MIT Undergraduate Residence by **Steven Holl**  
 In Cambridge, Massachusetts, 1999-2002

The sketch to the right by Steven Holl is the sponge or porous concept idea behind the Simmons Hall's design. The porous parts of the building serve as atria to allow ventilation to flow up through the building and to serve as a common area for students to gather.

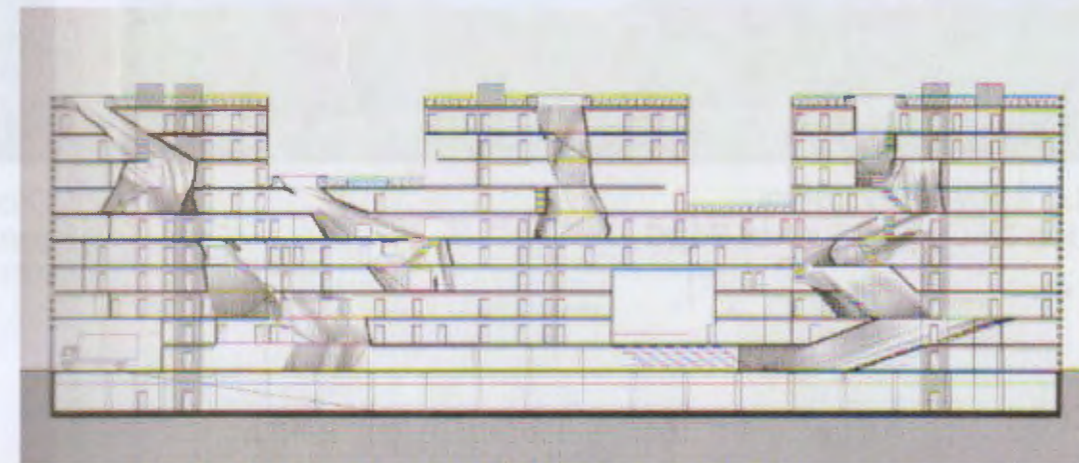
These are the in-between spaces of the building implemented as sculptural fluid spaces that connect residential houses vertically and promote student interaction<sup>2</sup>. These large porous sections also serve as "lungs" for the building by allowing light to and ventilation to enter.

**Notes:**

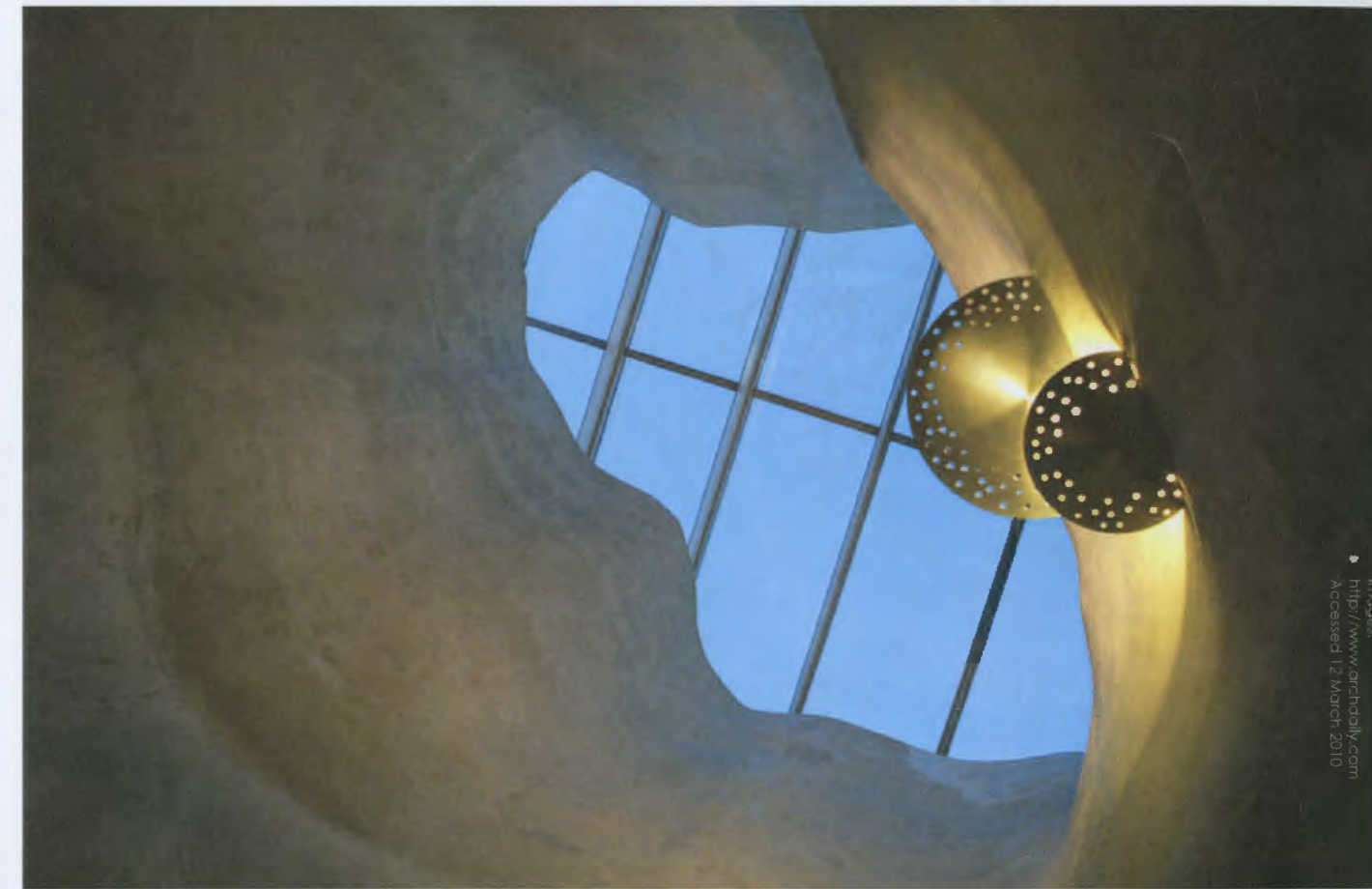
- 1 [www.archined.nl](http://www.archined.nl)
- 2 Steeber, N. [www.daap.space.daap.uc.edu](http://www.daap.space.daap.uc.edu)



Sketches from Steven Holl's sketch book of the concepts for Simmons Hall



Section through Simmons Hall showing the in-between spaces that connect between the floors



View up one of the sculptural light wells in Simmons Hall



## METRO SITES

Cape Town is made up of many left over, empty pockets of spaces, mostly road reserves and buffer zones between suburbs, as a result of Apartheid planning. The map of the Cape Peninsula [to the right] shows the many pockets of unihabited spaces that stretch along major routes that extend across the city.

This was a particular concern of mine when considering a site. I began to search for sites across the Cape Flats area that are forgotten and neglected pockets of land, that should be knitting and connecting communities together rather than seperating them. In reference to my theory, these spaces should act as connective tissue.

The following pages are images that were taken along these routes. The first being [on this spread] situated in the Southern Suburbs.



Lansdowne Industrial  
Jan Smuts and Turfhall Road



Crawford  
Jan Smuts and Turfhall Road  
[Opposite side of Lansdowne Industrial]



Hanover Park  
Jan Smuts and Lansdowne Road



Newfields  
Turfhall Road



Gatesville  
Vanguard Drive and Klipfontein Road



Bridgetown  
Vanguard Drive  
[Vangate Mall in the distance far right]

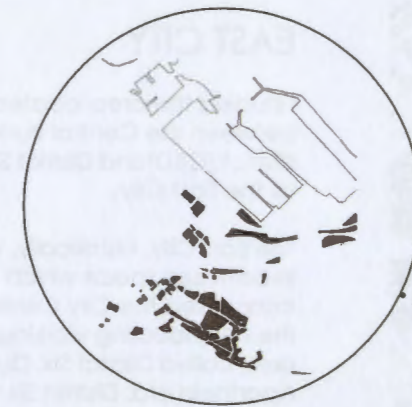


Maitland  
Kensington Road

The images on this spread were taken of sites situated closer to the Northern Suburbs.

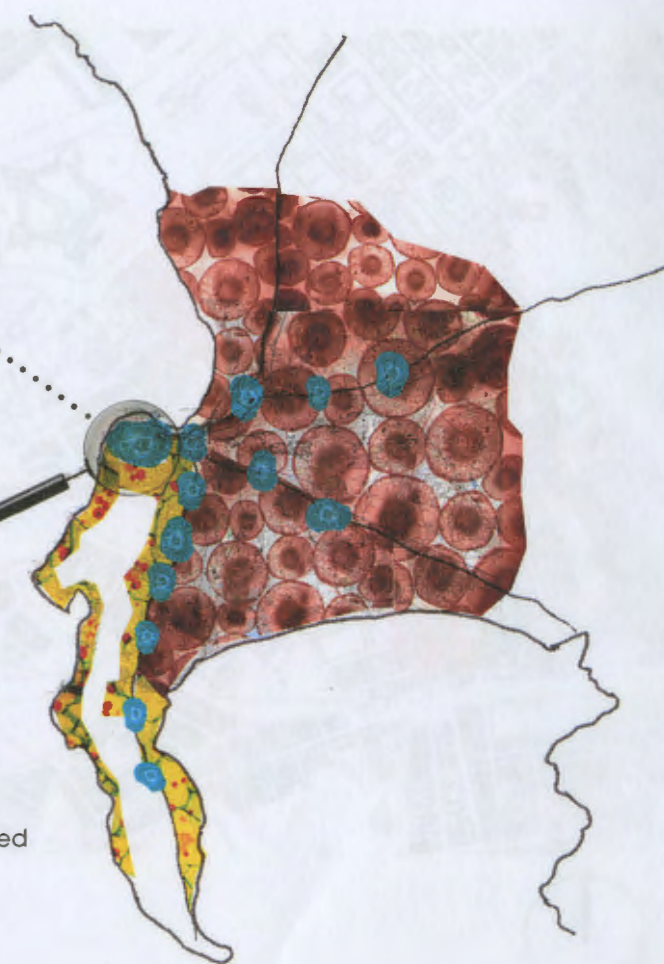
Because these areas are such vast no man's lands, I did not feel particularly inspired by any of them. I do still believe that they are vital areas of the city that need to be developed in order for it function optimally.

Instead of looking at the outlying in-between spaces in suburbs, I zoomed, instead, into the City Bowl area.



Pockets of left over spaces in the City Bowl Area

Map of Cape Peninsula  
Using images of cells:  
-red cells represent suburbs  
-blue cells represent nodes along major routes  
-yellow cells represent the protected natural landscape





## EAST CITY

I studied the area located between the Central Business district [CBD] and District Six, known as the East City.

The East City, historically, was an in-between space which connected the City Centre with the neighbouring working class area called District Six. During the Apartheid era, District Six was destroyed. The result was a large urban void.

Presently, the East City forms an edge to the city; now merely a peripheral space. I began investigating the abandoned buildings and in-between spaces of the East City, where these residual spaces could offer the potential to be places of exchange and linkage.



1. East city  
Canterbury Street and  
Longmarket Street  
Old warehouse building  
currently occupied by the  
South African Police Services as  
their Central Command Centre  
I was denied access to study  
this building by the Provincial  
Commissioner, M. Petros.



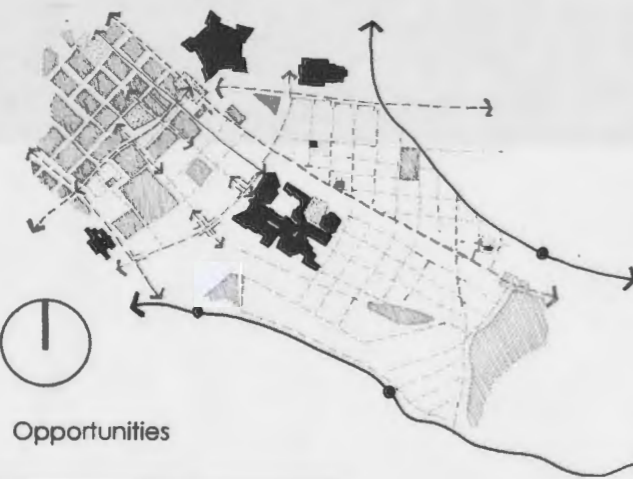
**Gardens**  
Maynard Street and Mill Street  
Space around and below the bridge  
Site did not particularly appeal to me because it is so removed from the city centre



**3. East City**  
Canterbury Street  
Road reserve that forms the edge of the East City



Constraints

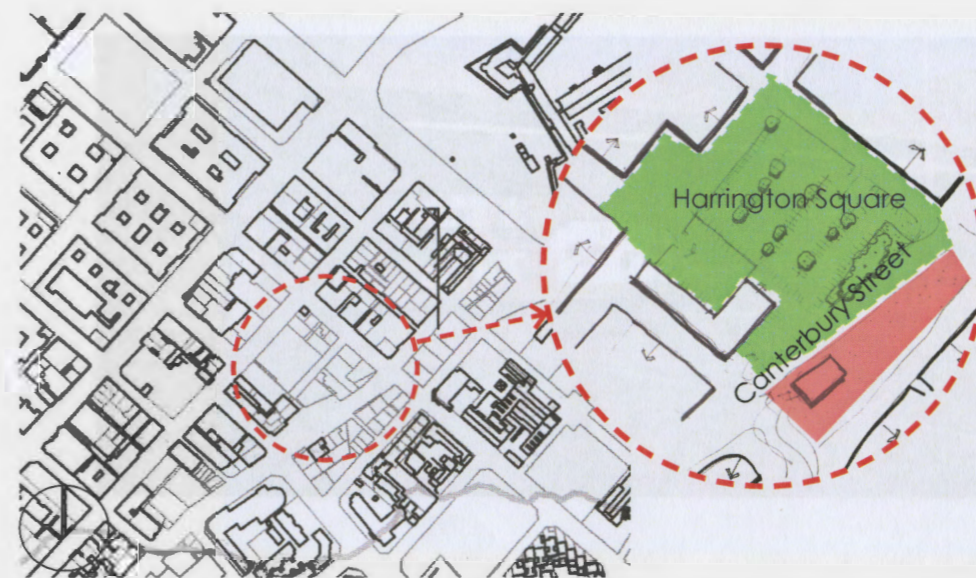


Opportunities

## SITE

The East City can be referred to as a design community since there are many architects, crafters, planners, jewellers, fashion designers, graphic artists, animators, industrial designers, interior designers, and related industries located there<sup>1</sup>.

When considering the constraints and opportunities of the area, I chose a site, the area allocated for road reserves, that could accommodate and reinforce these activities across from Harrington Square and begin to knit the inner city with the adjacent area.



Site along Canterbury Street that overlooks Harrington Square

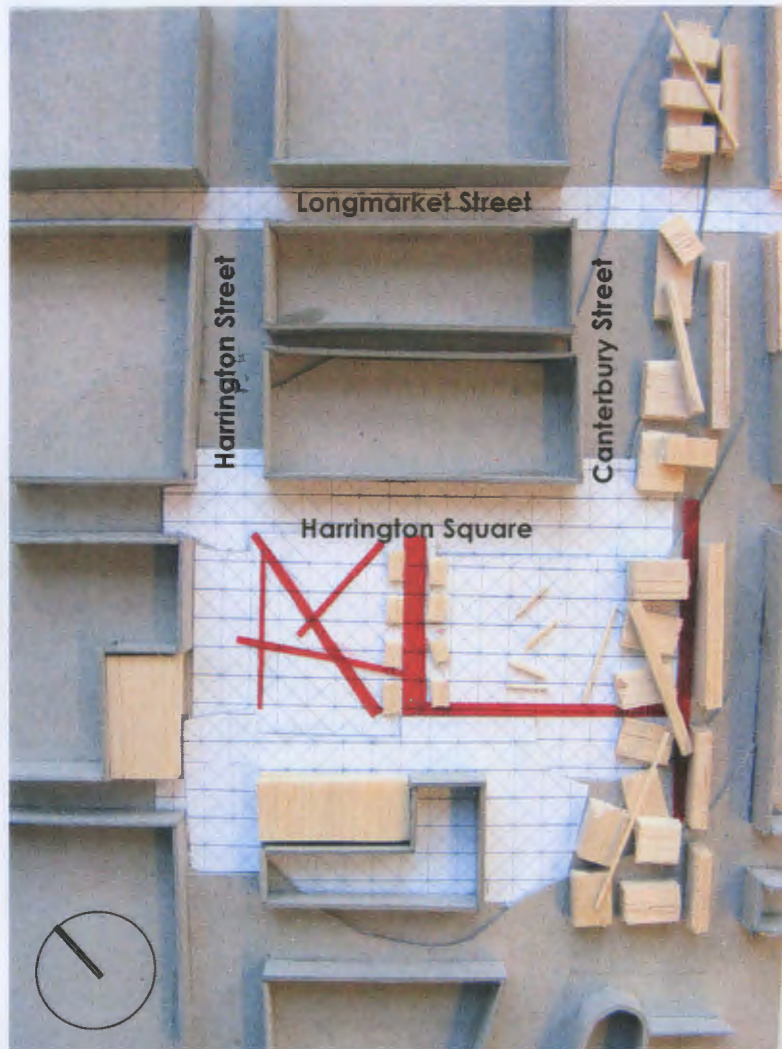
## PROGRAMME

The programme I considered was the concept of cluster [a geographic locus or hub of special activity] to develop synergies and networks across different fields that exist in the East City. The site would allow these creative industries to become more accessible to the greater population, in terms of work and learning opportunities.

- A cluster of
- creative**
- + design**
- + knowledge**
- + innovation**
- + economic**
- + cultural sectors**

### Notes:

<sup>1</sup> EAST CITY DESIGN INITIATIVE  
A PROPOSAL FOR THE DEVELOPMENT OF A  
DESIGN PRECINCT IN THE CAPE TOWN CENTRAL CITY'S  
EAST CITY  
February 2010



## CONCEPT

My concept was to create a range of small fragmented buildings along the length of Canterbury Street. These fragments are separate, contained spaces that house specific functions particular to the program [eg. design studios].

The space between these fragments becomes the interstitial spaces; the connective tissue that holds the complex together. These are more flexible indoor or outdoor gathering spaces that can be used in various ways throughout the day.

Initial concept model including the redevelopment of Harrington Square and the extent of the road reserve along Canterbury Street



Views of concept model showing interventions along Canterbury Street



## REVIEW

After assessing my project, I was encouraged to reconsider my site since my theoretical and conceptual ideas were getting lost.

This was a very difficult time to step back and almost start over, since we were already in the third term of our year.

Even so, I chose to make a clean break from the city and chose to investigate a site in an area of the city I was vaguely familiar with and yet drawn to, namely Salt River.

The second half of this document is the outcome of my change of both site and programme.





- 5.1. First Impressions
- 5.2. Historical Context
- 5.3. Area Description
- 5.4. Siting

## FIRST IMPRESSIONS

M. C. Valley and Sons, Barber Shop  
Alfred Street  
Salt River

My first visit to Salt River was when I was about six years old. I attended a school in Zonnebloem [an area close to the city centre] and my dad used to pick me up after school. Salt River was on our way home and we would often stop off at his barber to have his hair cut.

I remember the area distinctly by its tightly packed row houses and tiny stores. I enjoyed going to this candy columned barber shop, where I considered the barbers [four brothers] as my 'other' uncles. Having them spoil me with treats made the visit even more pleasant.

This memory was so clear to me when I visited the area this year [12 August]. To my astonishment, the barber shop was still as it was since I last visited and the barbers still cut hair in their white overcoats.

[Unfortunately the elder brother died two weeks earlier].



View of M. C. Valley and Sons Barber Shop in Alfred Street Salt River

View of Alfred Street towards Albert Road, where Barber Shop is located. All the families of the barbers live within the street where the shop is located. This is one of the great characteristics of Salt River, where people live and work within the area.



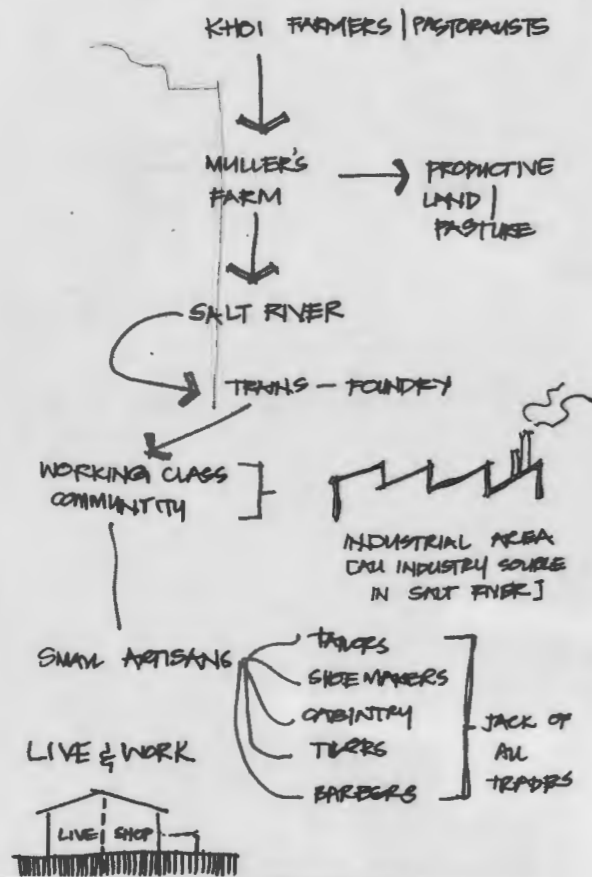


Portrait of one of the Barbers  
[now the eldest brother]

The shop is one of the few, if not only,  
authentic barber shop in Cape Town.



## HISTORY | PAST

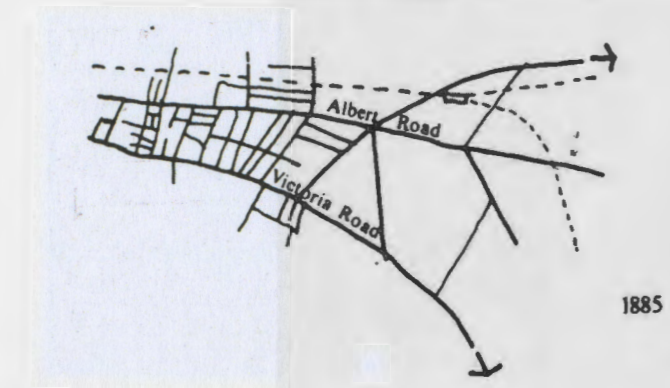
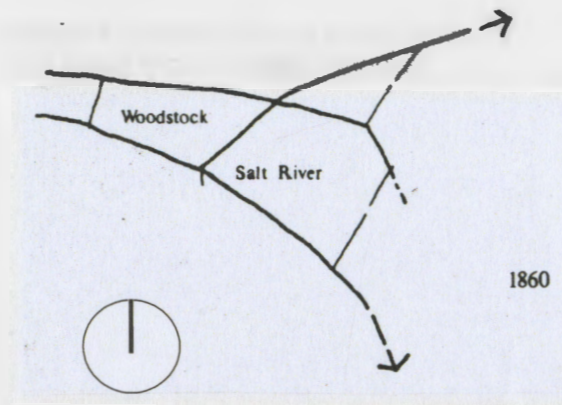


## HISTORICAL CONTEXT

Salt River was previously used by Khoi pastoralists. It was a marshy area, inhospitable mainly due to its poor soil conditions and exposure to strong winds of considerable force and frequency. Later, it was turned into more productive lands and made up of a number of small farms and market gardens.

Salt River was established in the late 19th century and Victoria [now called Main Road] and Albert Roads developed along the old routes that linked Cape Town to the surrounding rural areas.<sup>1</sup> The location of current suburbs, like Wynberg, Claremont, Rondebosch, etc. were established along these routes.

In 1885 the current street patterns in Salt River [and Woodstock] was established. The Railway line and Salt River Station was built and over the next 16 years it experienced intense urbanisation, especially during the South African War [1899-1902].



View of Salt River from Voortrekker Road [Bridge] towards Cape Town  
Salt River was flat, open and very windy.

By 1901 many of the current road systems was established resulting in large sections of land that had been built on. Concentrated along major routes were predominantly industrial and commercial developments. Albert Road, historically, was the high street in the area connecting to Woodstock [West] and Observatory and Mowbray in the south.

The rest consisted primarily of infill and working class housing<sup>2</sup> set out in relation to streets named after celebrated English poets and essayists. Salt River, historically was a mixed and predominantly working class community. The railway workshops in Salt River represented the largest single concentration of employment in the Peninsula at the turn of the century<sup>3</sup>.

A dimension of 20-24m was repeated for the depth of building lots, resulting in a typical block depth of 40-50m and usually with a 1m service lane in the middle for night soil removal. All the buildings had outdoor

Notes:

- 1 Le Grange, Woodstock/Salt River, 2.
- 2 Ibid. 3
- 3 Todeschini, Conservation Study Salt River, 24

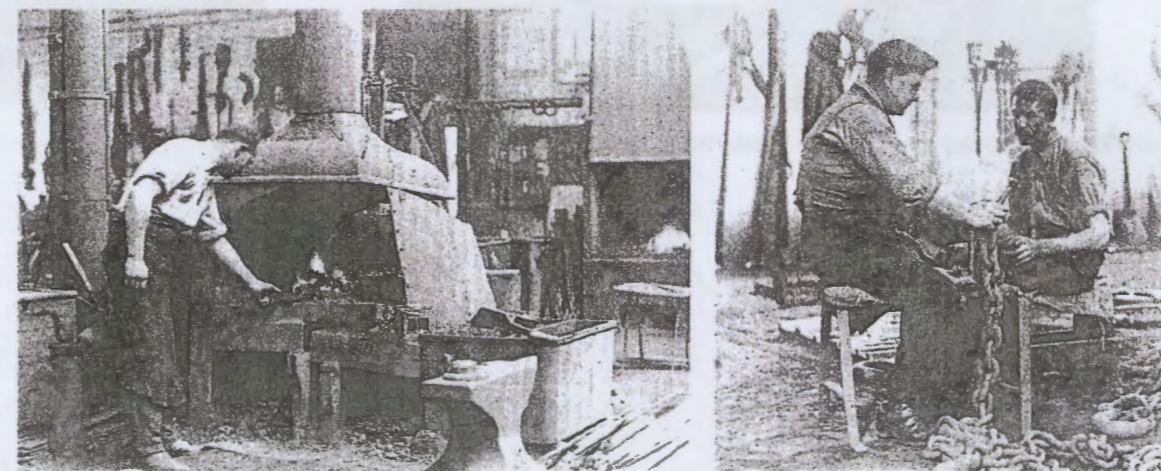


1901



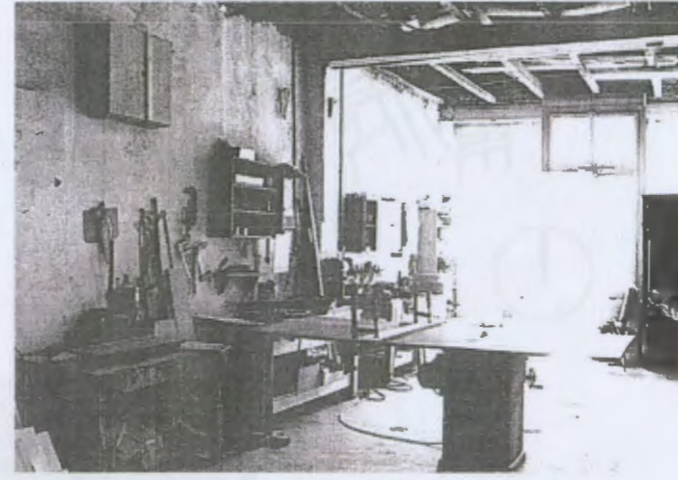
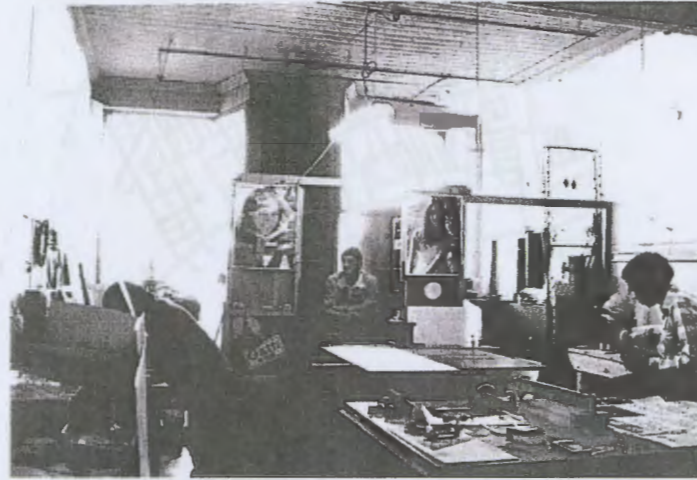
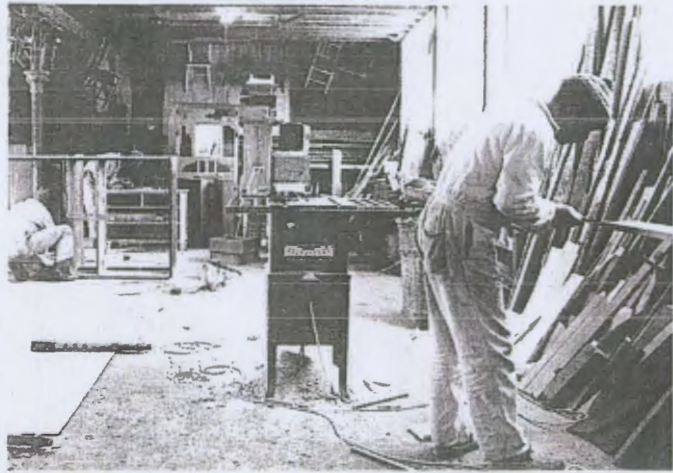
1930

Images: Le Grange, Woodstock/Salt River, 2.



Images: Cape Town: The Making of a City, 259.

One on Cape Town's first industrial establishments was the Salt River Railway works, that employed many skilled artisans

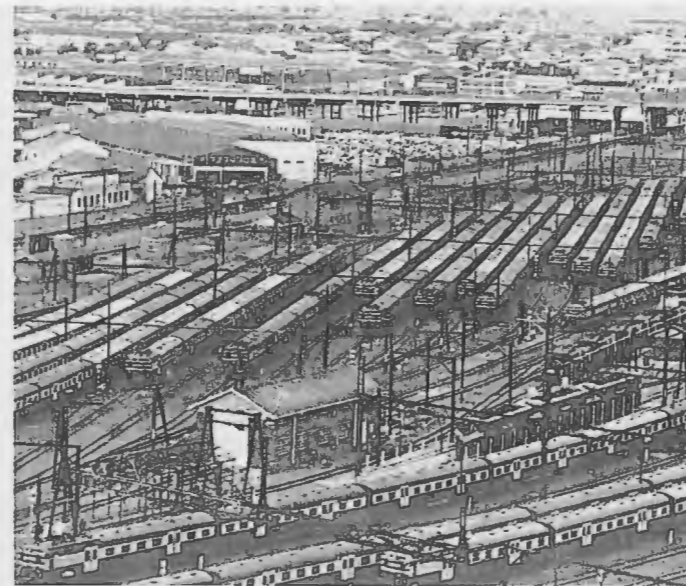


Salt River was characterised by small scale industries, such as workshops owned by artisans, where many of them worked and lived in the area

toilets that adjoined these lanes.

After 1950, erven began to be consolidated for larger developments, such as blocks of flats, commercial and light industrial buildings along the major routes<sup>1</sup>. The rest of the area was characteristic of a fine grain pattern of mostly residential houses such as row houses, semi-detached houses, double storied apartments and detached houses<sup>2</sup>.

Today, it is one of the oldest working class residential areas in Cape Town to have not been affected by the Group Areas Act and have survived the process of forced removals<sup>3</sup>. The community has been able to sustain some of its social and cultural history.



Salt River Railway Depot

Image:  
Adler, Community Work Centre, Salt River, 11.



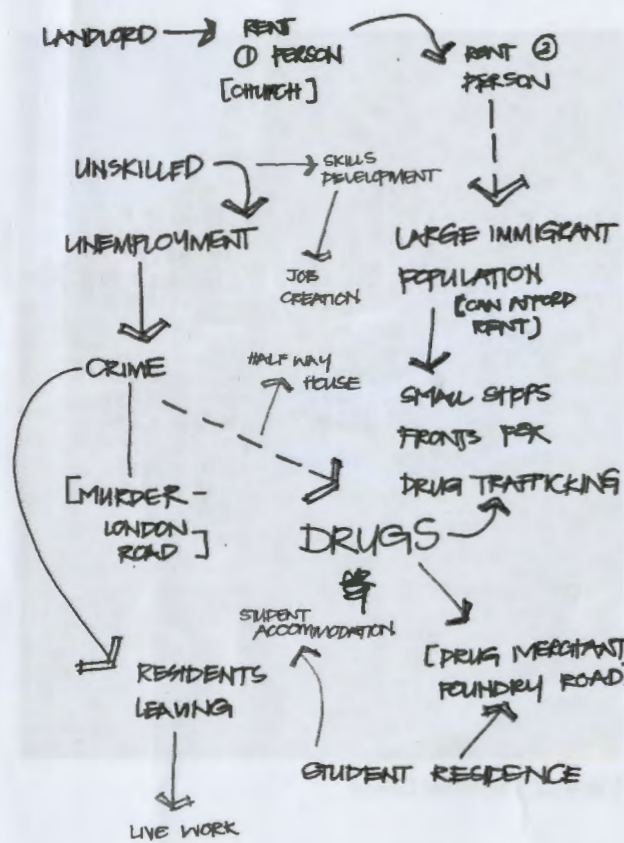
Aerial photograph of Salt River  
1968

Notes:

- 1 Le Grange, Woodstock/Salt River, 3.
- 2 Ibid. 4
- 3 Ibid. 4



PRESENT | EXISTING



AREA DESCRIPTION

Salt River was made up of a large number of industries, such as clothing, furniture manufacturing and food production, but many of these industries have since either moved out or closed down. The area has however maintained the accommodation of home industries, where residents live and work from home.

Currently the area is plagued by high levels of poverty, crime, vandalism, homelessness, unemployment and a large influx of immigrants [mostly from West and Central Africa].

It has since become gentrified with new developments and privatisation that aim to give the area a 'face lift' from this urban decay. This has resulted in many residents relocating to the periphery of the city, removing them from the proximity to the city's economic opportunities. Most of these developments can be classified as adaptive re-use developments, where old buildings are re-adapted for new functions. An example of such a development is the Neighbourhoods Market in the Old Biscuit Mill along Albert Road. It functions as an 'upmarket' goods market on Saturdays and a boutique mall during the week which has further alienated residents and local traders.



View of the Old Biscuit Mill from Salt River Circle

## ALBERT ROAD

Albert Road has changed considerably from the high street it once was. Many businesses have since moved out due to the high levels of crime and gentrification.

However, these edges are still active, with many new kinds of shops opening mostly owned by immigrants and sidewalks still used by shops to display their wares.



View looking down Albert Road



View of Salt River Circle



View up Albert Road [towards Salt River Circle]



Albert Road is filled with many fast food outlets much like this one, along the length of it. These are the lunch and 'hang out' spots for many of the residents and workers in the area



View into the Cafe Bridge Fisheries. It used to be the popular Miriam's Kitchen that was frequented by many residents and people in and around Cape Town. The restaurant opens out on both ends [Albert Road and Voortrekker Road]



Fruit and vegetables can be bought all along Albert Road from large shops that are fully open to the street [above] or stalls along the sidewalk [below]





Many of the new shops that characterise Albert Road are owned by immigrants from all over Africa



Many of them have combined programs, such as this one above. It is a hair salon, internet cafe and has phone booths that make international phone calls all in one.



These stores bring new flavours, colours, smells and textures to Albert Road.



View of interior of African Spices Shop. Many of the owners do not allow one to photograph their shops



View of House of Barbeque along Albert Road. The meats are barbequed right on the street, bringing new flavours and smells to the area.

## SITING

Date: 12 August 2010

During my first visit to Salt River I noticed the abandoned lanes between the buildings facing Albert Road. As mentioned before, historically these lanes were used at night to remove the waste from outdoor toilets.

Now, these spaces are either enclosed or gated due to the high incidence of criminal related activity and the homeless inhabiting them. The adjacent aerial map illustrates my meandering along Albert Road identifying these lanes.

The particular lane that stood out for me, image 5, was gated and flanked by stores. It seemed to extend the length of the block. Without realising, this particular lane used to stretch to Foundry Road where Salt River Station is located.

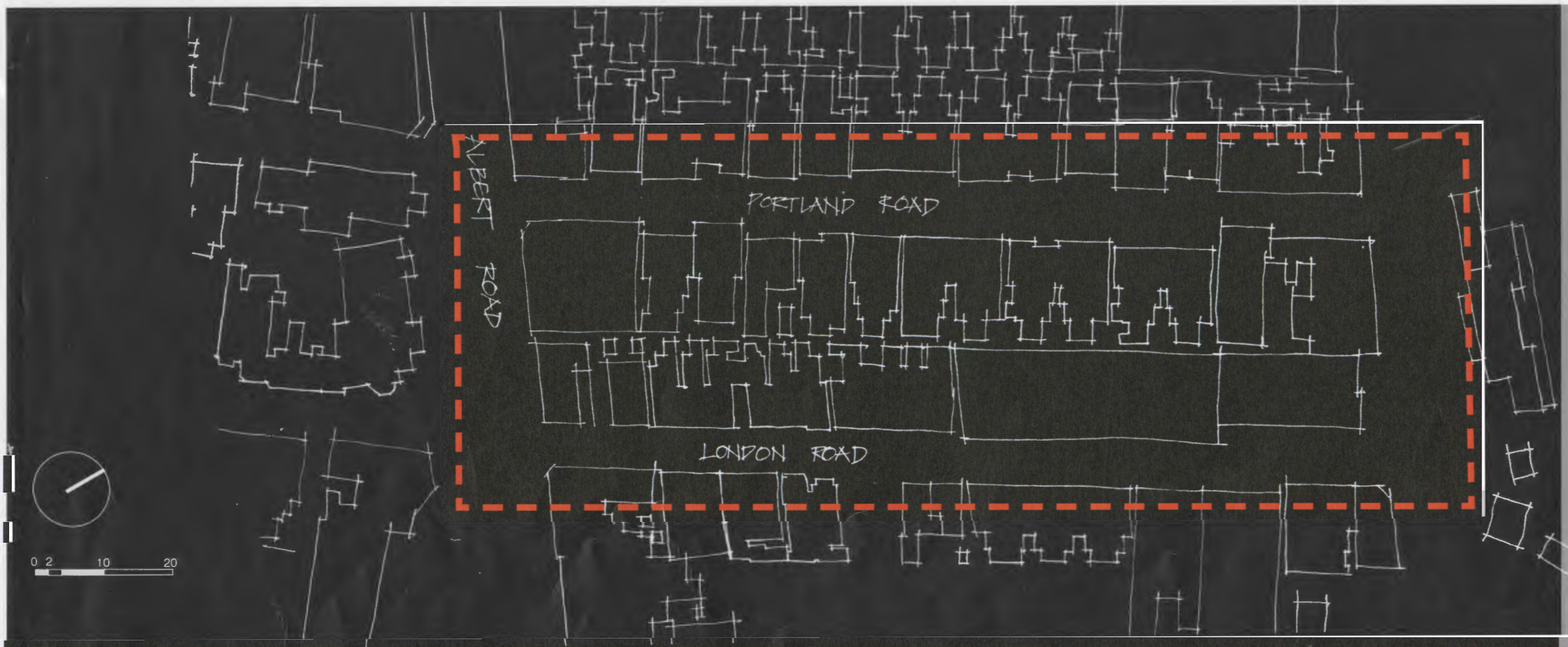
I think of the lanes as the interstitial spaces that can be used as public realms and to connect and create linkages between buildings.





Orange square showing area of focus





0 2 10 20

- 6.1. Site Analysis
- 6.2. Existing Uses
- 6.3. Existing Patterns of Activity
- 6.4. Investigating the Lanes

If one considers the site as an organism it has dynamic uses and activities that influence and animate it.

The external factors, namely climate, movement and historical value, that impact the site, was considered first.

The functions or uses can be referred to as the sub-organisms or cells that influence the way the site gets used. Plotting these existing uses was important, as the next step to understand the relationships formed between various uses.

The third aspect, namely the layering of public to private space [the membrane/thresholds] also affects the way the users or urban players interpret and make use of the site. I investigated the uses and public/private spaces of the site together, through diagrams, plans, sections and photographs.

Through this investigation it was clear that the site has daily and weekly rhythms, like an organism,

which is influenced by the urban players. This is the fourth aspect. Through conversations with the users, sections and mapping their activities on the site, I was able to understand the dynamics of the site, such as where do people gather and what do they do there.

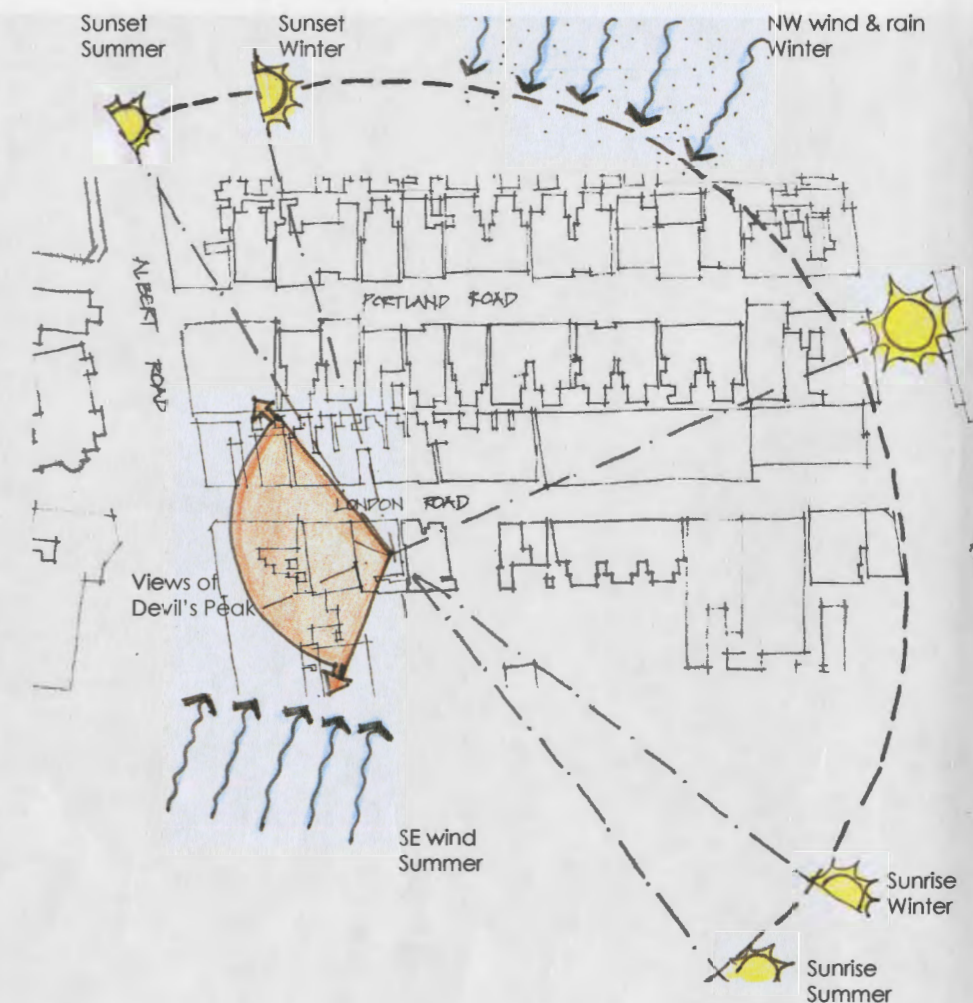
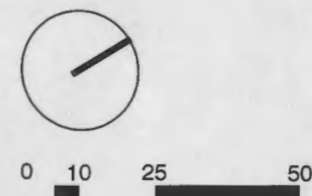
Lastly, I investigated the nature of the interstitial/ in-between spaces, namely the lanes, that fit between the buildings, through sketches and photographs that capture its qualities.

## CLIMATIC FACTORS

The climatic factors impacting the site are sun, wind, and rain. The adjacent diagram depicts where these affect the site.

A very important element, wind, tends to impact the site quite extensively. The south easterly wind tends to whip around the foot of Devil's Peak and it gets funneled down London and Portland Roads. This makes it quite unpleasant to walk through the streets.

This site is also afforded with snippet views of Devil's Peak between the streets and buildings.

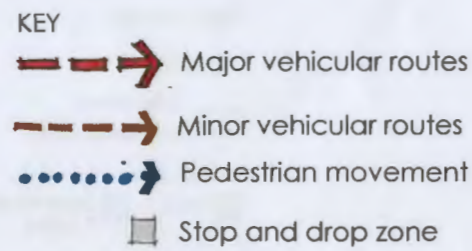
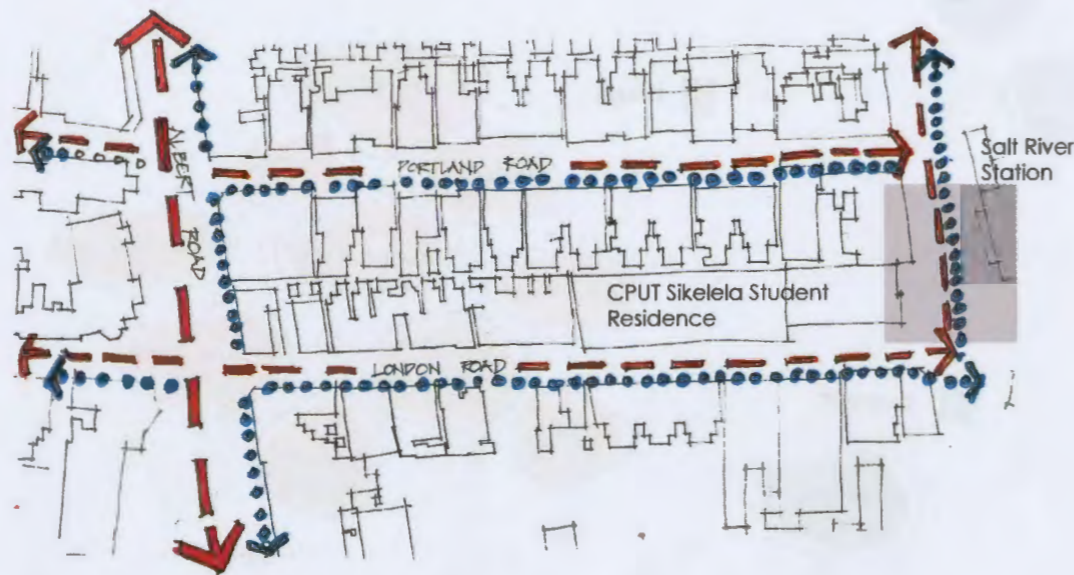


## MOVEMENT ROUTES

Albert Road is a major vehicular route, that accommodates large to small scale vehicles. These large vehicles, mostly trucks and vans, make deliveries to the businesses along the length of it.

Portland, London and Foundry Roads are minor vehicular routes that accommodates mainly smaller vehicles for residents and small business owners in the area.

The area in front of Salt River Station, acts as a stop and drop zone. Here, commuters are either dropped off or picked up from the station, as well as students from the Cape Peninsula University of Technology Student Residence.



## HERITAGE VALUE

The site falls in the Heritage Conservation Area for Salt River and Woodstock. Here many buildings have a rich architectural history that adds to the character of the area.

Many of the buildings were built in the early 1900's. The buildings that have retained most of their historical character have been shaded in red as having a high heritage value.

The yellow depicts buildings with a medium heritage value, that add to the quality of the streetscape.

The low heritage valued buildings, in blue, have either been modified extensively or the structures are too weak to and old to maintain.

The newer and completely renovated buildings are not classified.

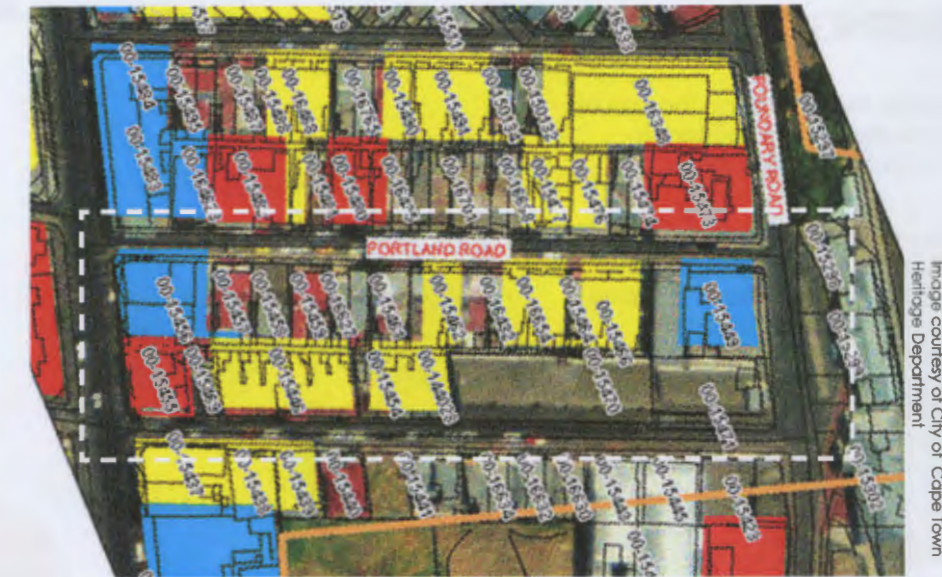
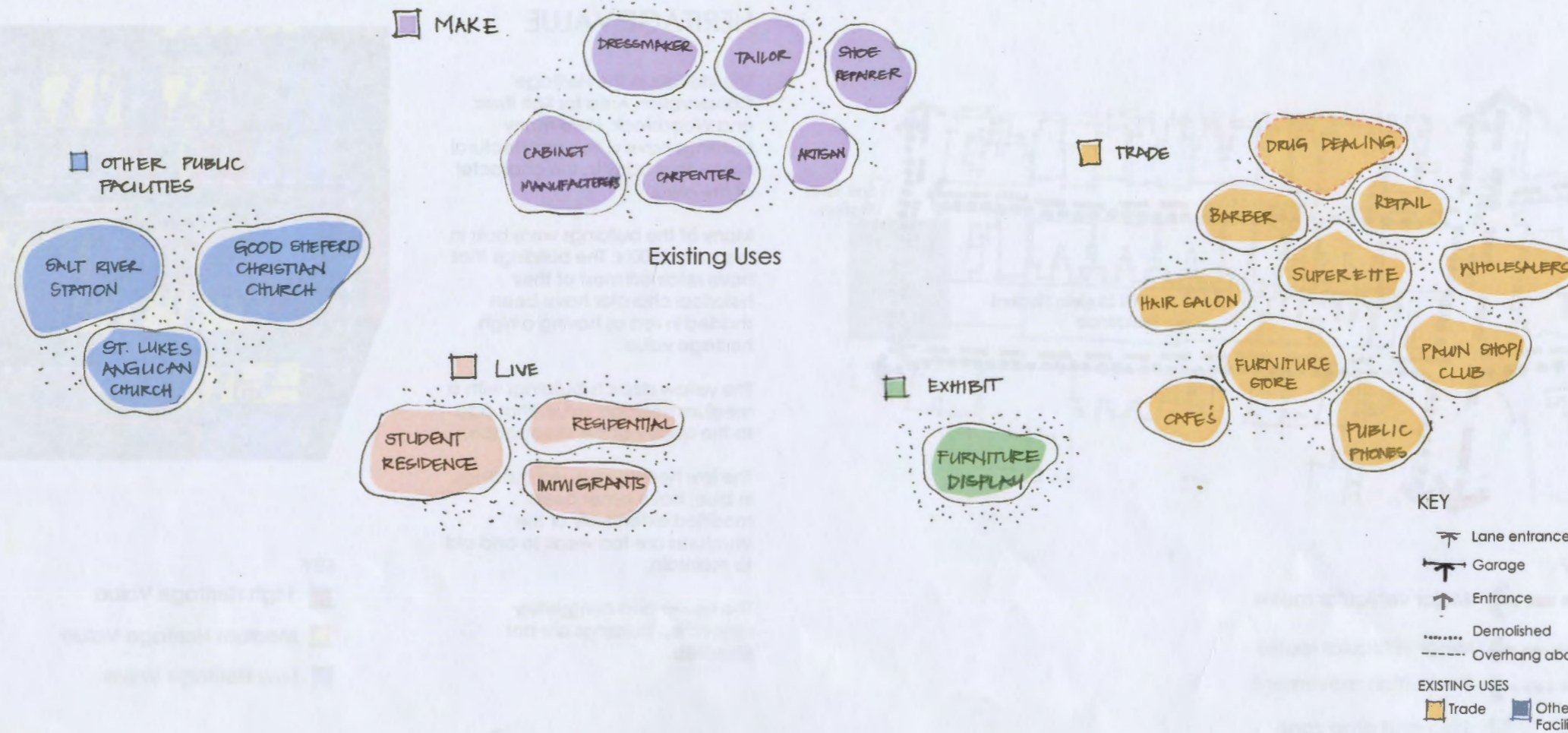


Image courtesy of City of Cape Town Heritage Department

## EXISTING USES

In order to understand the nature of the site it was important to identify the existing uses.

The adjacent diagram represents the existing uses [as a cell diagram] where I have grouped the common uses together, namely trade, live, make, exhibit and other public facilities. On the following page I have plotted where these uses occur on the site.



It is quite evident that Albert Road consists of more **trade**, i.e. commercial activity because it is a major route.

Towards the upper half of the site [closer to Albert Road], it is characteristic of **make**, where residents are skilled artisans working from their homes, i.e. existing home industries.

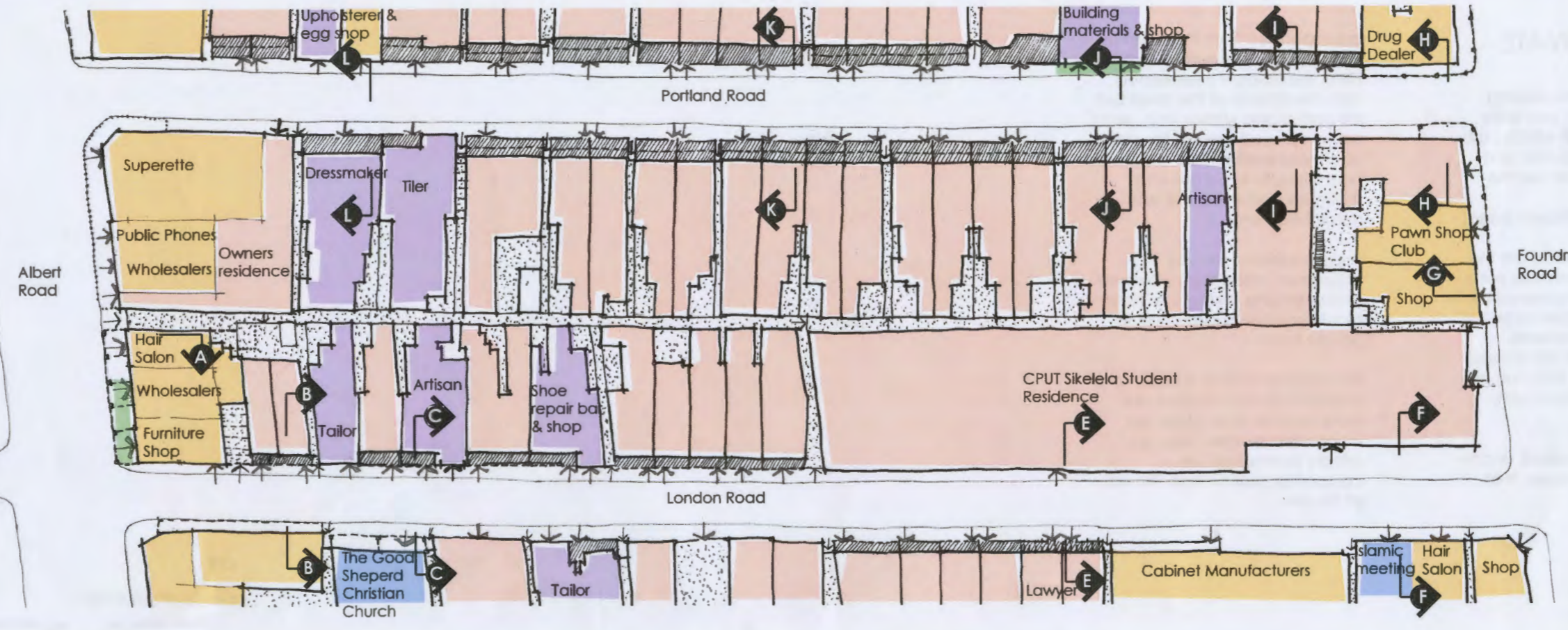
**Exhibit** is closely linked to both **trade** and **make** where businesses display their merchandise on the sidewalk.

**Live** is the most common use across the site. This means that there are always users around who activate the site.

The **other public facilities** are quite particular places frequented by a range of users. For example, Salt River Station is regularly used by commuters and students and St Luke's Church is mostly inhabited on Sundays by residents. [See Existing Patterns of Activity pg.]



0 2 10 20



## PUBLIC VS PRIVATE

Before considering the existing patterns of activity, it was quite important to establish which parts of the site are more public and more private, i.e. what are the thresholds.

The streets and sidewalks are the most **public** and accessible parts of the site. When it is covered by an overhang and colonnade, I refer to these areas as **semi-public** spaces. These are spaces that allow one to still feel part of the street but sheltered from it and the elements.

I have classified the raised, uncovered stoeps of the houses, that

are separated from the street by low walls, as **semi-public** spaces. Here, the resident is separated from the activity of the street but still part of and witness to it. I refer to the covered parts of the stoep as a more **semi-private** space, as here it is quite separate and sheltered from the street and natural elements.

These elements, such as colonnade, raised stoep, low wall and overhang, define the thresholds from more public street to private home.

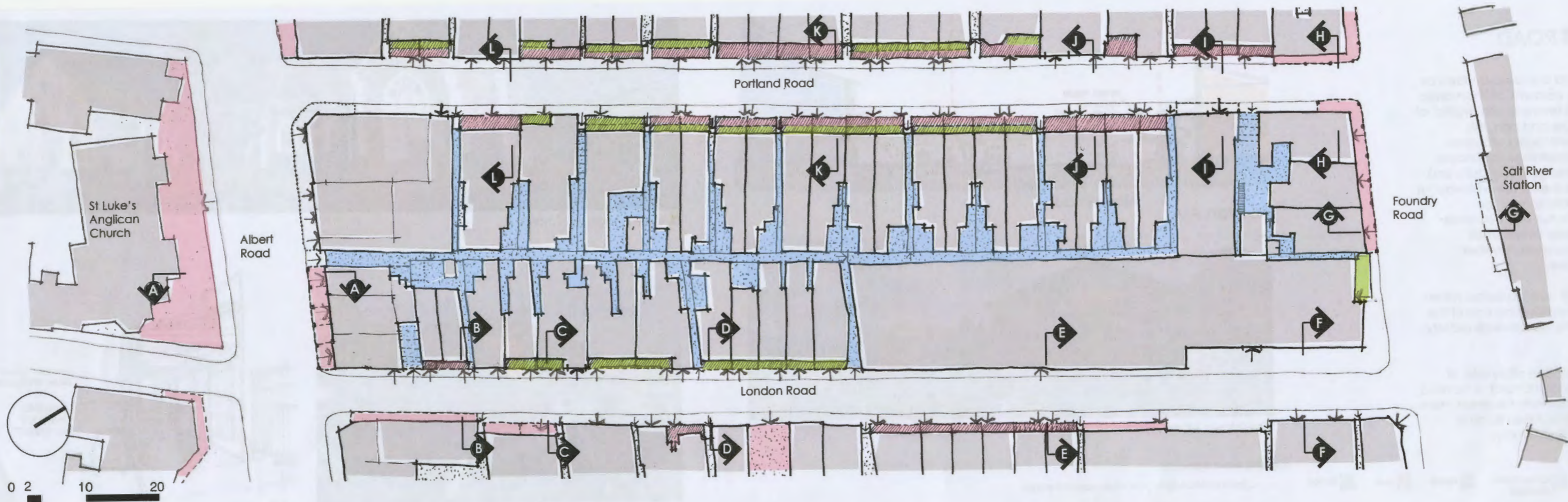
The lanes and yards, behind and adjacent to the buildings, are more private, since these are inaccessible spaces. They are private realms that are completely shut off from the rest of the site.



### KEY

#### PUBLIC & PRIVATE SPACES

- Public areas, i.e. streets & pavements
- semi-public, i.e. stoeps/ covered walkways
- semi-private, i.e. covered/ enclosed stoeps
- private, i.e. lanes & yards
- semi-public edge
- semi-private edge



St Luke's  
Anglican  
Church

Albert  
Road

Portland Road

London Road

Foundry  
Road

Salt River  
Station

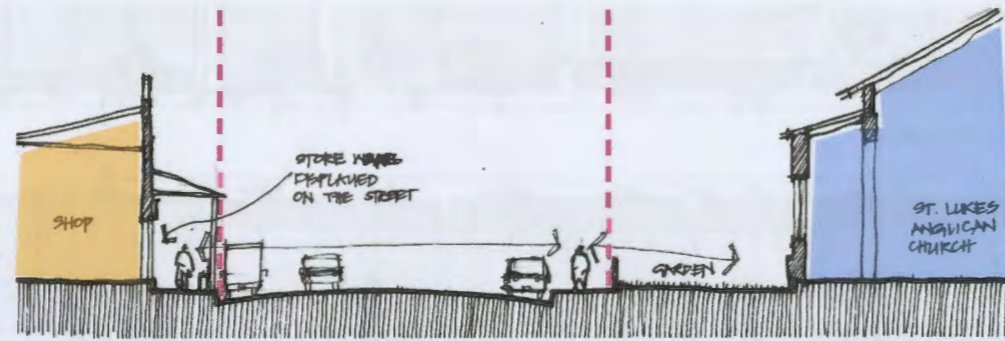
0 2 10 20

## ALBERT ROAD

Albert Road can be described as a bustling, colourful and dynamic space. It is teeming with 'traffic' of both people and cars. It is characterised by old, victorian 2-3 storey buildings, that house small businesses. Verandahs and overhangs shelter the walkways as smemi-public spaces for pedestrians but also becomes spill-out areas where small businesses can display their merchandise.

Section A-A ,cutting across Albert Road, shows how one side of the street [right], typical retail activity occurs.

However, on the other side, St Luke's Anglican Church is located and set back from the street. Here the activity of Albert Road is lessened considerably.



Section A-A



View down Albert Road



St. Luke's Anglican Church



View of site from St Luke's Church



Sketch of pedestrian walkway and shops opening out on to it

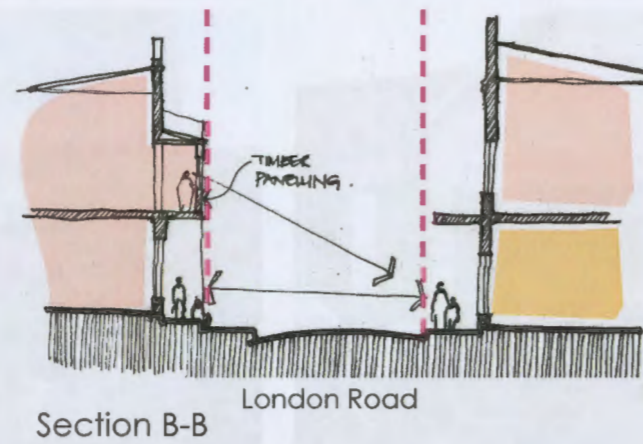


## LONDON ROAD

London Road links Albert Road directly to Salt River Station. The top half of the street, closest to Albert Road, is mostly residential, where the houses have stoeps and verandahs that face the street. From my observations, this half of the street is more active, with neighbours overlooking the street where children are playing or in conversation with each other.

Section B-B is taken through an old two-storey residence, with an open stoep that is more public than private.

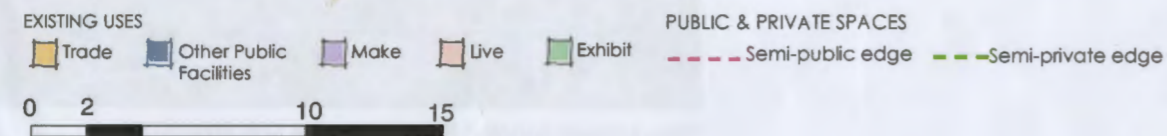
The opposite building has retail activity on the ground that opens onto Albert Street instead.



View down London Road



View down London Road, where the entrance to Salt River Station can be seen in the distance



Section C-C is taken through a tailor's studio and home. Here the stoep and overhang creates a semi-private zone, where there is always someone overlooking the street, but more detached from the activity.

Across the way is the Good Sheperd Cristian Church that has a large verandah along the length of it. This is a semi-public space, which becomes a gathering place for congregants during the week and especially on Sundays.



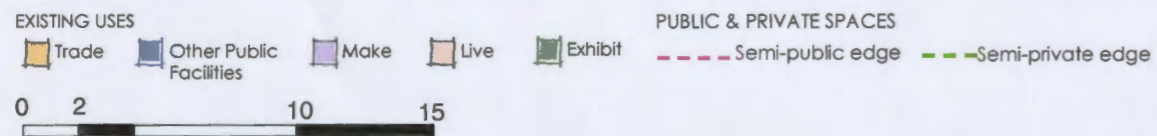
View of Tailor's shop and home



View of the Good Sheperd Cristian Church and its large verandah

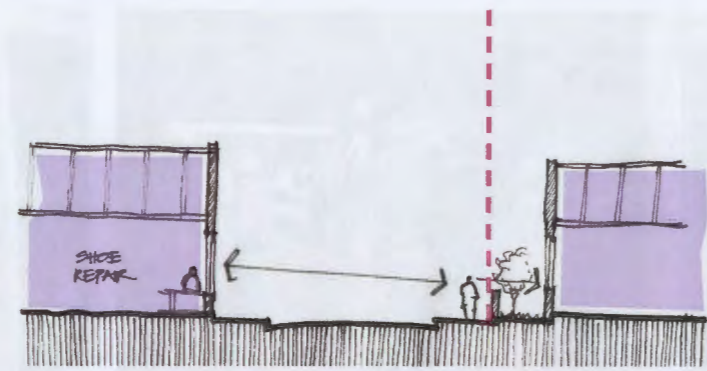


Views down London Road towards Salt River Station

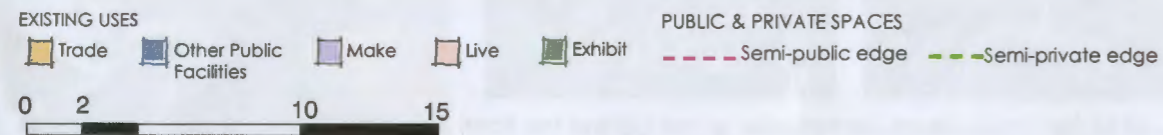


Section D-D cuts through, the Eagle Tuck Shop and Shoe Repair Bar [workspace] and on the other side, M. S. Talip Tailors [living space]. These entrepreneurs provide services to the passerbys and the surrounding residents, by opening their workspaces right onto the street.

Here, I was aware of the common characteristic of Salt River, that of home industries, where one lives and works in the same building or on the same property. The residential part, which is more private, is usually set back from the street, where at Eagle Tuck Shop it is a stoep and verandah and at M.S. Talip Tailors it is a front garden.



Section D-D London Road



View of tailor's home next to his shop



M.S. Talip Tailor shop



Eagle Tuck Shop and Shoe Repair Bar

## Resident

Name: Mr Talip  
Occupation: Owner of M.S. Talip Tailors

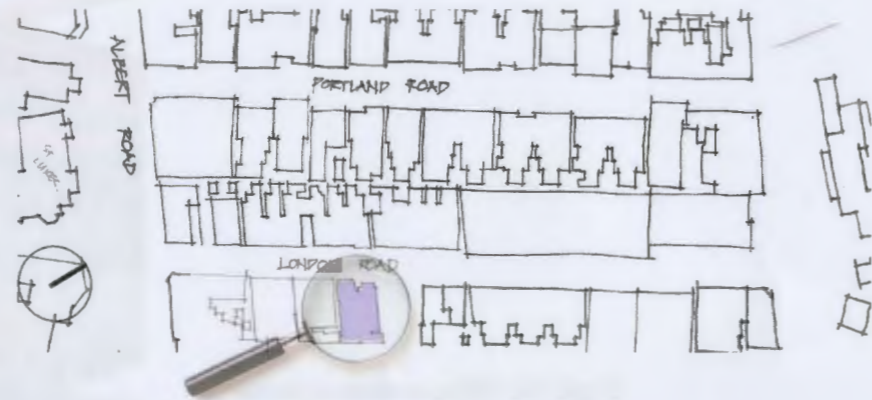
Mr Talip owns M.S.Talip Tailors in London Road. Mr Talip has lived in Salt River all his life and his father was the former tailor that worked from the current shop and home.

When entering the shop, I was amazed by how small it is. The front of the shop is where he meets and serves his clients. The edges serve as storage space, and is completely filled and stacked with fabric, pattern racks and other materials.

A small room behind the the front of the shop serves as a workroom/studio space, with sewing machines and further storage space.

Around one corner of the workroom one can enter the main living area, [the house], as well as a staircase that leads one up to a mezzanine storage space.

This is a typical example of a home industry, i.e. a live and work relationship, that still exists in Salt River today.



View of the front of the shop from entrance



Fabric stored in shelves along the wall of the front of the shop



Staircase leading up to mezzanine storage space from workroom



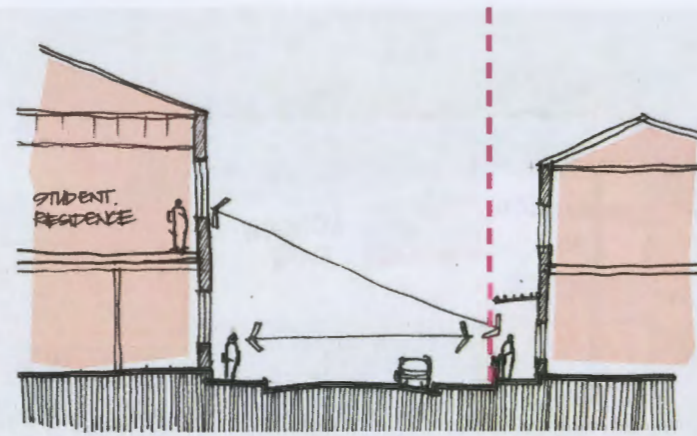
View of Mr Talip's workroom and storage space behind the front shop



In comparison to the top half of London Road, the bottom, is less active. Here, I noticed mainly passerbys on their way to or from Salt River Station.

Here, section E-E cuts through the student residence and two storey living units. For me, the student residence had no activity or presence. It appeared quite aloof and there was no sense that students actually lived there.

The houses, however, have stoeps that are raised and overlook the street, which immediately animates that edge.



Section E-E London Road



View of Sikelela Student Residence along London Road



View up London Road towards Albert Road showing duplex row houses opposite the student residence.

The main entrance to the residence is from Foundry Road

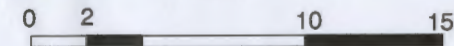


EXISTING USES

- Trade
- Other Public Facilities
- Make
- Live
- Exhibit

PUBLIC & PRIVATE SPACES

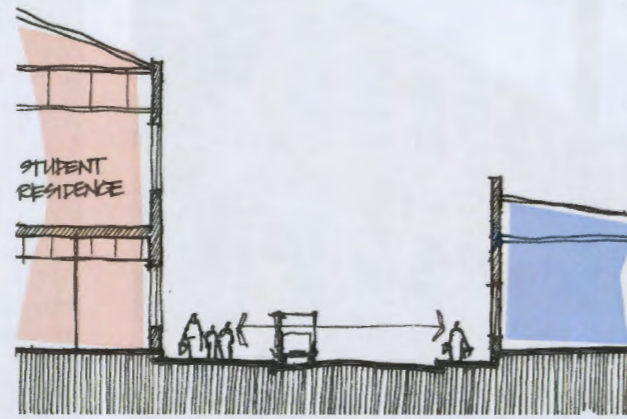
- Semi-public edge
- Semi-private edge



Section F-F cuts through the second half of the Student Residence and a Islamic meeting hall.

The residence sets back more from the street providing a more generous walkway but is still imparts an indifferent edge.

Other than the arabic writing on the opposite building, it gave no clues as to what activities take place there. Only when I asked an employee of the neighboring hair salon, was I told it functions as meeting place for Muslims.



Section F-F London Road



View of London Road showing from left: London Cafe, Hair Salon, Islamic Meeting hall and Cabinet Manufacturers

EXISTING USES

- Trade
- Other Public Facilities
- Make
- Live
- Exhibit

PUBLIC & PRIVATE SPACES

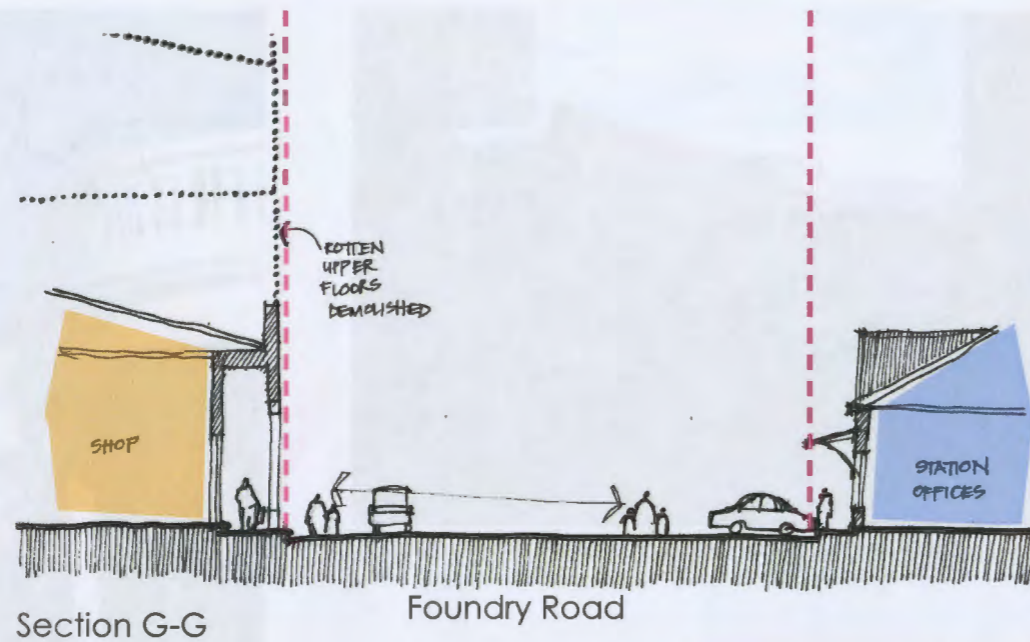
- Semi-public edge
- Semi-private edge



## FOUNDRY ROAD

Foundry Road is very active in pedestrian movement, since it is always teeming with commuters to and from Salt River Station. The station precinct is also inhabited by small scale traders that lure passerbys with sweets and fruit. During all my visits, I was aware that there is hardly any vehicular movement as compared to the other streets.

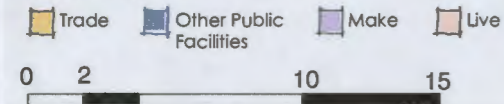
Section G-G cuts through an old building that used to have two floors of apartments above retail. These floors were demolished because the structure was decaying and unsafe to live in. The ground floor was retained and it houses the Food Garden Cafe, Give 'n Take Pawn shop [that turns into a night club in the evenings] and living on the corner.



Section G-G

Foundry Road

### EXISTING USES



### PUBLIC & PRIVATE SPACES



0 2 10 15



View of buildings facing Salt River Station, from left: CPUT Student Residence, Food and Garden Cafe, Give 'n Take pawn Shop, residence.

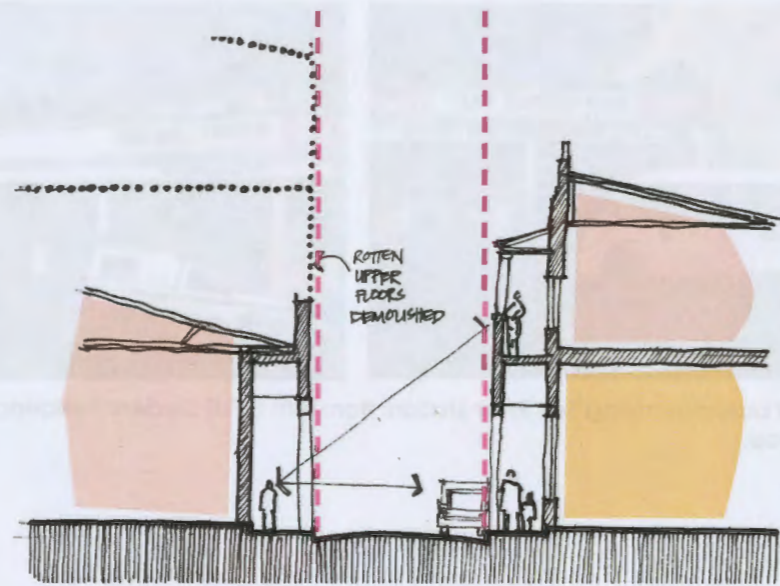


View of Salt River Station in Foundry Road, inhabited by small scale traders during the day

## PORTLAND ROAD

Portland has much more pedestrian activity than London Road. Most commuters walk up Portland Road towards the Main Road to connect to the bus and taxi services.

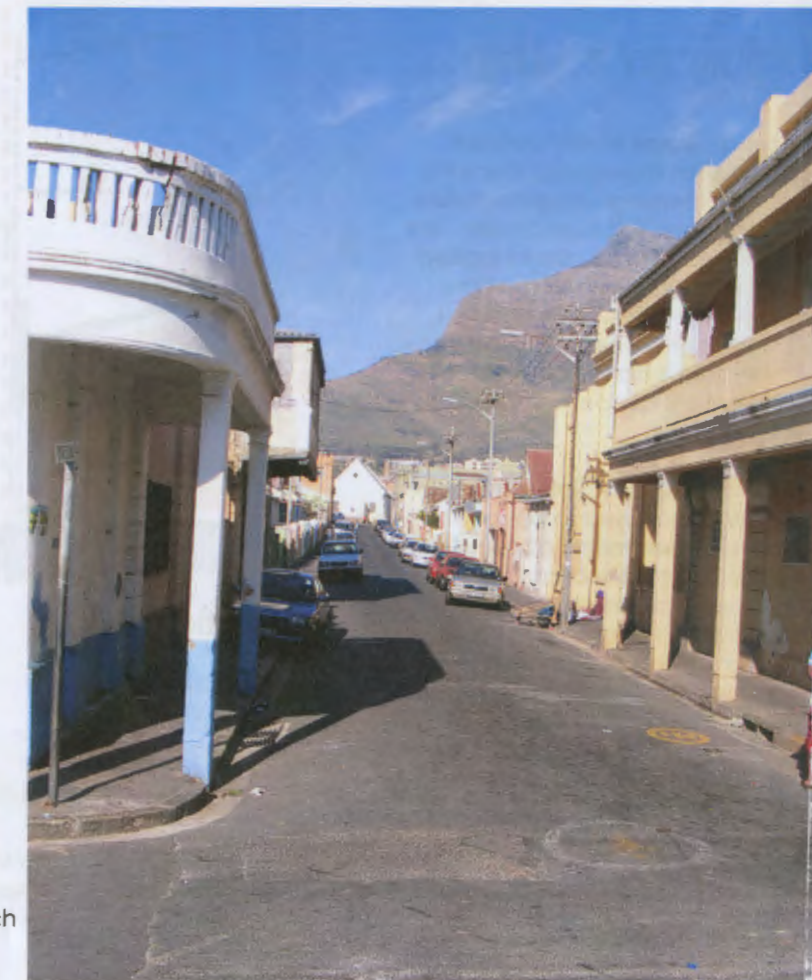
As I was familiarising myself with the area, and talking with the residents, I was repeatedly told about the drug peddling activities taking place on the corner of Portland and Foundry Roads. I was immediately aware of the lurking individuals (known as the 'lookouts'). Section H-H is taken through this area.



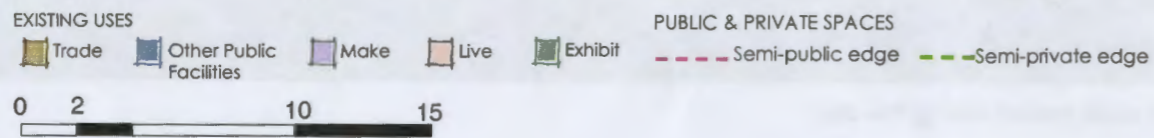
Section H-H Portland Road



View down Portland Road looking towards Salt River Station

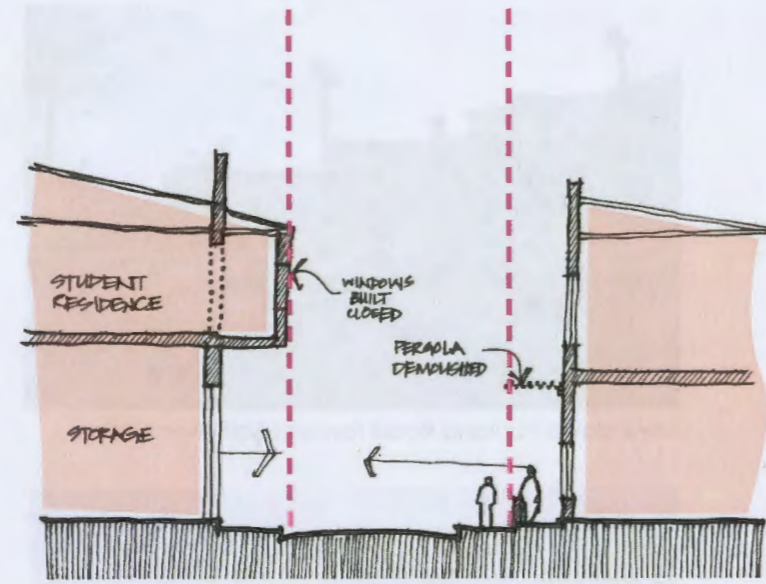


View up Portland Road looking towards St Luke's Church and Devil's Peak beyond



Section H is taken through a building that is linked to the CPUT student Residence. The ground floor is a storage space and the upper floors is the staff accomodation for the residence. This floor used to have a balcony that overlooked the street but it has since been strangely altered where existing openings have been bricked up. This side of the street has very little activity.

The opposite side is two story residential apartments. The stoeps serve as a semi public space allowing residents to watch over the street.



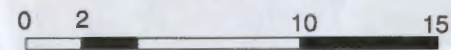
Section H-1 Portland Road

EXISTING USES

- Trade
- Other Public Facilities
- Make
- Live
- Exhibit

PUBLIC & PRIVATE SPACES

- Semi-public edge
- Semi-private edge



View up Portland Road looking towards St Luke's Church



View of two storey apartments in Portland Road.



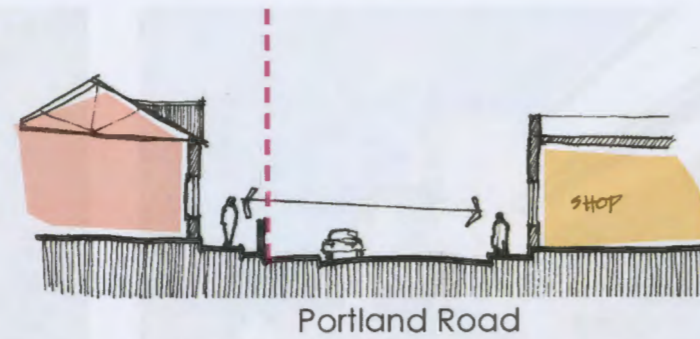
View of building linked to CPUT Student Residence, where the upper floor balcony has been enclosed and openings bricked up

Section J-J is taken through a building supply shop, called Twoline Trading and a typical row house of Portland Road.

The builder's shop [initially a garage] opens directly onto the street. The owner lives behind the shop. On a few occasions building materials, like sand and bricks, were sprawled onto the sidewalk, forcing one to use the street instead.

On the opposite side, the houses are setback from the street, where the stoep becomes the mediator between the activities of the street and the inner,

protected realm of the home.



Section J-J



View down Portland Road towards Salt River Station



View of building supply shop, Twoline Trading, down Portland Road



View of row houses in Portland Road

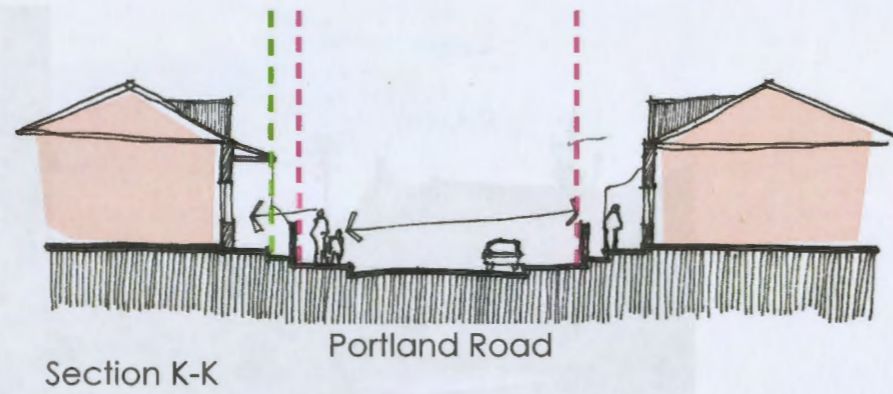


View of entrance to building supply shop



Section K-K is taken through a typical part of Portland Road. Here, it is mostly houses, where the layering from the public street to private home is still maintained.

The stoeps are semi-public, raised from the street and separated by a low wall. Here residents have a clear view of the street. Verandahs or overhangs define the more private, sheltered space of the stoep and serves as a threshold into the home.



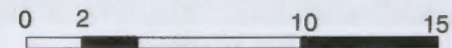
Views up Portland Road toward Albert Road

EXISTING USES

- Trade
- Other Public Facilities
- Make
- Live
- Exhibit

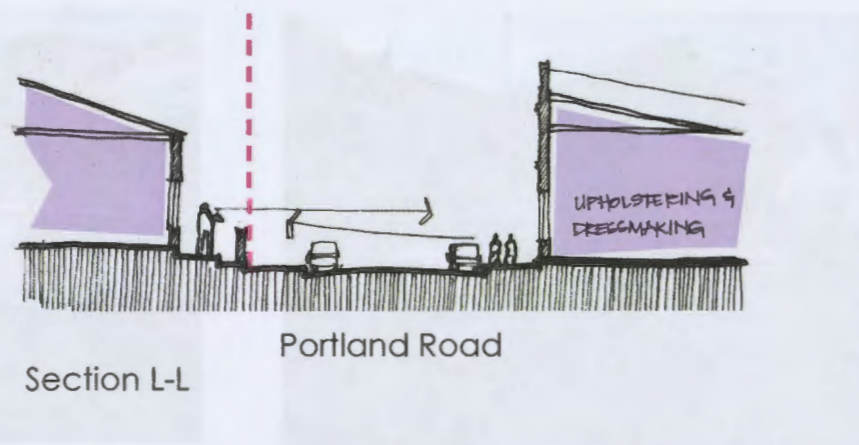
PUBLIC & PRIVATE SPACES

- Semi-public edge
- Semi-private edge



Section L-L is taken through the upper part of Portland Road, close to Albert Road. Here, it is characterised by more retail activity and home industries.

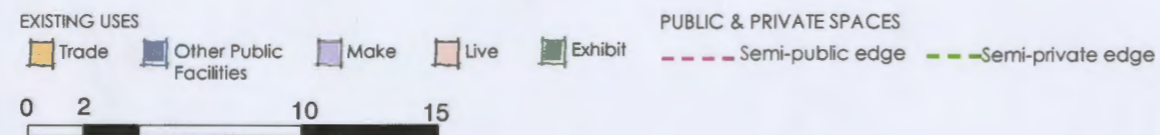
None of the uses were evident at first, for example, it was only apparent after I peeked through the door of a square fronted building that it was used by an upholsterer. Most of the businesses in the area survive by word of mouth and not visual advertising.



View down Portland Road towards Salt River Station



View of houses in Portland Road, left a Tiler and to the right a dressmaker



View of Upholstery store [left] and Egg Wholesaler [right]



Interior view of Egg Wholesaler

## Former Resident

Name: Mr Van Der Schyff  
Occupation: Owner of Upholstery Shop

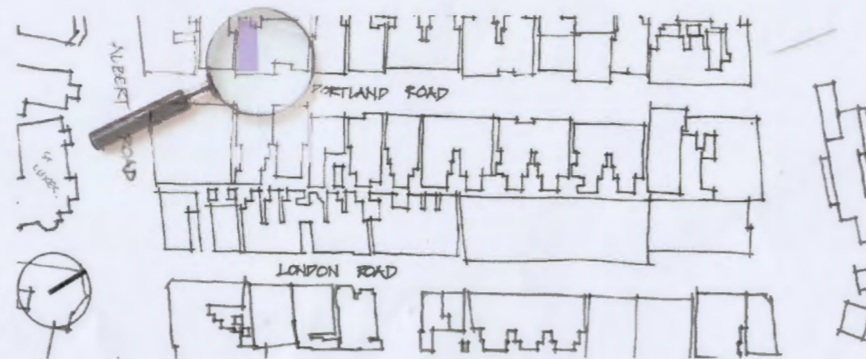
Mr Van Der Schyff owns the upholstery shop in Portland Road. He was a former resident of Salt River where he used to live in the adjacent road; Westminster Road.

Him and his wife share the shop and they commute by car from their current residence in Surrey Estate, in the Southern Suburbs. He does upholstery in the front of the shop and she uses the back area for her dressmaking. Most of their business is attracted by word of mouth.

The workspace for both of them are appear small but they are separated by a curtain. Mr Van Der Schyff has filled the front of the shop with current projects and the walls have shelving to house materials, cushioning foams and other accessories.

His wife's workspace has sewing machines, clothing racks and materials stored along the edges as well.

Even though they don't reside in the area any longer, the Van Der Schyff's still activate the area with their small business.



Views of the interior of the upholstery shop filled with material.



A shelf around the edges of the room serve for storage of materials and accessories.

## URBAN PLAYERS

I have identified five main users or Urban Players that inhabit and use the site daily.

They are the Commuter, Resident, Child, Student and Substance Dependand. Each of them have very different patterns of use, movement and rest across the site.



Commuter

Someone that moves across the site to get to and from work or school/ place of study.



Resident

This is someone that lives in the area.

Many of them have home industries where they live and work from home.



Child

There are many children that animate the streetscape through playing and attend schools in the area.



Student

The large CPUT Student Residence in Foundry Road introduces the presence of a large number of tertiary students on the site.

There are, however, many other students in and around the site, that either commute or live there.



Substance Dependand

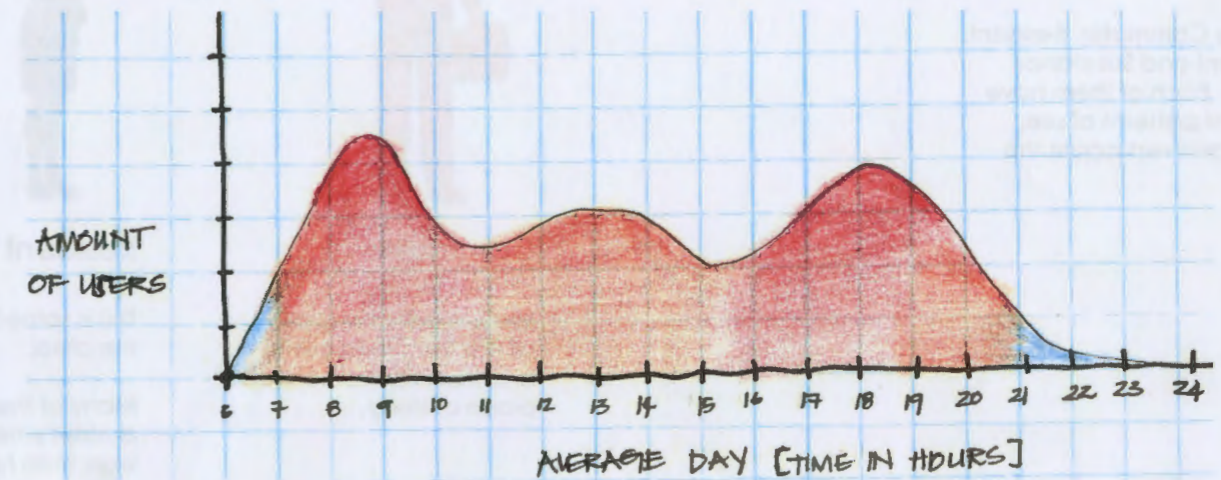
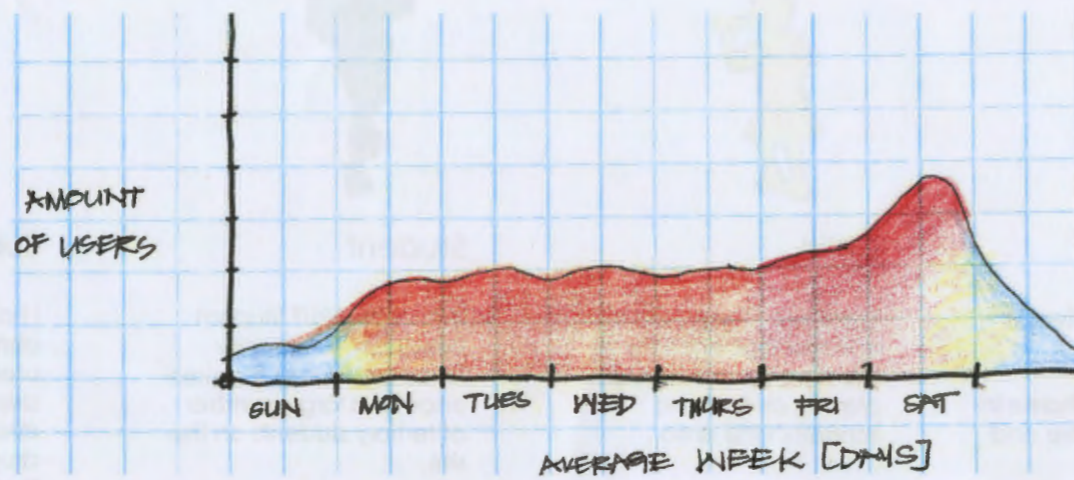
I have used the term substance dependand to include all users in an around the site that depend on mood and mind altering substances [such as drugs and alcohol] to sustain them. Many are homeless, unskilled or unemployed.


## RHYTHMS

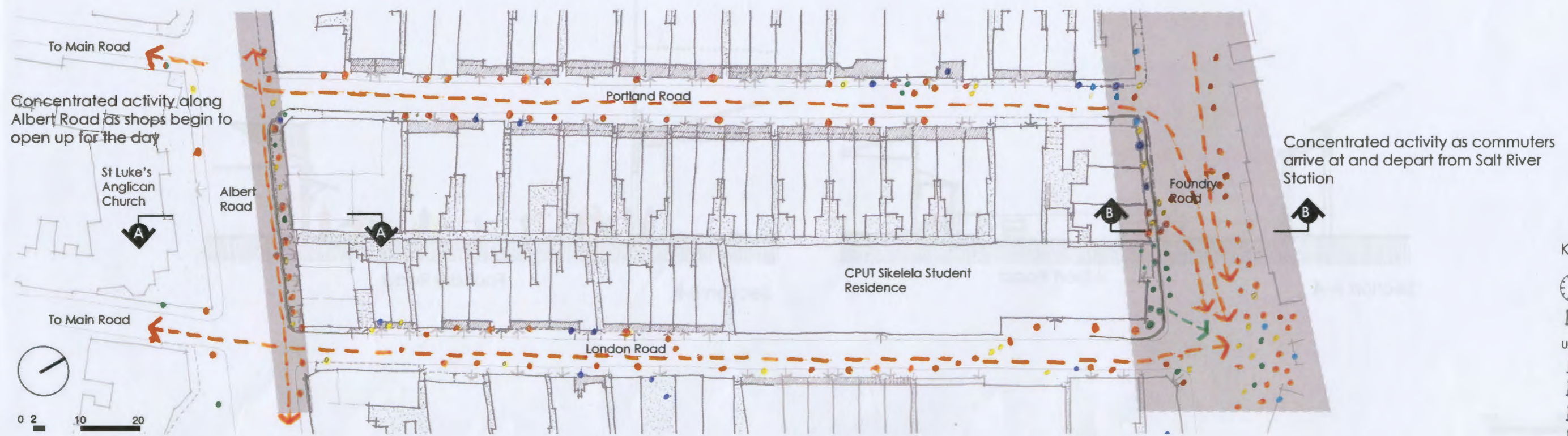
The site has both weekly and daily rhythms. These are as a consequence of the activities that occur across the site at various times. I studied the site over a period and had conversations with various users to get a sense of these rhythms.

The weekly rhythms are quite peculiar. One would expect the site to be very active during the week. Instead, the amount of activity on a Saturday almost doubles. This is because many residents are home or are running errands in the area. Also, many commuters come to the area to do their weekly shopping.








During the day the activity is concentrated around the peak times of early morning, lunch and evening.



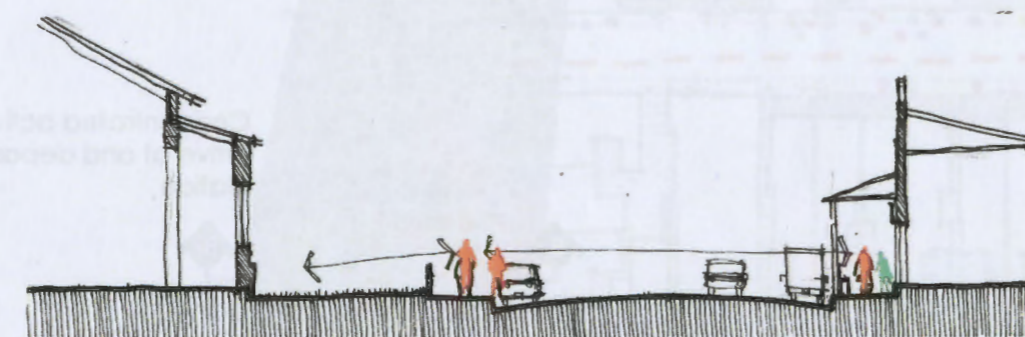
Weekday Morning  am



84 | 6.3. Existing Patterns of Activity

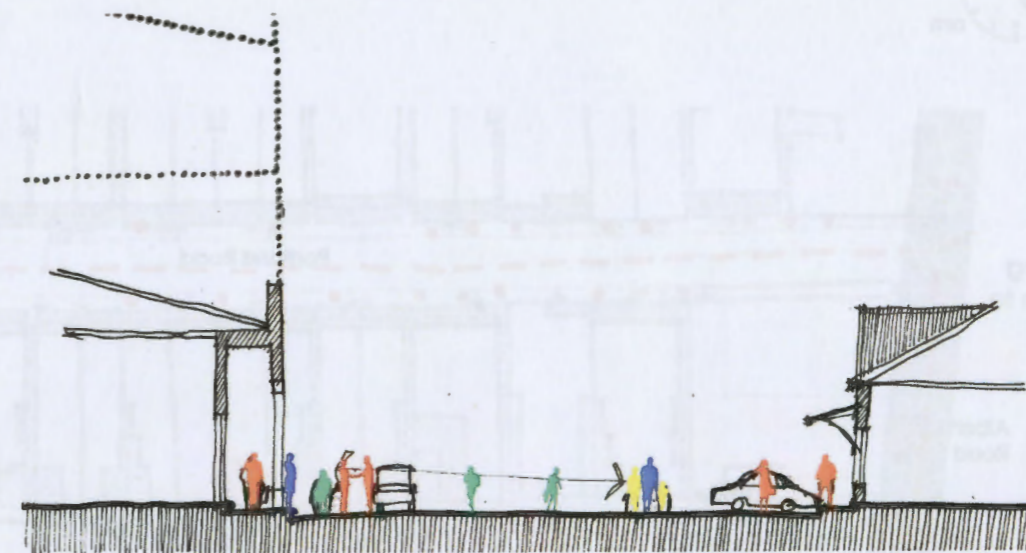
- KEY**
-  Duration of activity
  -  High density/ concentrated activity
- USERS**
-  Commuter
  -  Residents [Consists of a large immigrant population]
  -  Children
  -  Students
  -  Substance Dependant

Sections showing the concentrated activity of commuters, students and residents in Albert and Foundry Roads.



Section A-A

Albert Road



Section B-B

Foundry Road



## Resident

Name: Mrs Hassan  
Occupation: Shop Owner

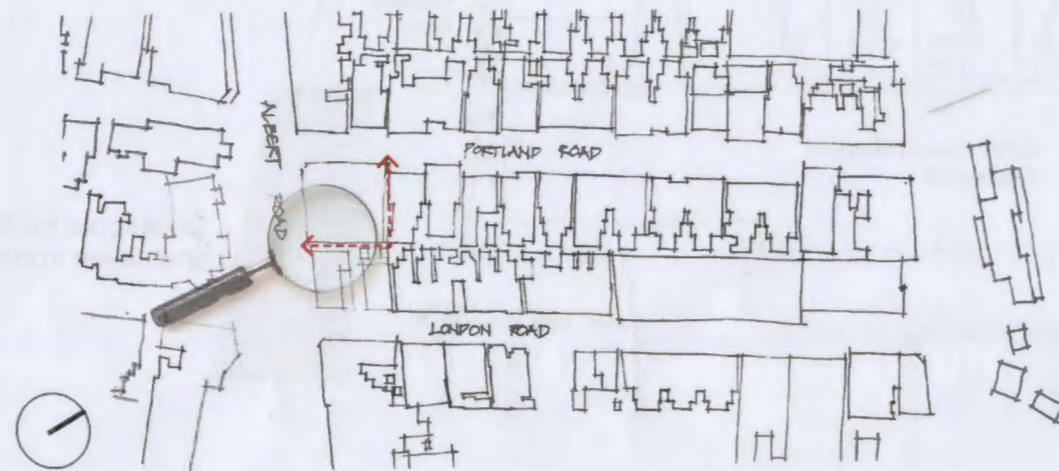
Mrs Hassan has lived in Salt River for over 21 years. She lives above her shop, Salt River Superette, on the corner of Albert and Portland Roads. She manages the shop with her husband and son. She and her husband own the building and rent the rest of it to other small business owners.

"Salt River has changed over the past 20 years. It is not a community any more. Staggie\*, when he was still alive, used the lane to hide his drugs from the police. They burnt him on the corner [London Road]. Ever since he lived here crime has been heavy and still is.

Before, the city used to lock the gate of the lane. Bergies [homeless] would just break it and mess up the place, and it's easy for criminals to hide out there. We manage the lane now and lock it up ourselves, because the city [council] won't. If we ask them to

clean it, they refuse and want payment, and it's their responsibility. We clean the part right next to our building but the rest is in a state.

...we renovated this building. It's so old. Everytime people would knock their cars into the columns so we just removed the whole verandah. It was too dangerous to leave it like that."



View down Lane 1  
Lane maintained by the Hassan Family

+ Staggie was a notorious gang leader and drug dealer in Salt River. He was murdered at the top of London Road [close to Albert Road] by anti-drug activists.

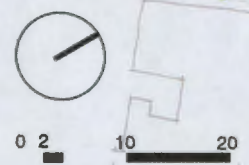
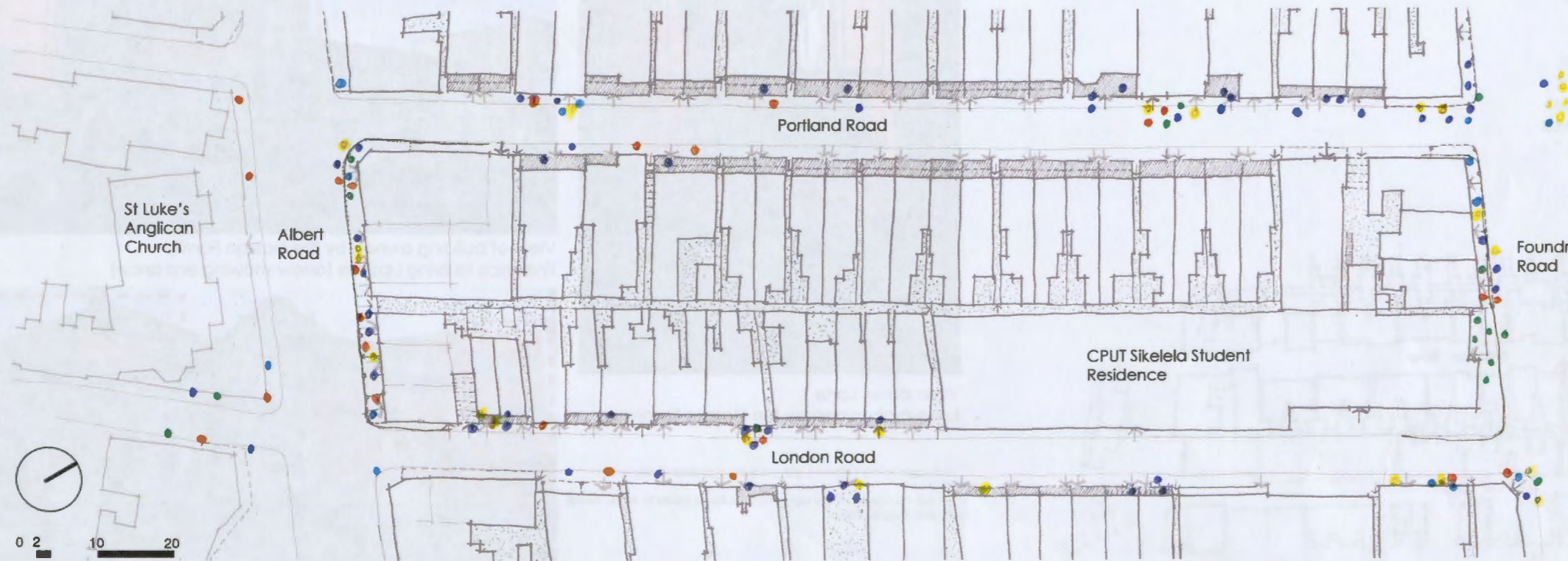
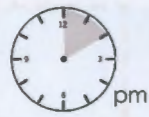


View of building owned by the Hassan Family  
Entrance to living upstairs [arrow showing entrance]



View of Salt River Superette owned by the Hassan Family.  
Deliveries to storage of shop is made down Portland Road [see arrow left]

Weekday Lunch



KEY

- Duration of activity
- High density/ concentrated activity
- USERS**
- Commuter
- Residents [Consists of a large immigrant population]
- Children
- Students
- Substance Dependant

## Commuter

Name: Shirley Klink  
Occupation: Machinist at textile factory, S.A. Interlining in Salt River Road

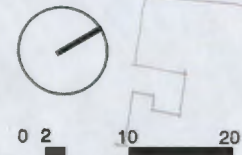
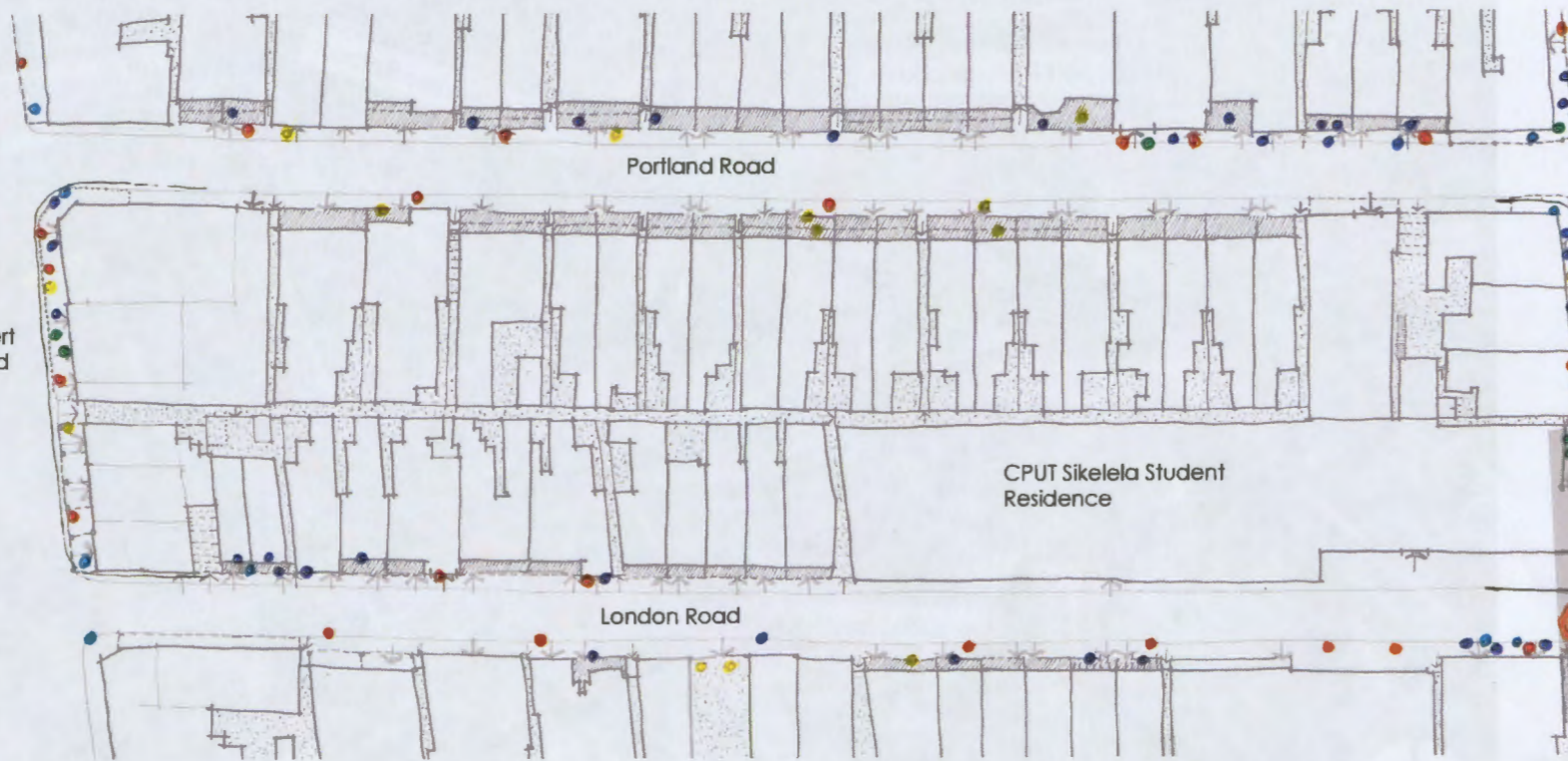
Shirley travels from Mitchells Plain everyday and arrives Salt River Station at 7am. She walks up Portland Road, then along Albert Road to Durham Avenue where her workplace is situated. She spends her lunch time at her workplace or in Albert Road. She leaves work around 4:30 pm in the afternoon.

*"I always buy my fruit and vegetables on my way home, by this guy in Albert Road because it's cheaper than buying it at home. I don't buy by that market [Salt River Market] because its too far too walk. I don't walk down there [London Road] because it's too quiet...and you could get robbed ...and Staggie died there."*

Map showing the route taken by Shirley Klink to and from work



Weekday Evening



Informal play area [street soccer]

Concentrated activity as commuters make their way home

KEY



Duration of activity



High density/ concentrated activity

USERS



Commuter



Residents [Consists of a large immigrant population]



Children



Students



Substance Dependant

## Child

Name: Yaseen Majiet  
Occupation: Grade 6 student at  
Dryden Street Primary School

Yaseen is a twelve year old boy who's parents live in Athlone. He lives with his grandparents in London Road because there is no one to take care of him during the day. His Grandfather is a tailor that works from his home.

*"Yes, I like living here, my school is up the road and all my friends and family live here.*

*I like skate boarding down London Road because it goes down towards the station. Its a lekker [nice] slope and hardly any cars drive here. On a Sunday, we play soccer in Foundry Road, next to the station. There's no parks here so we play in the road and there by the station. Its's big enough.*

*None of the shops stay open late at night, but my friends and I go to the somali's on the corner [top of London Road]."*

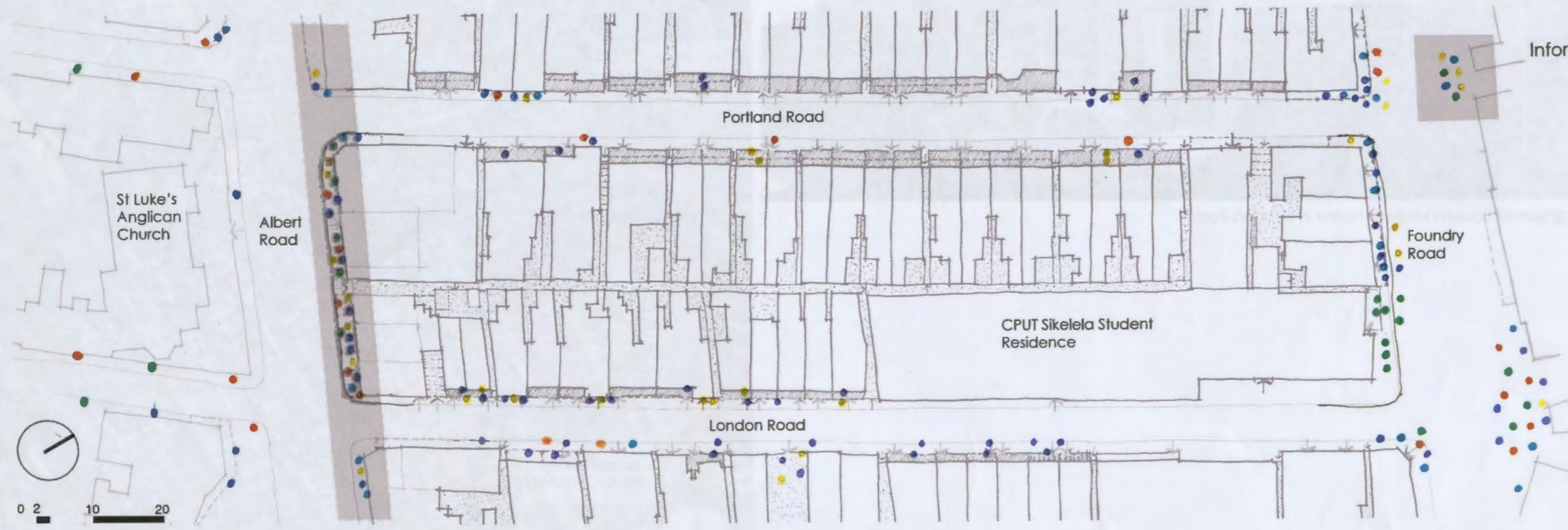
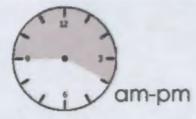


Photograph of Yaseen Majiet's home in London Road



Map showing the route taken by Yaseen Majiet to school and home

Saturday



Informal play area [street soccer]

Foundry Road

CPUT Sikelela Student Residence

Portland Road

London Road

Albert Road

St Luke's Anglican Church

KEY



Duration of activity



High density/ concentrated activity

USERS



Commuter



Residents [Consists of a large immigrant population]



Children



Students



Substance Dependent

## Substance Dependant

Name: Anwar Fredericks\*  
Occupation: Unemployed

Anwar is a 22 year old who lives in Salt River, in Cecil Road, with his Parents. His father is the leader of a notorious gang in the area.

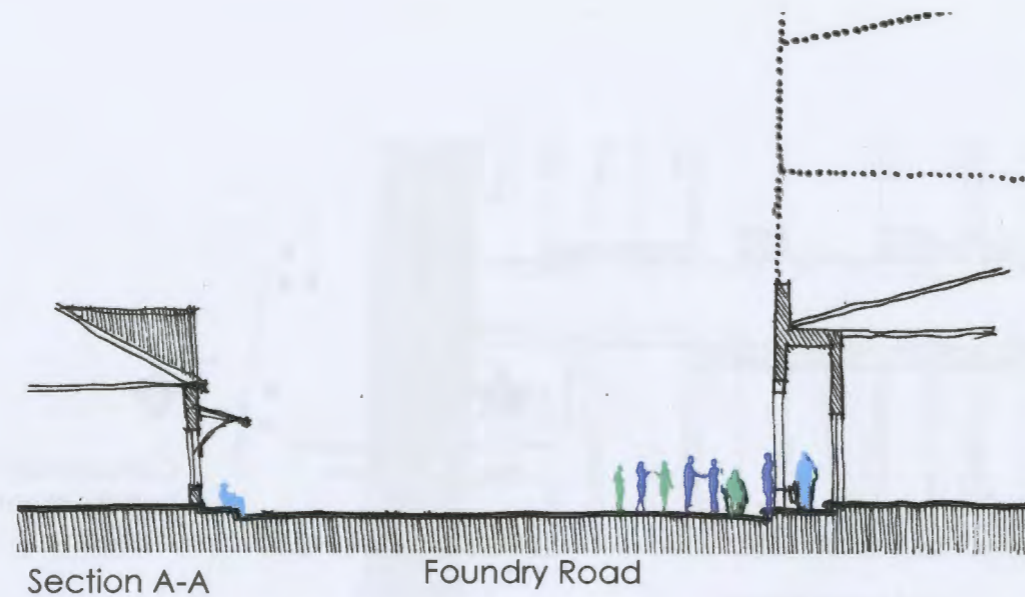
Anwar was recently released from a treatment facility for substance abuse.

*"What else can I do here, I'm bored. There is nothing else to do but use [drugs] and steal and I'm not qualified in anything.*

*Ever since I came out of rehab my mother has been watching me 24/7, and that's why I am coming down here [Portland Road] to buy some, because if I buy where I usually do, I will get caught.*

*I don't like buying by this Bongo's [immigrants] because I don't trust them and the werk isn't that kwaai [the drugs aren't that good]."*

0 2 10 15



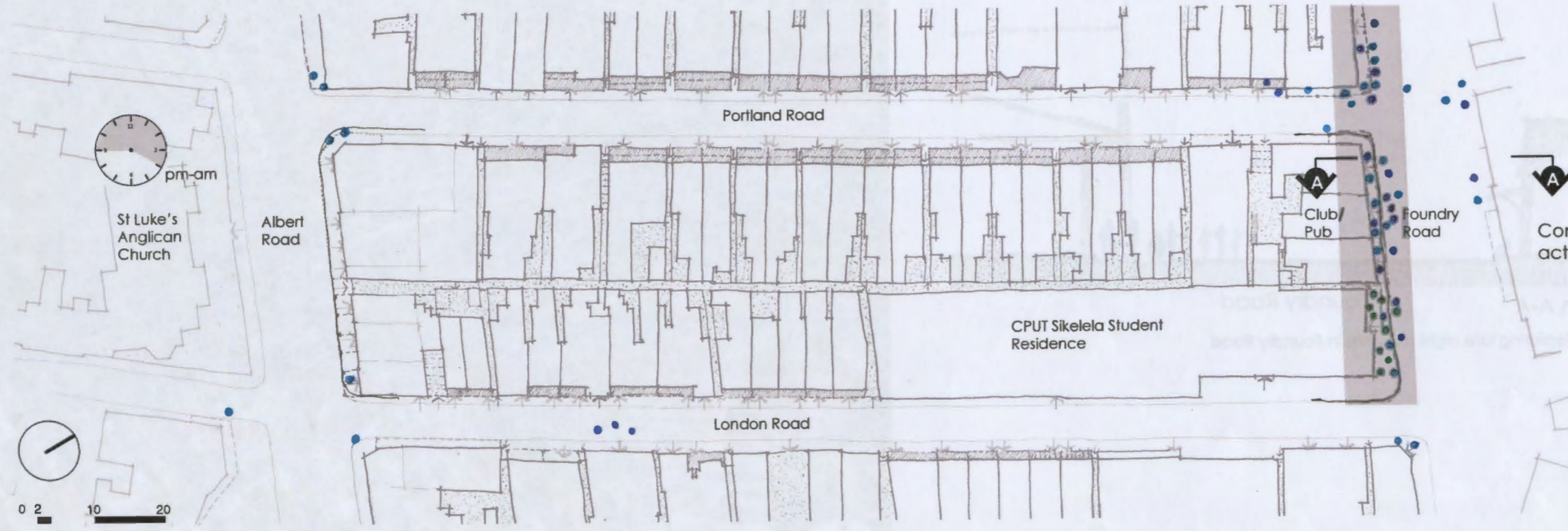
Section A-A Foundry Road

Section depicting late night activities in Foundry Road










Map showing the route taken by Anwar Fredericks\* to the drug peddlers location in Foundry Road

Saturday Night



KEY

-  Duration of activity
-  High density/ concentrated activity
- USERS
-  Commuter
-  Residents [Consists of a large immigrant population]
-  Children
-  Students
-  Substance Dependand

## Student

Name: Christina Ndlovu  
Occupation: 4th year Human Resource Management Student at Cape Peninsula University of Technology [CPUT]

Christina comes from the Eastern Cape and has been living in Cape Town for the last four years. At the beginning of this year she moved into the newly renovated Sikelela Student Residence [opposite Salt River Station] which used to be a furniture manufacturer. She stays on the third floor overlooking London Road with a fellow student.

*"I have a nice room, compared to the other rooms. Some have columns in them and others don't have windows. It seems as if they just built as they went along.*

*Each floor has their own kitchen. I like ours because we are all girls and we keep it clean.*

*This part next to our kitchen is the attic for the other half of the building. When we first moved in, some students were hanging out there [in the attic] and fell through the floor. The wood is all rotten and old. We are not allowed to go there now.*

*I don't really know the area; I hardly walk around. Maybe just to the shop next door and to church on Sundays, in London Road. We usually get the shuttle right outside or if we miss it we have take a train or taxi from Main Road."*



View of London Road from Christina's room



Photograph of Cape Peninsula University of Technology Sikelela Student Residence in Foundry Road

Map showing the route taken by Christina Ndlovu to the Good Sheperd Christian Church in London Road



## Sikelela Student Residence

The residence used to be a furniture and upholstery factory known as Reliance Upholstery.

It was built in the early 1940's and was owned by a Mr. Lipschitz. The building was used in two parts- the front area as the showroom and the back as the goods and polishing area.

In 1966, Mr Lipschitz bought the neighbouring building [facing Portland Road] from a Mr Weiner. This was formerly offices for lawyers called Messrs. J Weiner and Co. He bought this building and connected it to the factory closing up part of the lane. He renovated the building into a goods delivery area on the ground floor and a male change room above for his employees. The original balcony was enclosed to allow for more space.

In 1992 Reliance Upholstery was closed down and the building was sold to Form Furnitures. This furniture company did not last long and about two years ago the building was sold to a Mr Casker who owns many buildings in the area.

He has since converted the warehouse into a space that accommodates Cape Peninsula University of Technology [CPUT] students. The previous male change room is now the staff accommodation.

The conversion was clearly done in a hurry with many rooms spaced unevenly, where some have columns within them and others do not have windows. The passage ways were the most depressing. These large, uninhabited spaces, where the bedrooms open onto, are at most times in complete darkness. As one moves through the residence you have to go along switching on lights that give the space a very cold feeling.



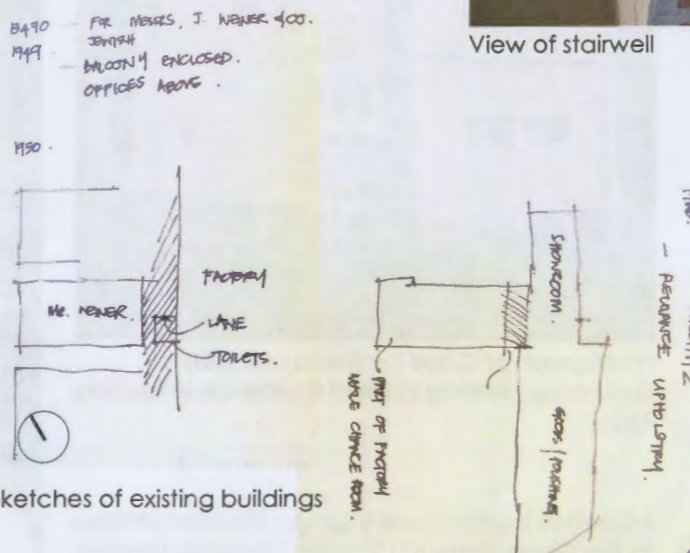
Photograph of existing floor of factory that has still been retained



View of stairwell



View of attic space of the second half of the building



Sketches of existing buildings

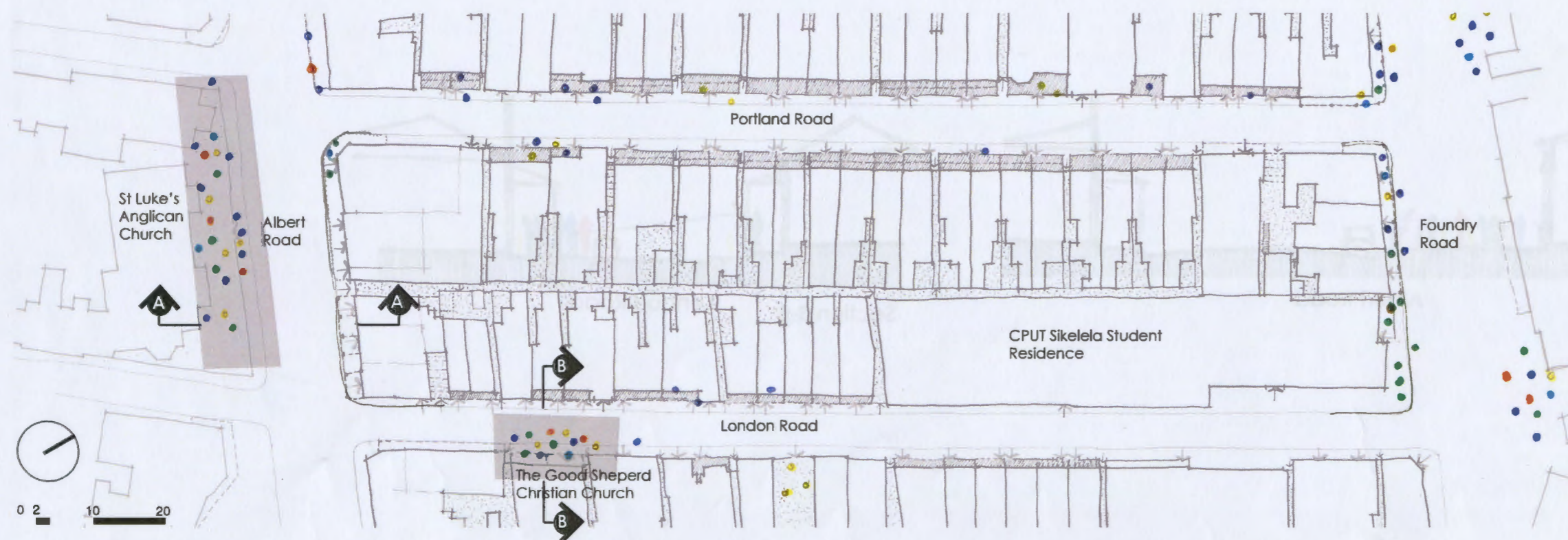


View down passage way, where bedrooms open onto, looking towards a common area/ lounge



View into new bathrooms. An existing column stands in the middle of the space.

Sunday



KEY

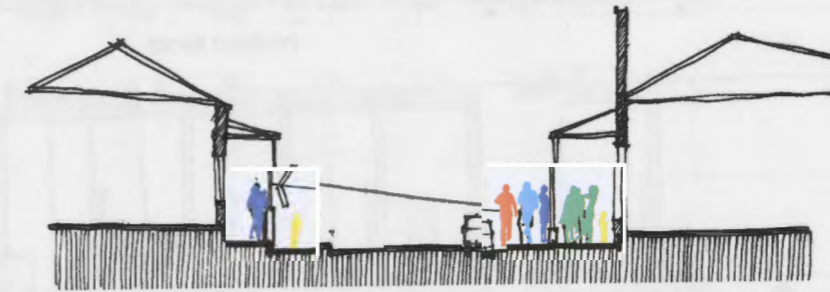
- Duration of activity
- High density/ concentrated activity
- USERS
- Commuter
- Residents [Consists of a large immigrant population]
- Children
- Students
- Substance Dependant

The adjacent sections depict the gathering that takes place in front of the churches, St Luke's Anglican Church in Albert Road and The Good Shepers Church in Foundry Road.



Section A-A

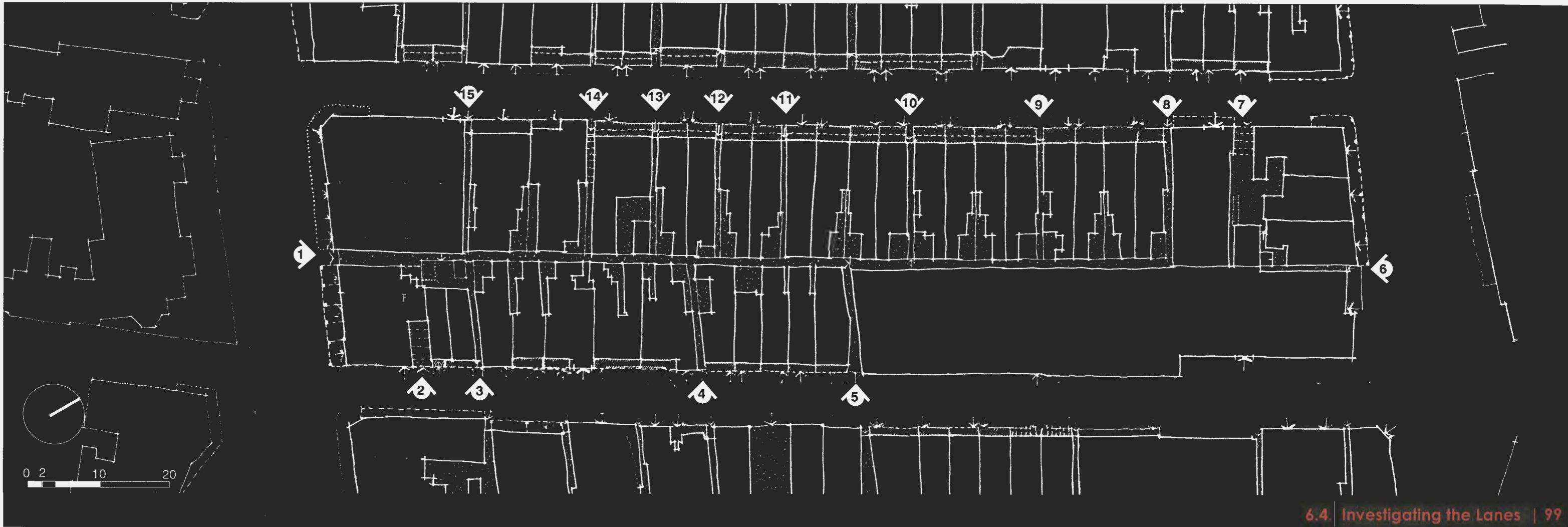
Albert Road

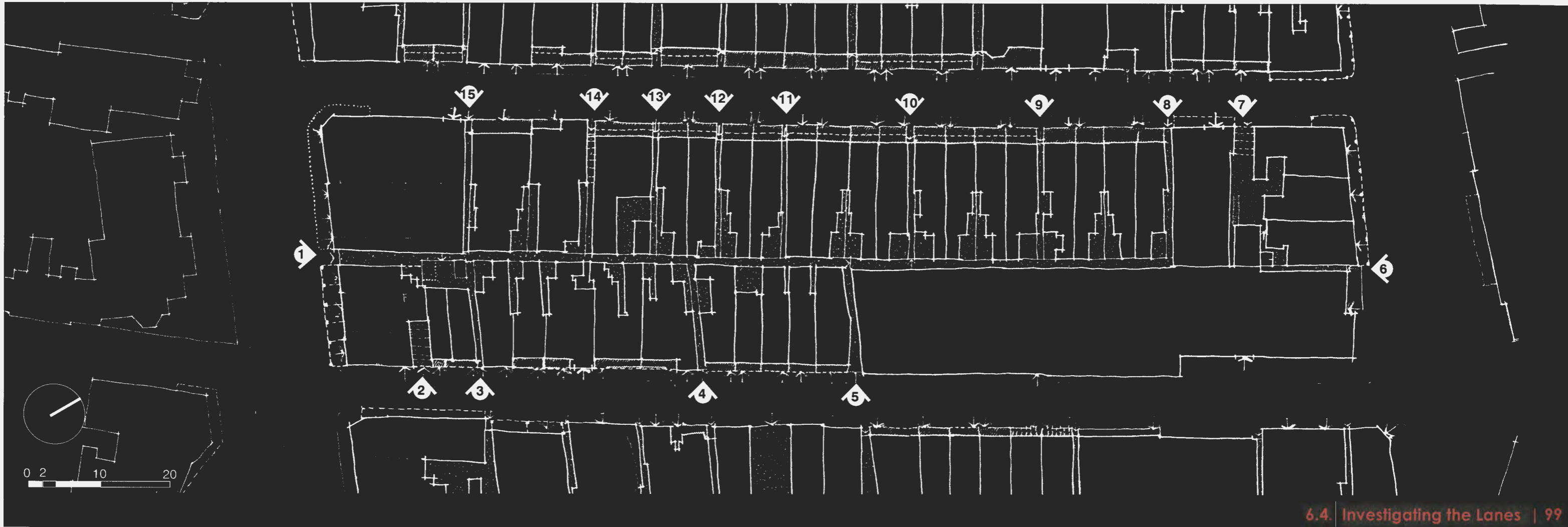


Section B-B

London Road



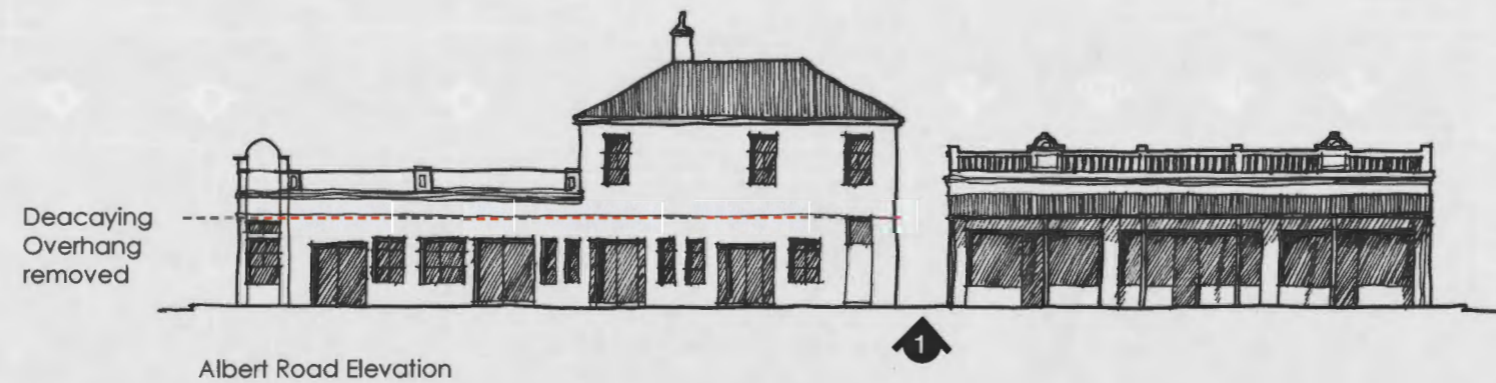




## ALBERT ROAD

Lane 1, which faces onto Albert Road, is flanked by a two storey building on its left that houses small businesses on the ground floor, and the residence of the owner on the first floor.

This building was renovated extensively, such as the insertion of new steel window frames and the overhang removed due to the structure decaying, which gives a very different character to the street compared to the building adjacent to it.



In contrast, to the right of lane 1, a 1 storey building that houses small scale businesses is located.

Built in 1899, it has a high heritage value with most of its architectural elements like verandah, shopfronts and decorative motifs still in tact.

Here, the verandah shelters pedestrians and the small businesses display their wares, like furniture and security bar components along the walkway.



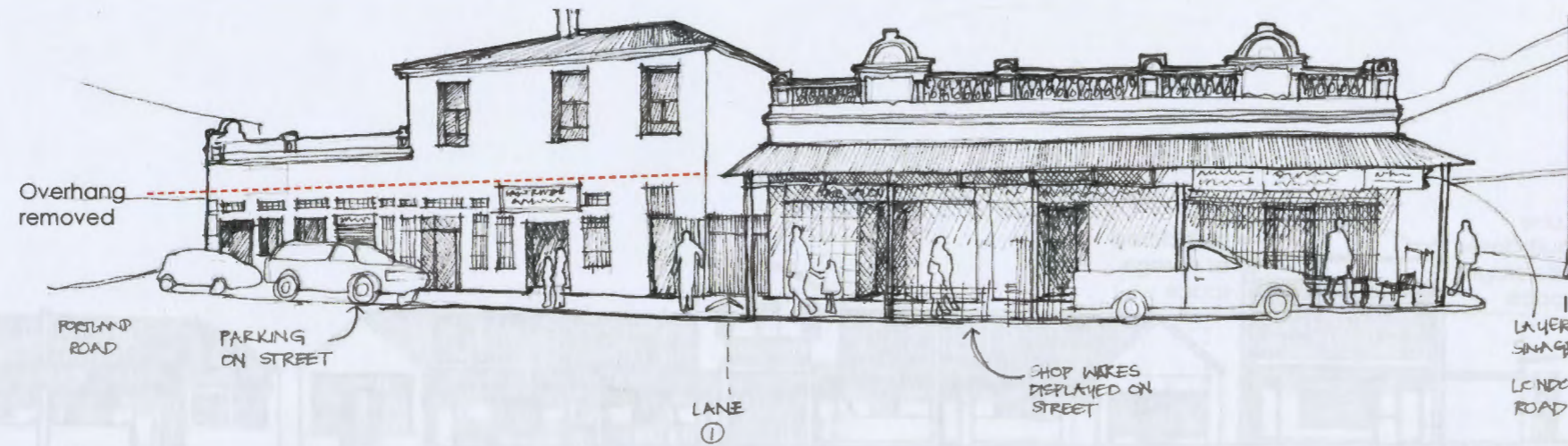
Images showing the character of the buildings facing Albert Road that flank Lane 1

0 2 10 15

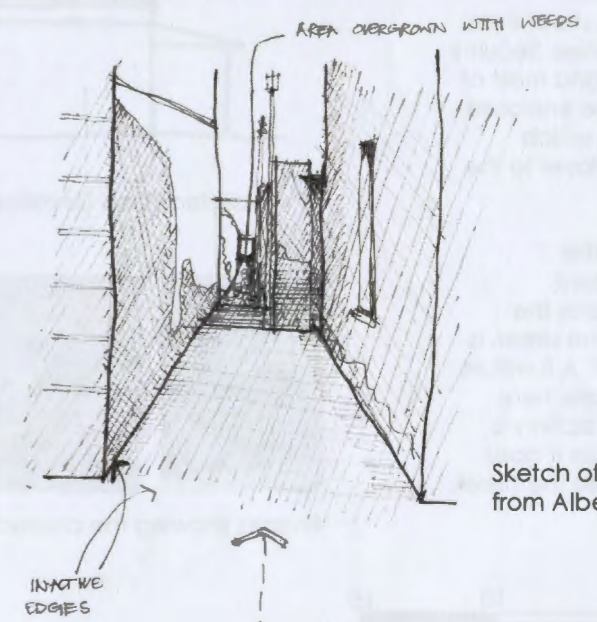
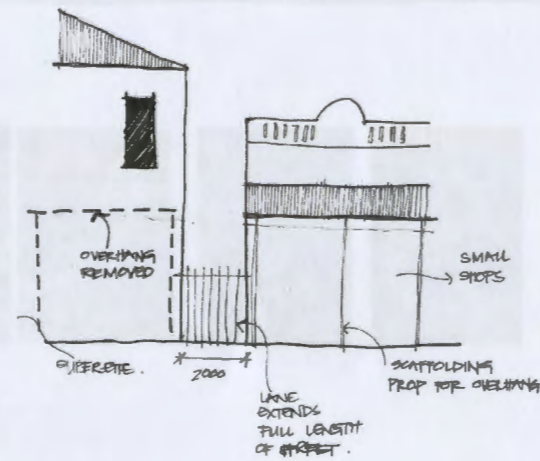
## LANE 1 Albert Road

Lane 1, was one of the few lanes that I had access to. It opens out to Albert Road and extends towards Salt River Station but is bricked close where the CPUT Student Residence begins.

Walking along the length of it, what was most astonishing to me was not how overgrown with weeds it was, or how filled it was with all sorts of debris, but rather how eerily quiet it was. Whereas Albert Road is filled with activity and noise, the lane is completely blocked off and sheltered from it. The adjacent plots are separated from the lane by brick and corrugated sheeting walls.



Images of the existing condition of Lane 1



Sketch of entering Lane 1 from Albert Road

## LONDON ROAD

As mentioned before, the top half of London Road is more active, where the smaller scale buildings, mostly row houses, are more humane and habitable. Here, I mean that people inhabit the edges, overlooking the street from stoeps or balconies. Security is a major issue and most of the openings are enclosed by security bars which adds a textural layer to the edges.

In comparison, the overscaled student residence, towards the bottom half of the street, is a bit more aloof. A furniture warehouse before, here very little social activity is enabled because it does not open up onto the street.

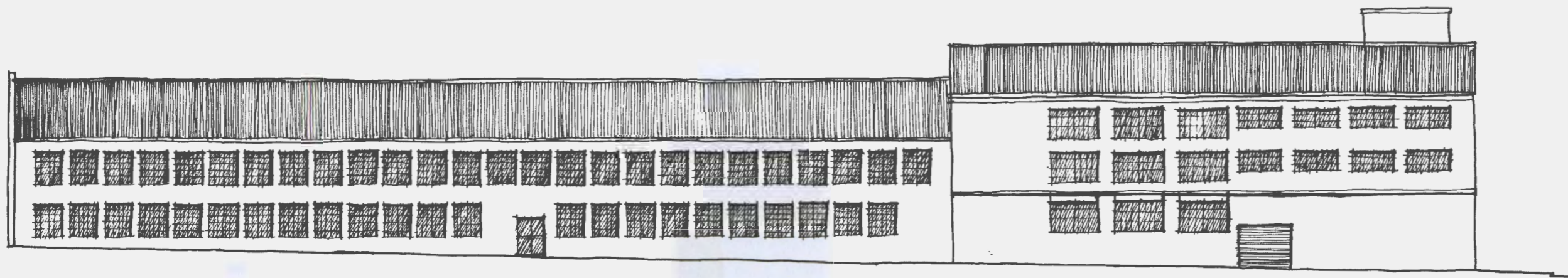


London Road Elevation



Images showing the character, textures and colours of the buildings along London Road





**LANE 2**  
London Road

Lane 2 is built closed and functions as a storage space for the shops that face Albert Road.

Adjacent to it, to the right, is a 2 storey building built in 1914. It was owned by a Jewish family, the Van Hachts, who were tailors. The ground floor was used as the workspace and the floor above as living. Now, both the ground and first floor are rented out to families.

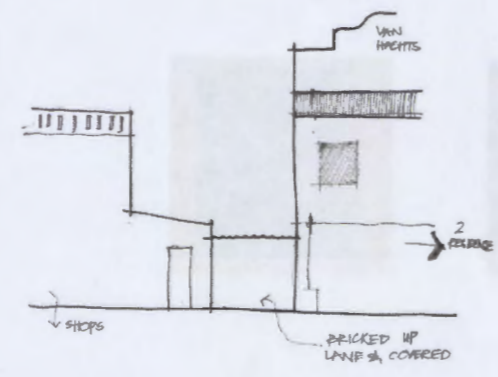
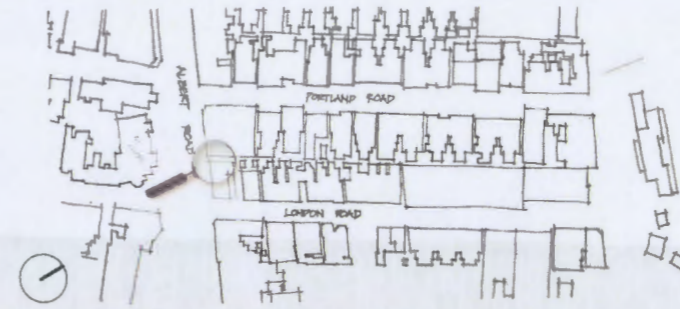
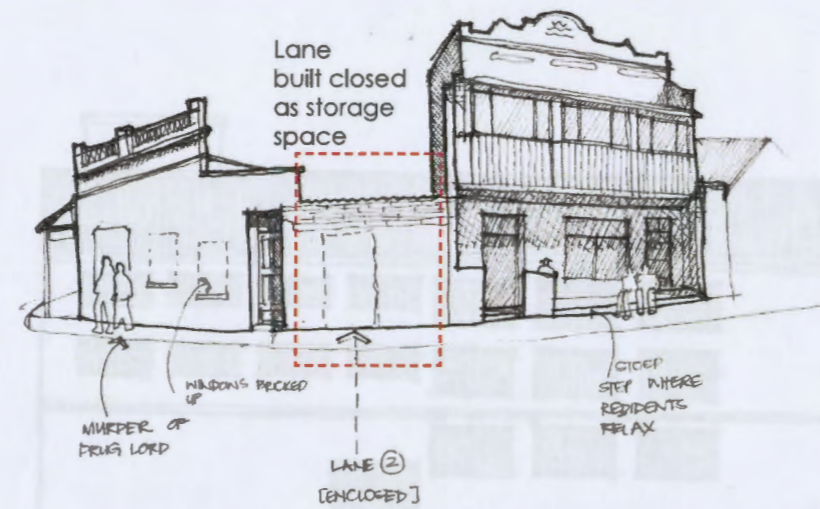


Image of Van Hacht's building adjacent to Lane 2

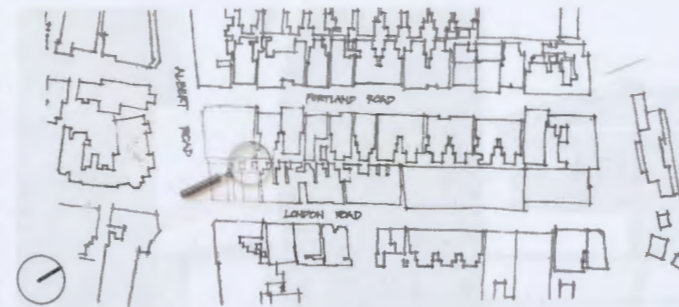
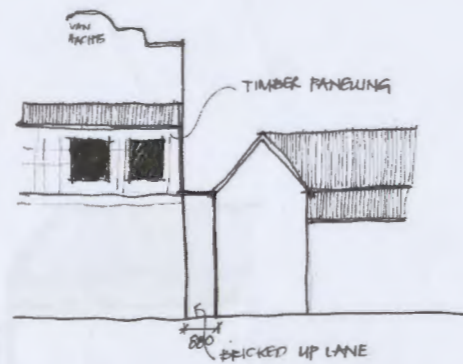
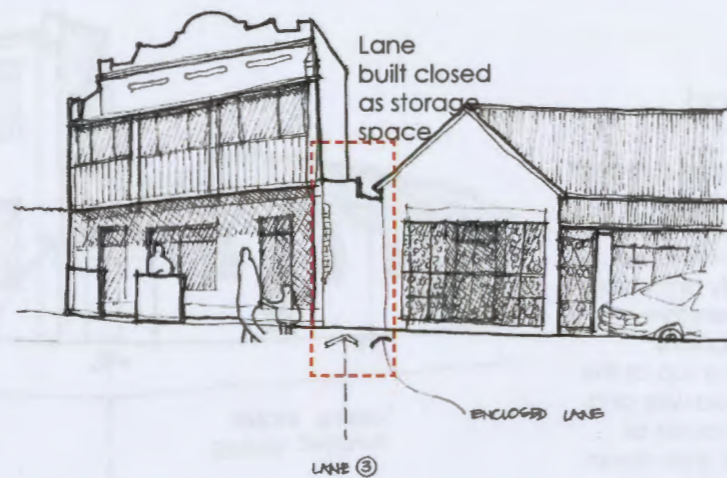


View of Lane 2 built closed  
Image taken from Lane 1

**LANE 3**  
London Road

Lane 3 forms part of the yard of the residents who are renting the ground floor of the Van Hacht's building.

I fortunately had access to their yard. An existing outdoor toilet, which is still used, adjoins Lane 3. They have enclosed it and use it as a storage space.



View of outdoor toilet in yard looking towards Lane 1



View of Lane 3 looking towards London Road  
It is covered and used as a storage space



View from Lane 3 looking towards Lane 1

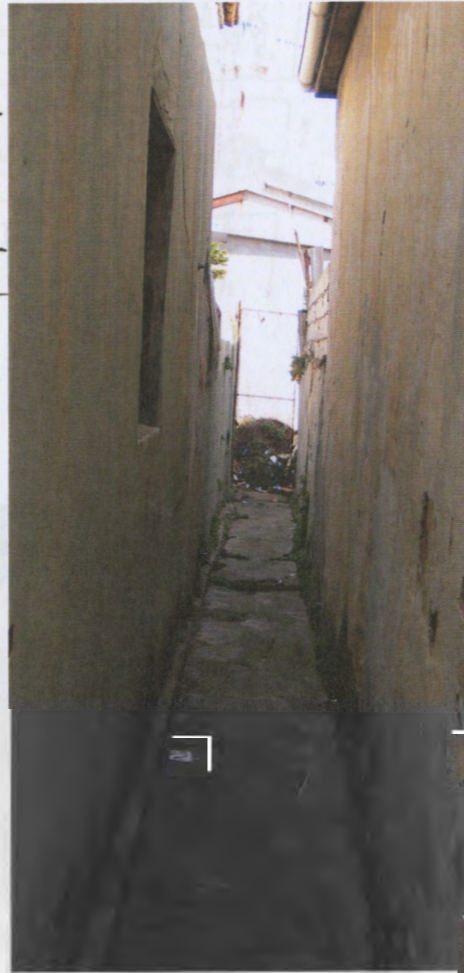
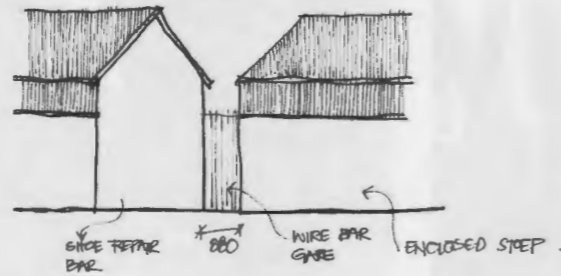
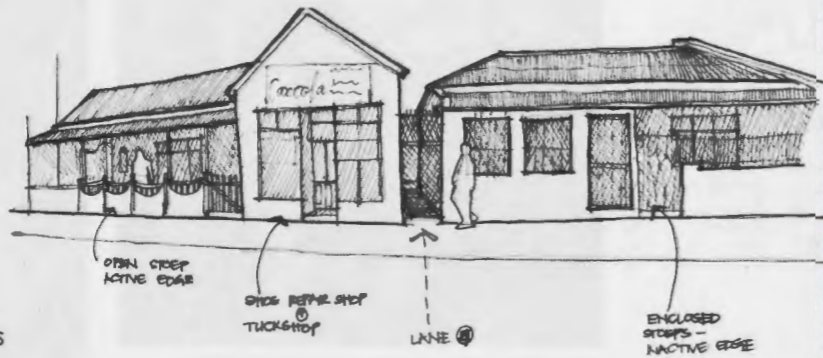


View of adjacent yard [Used by residents on first floor]

**LANE 4**  
London Road

Lane 4 was one of the few lanes that I could see through right to Lane 1.

It is flanked by the Eagle Tuck Shop and Shoe Bar to the left. To the right is a house that has enclosed its stoep.

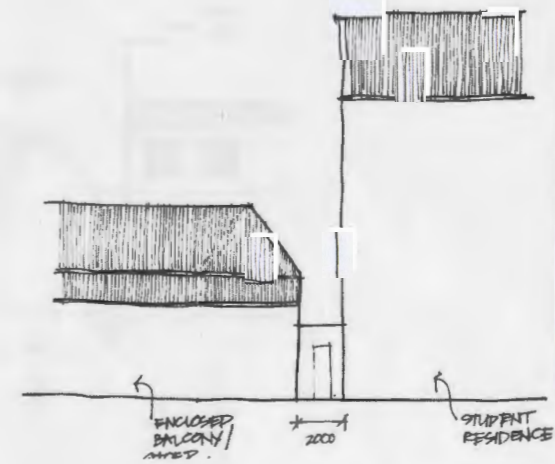
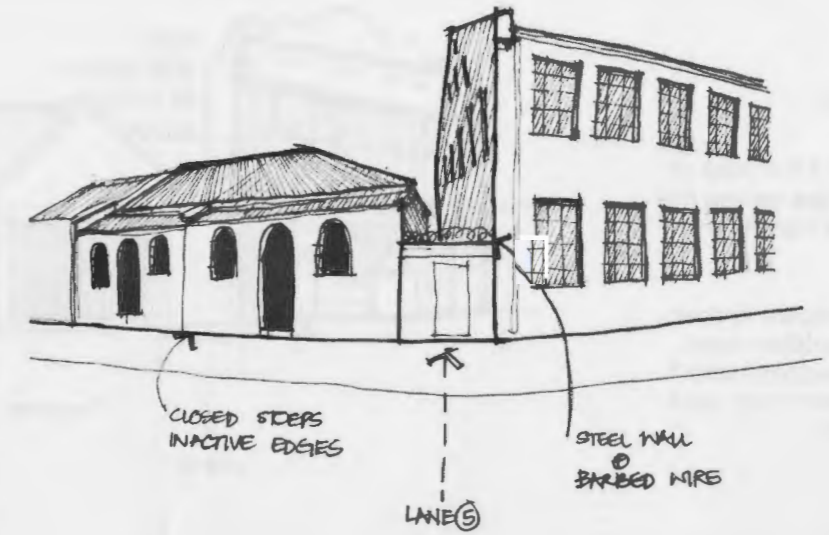


View from Lane 4 to Lane 1 in the distance

**LANE 5**  
London Road

Lane 5 is used as a covered storage space by the adjacent house. This part of the site is quite quiet; there are hardly any people around and therefore making it particularly unsafe. Here the top of the gate has barbed wire and the adjacent houses all have enclosed their stoeps.

The CPUT Student Residence overlooks the lane.

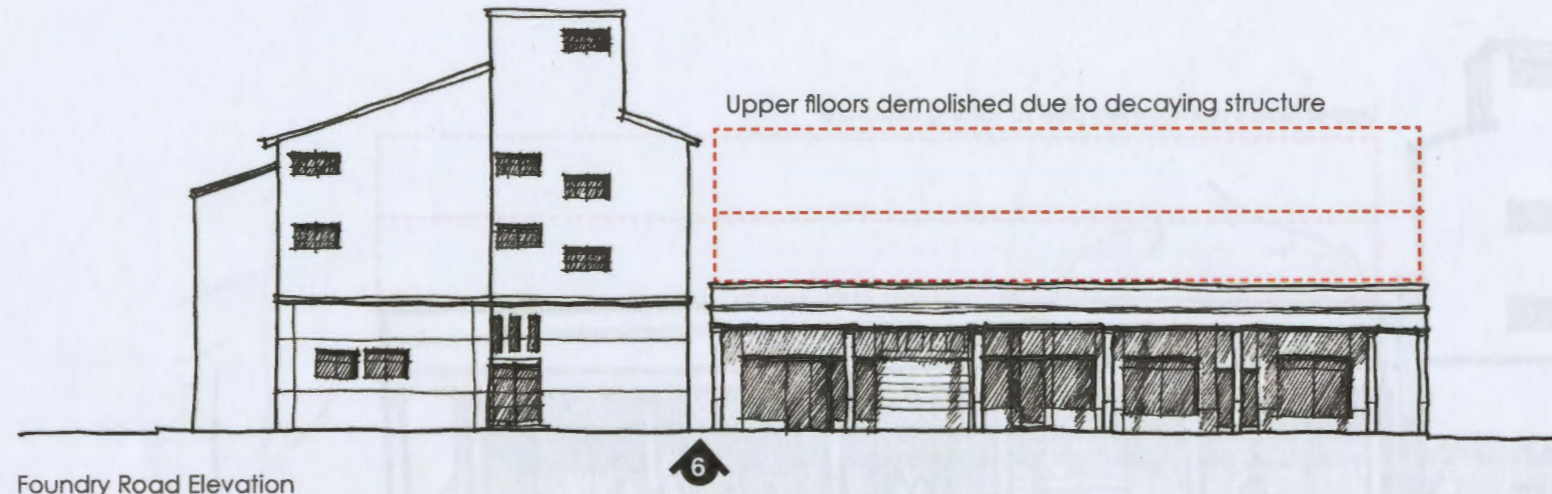


View of Lane 5 Used as storage space by house to the left

## FOUNDRY ROAD

Foundry Road is inhabited mostly by commuters on the way to and from Salt river Station. As mentioned before it used as a stop and drop zone, not only for commuters but for students as well.

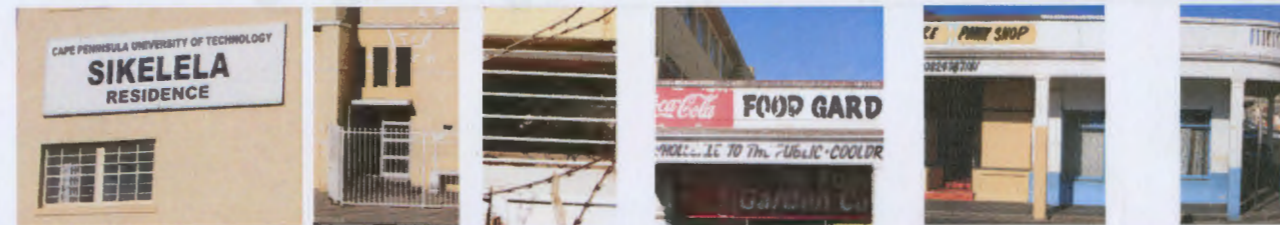
Lane 6 is flanked by the 3 storey CPUT Sikelela Student Residence to the left. This used to be known as Reliance Upholstery.



Foundry Road Elevation

To the right of lane 6 is an early 1900's 1 story building. This used to be a 3 storey building, with retail on the ground floor and residential apartments on the floors above it. The structure was so old and fragile that it was demolished when it proved too dangerous to live in.

It houses the Food and Garden Cafe, the Give'n Take Pawn shop [that turns into a club at night] and residents living in the last part of it [Portland Road side].



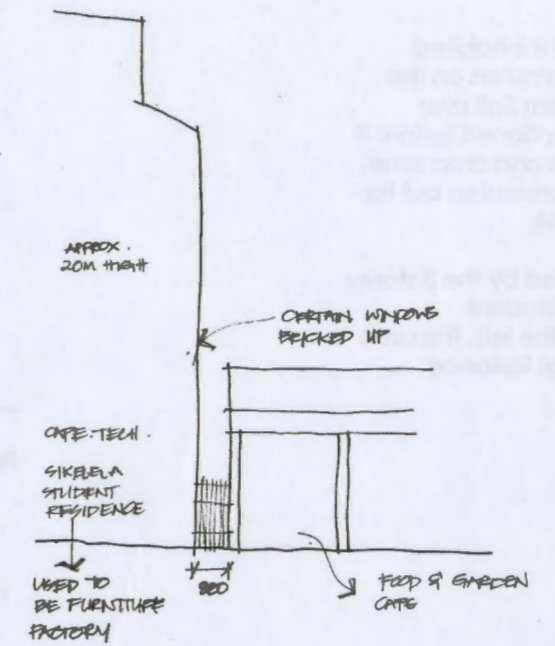
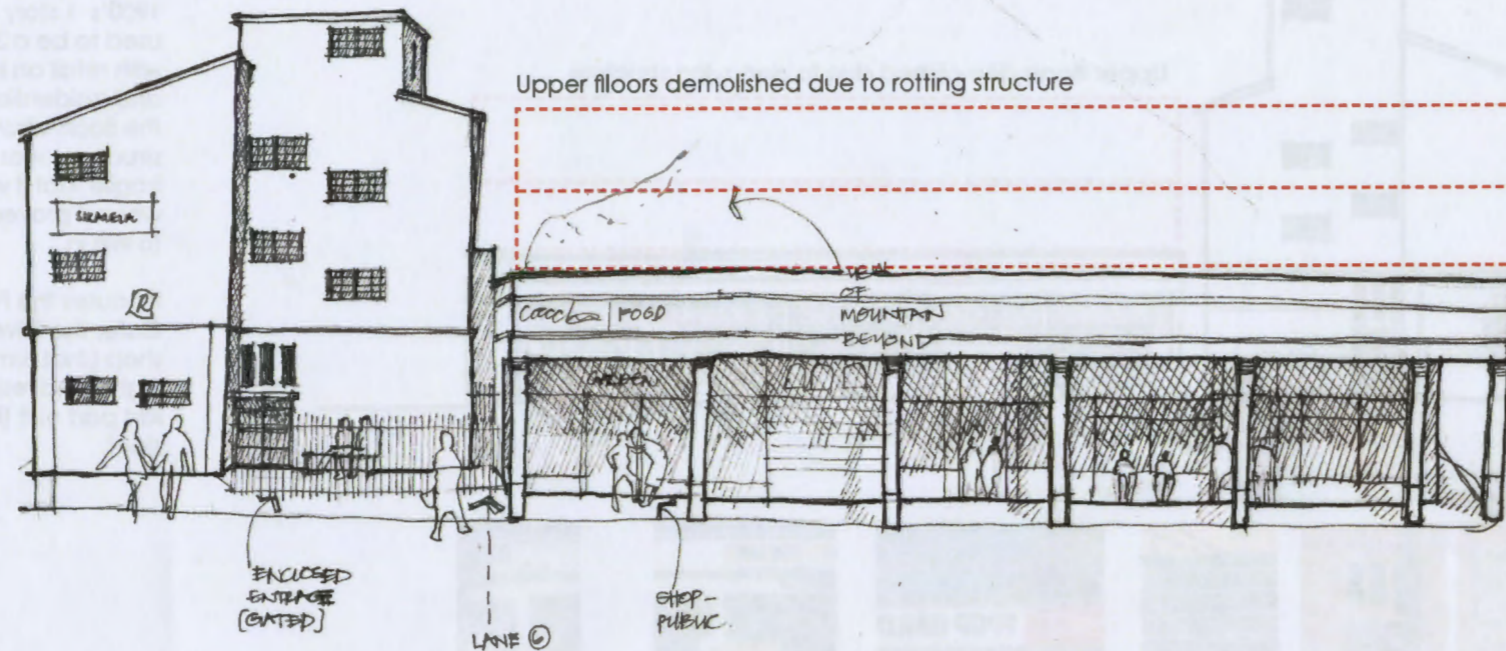
Images showing the character of the buildings facing Foundry Road that flank Lane 6

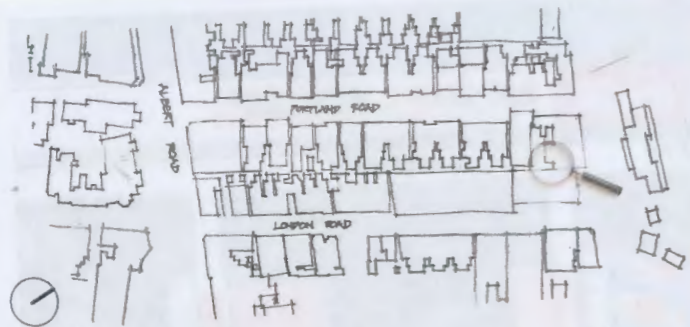


**LANE 6**  
Foundry Road

Lane 6 used to be Lane 1 that connected from Albert Road through to Foundry Road.

In 1950 The Reliance Upholstery factory owner bought an office building in Portland Road and connected the two buildings cutting Lane 1 off from Foundry Road.





View through Lane 6 showing beyond the joining of the two buildings that make up the current student residence



View through Lane 6  
Image showing how heavily barbed wired it is



## Commuter

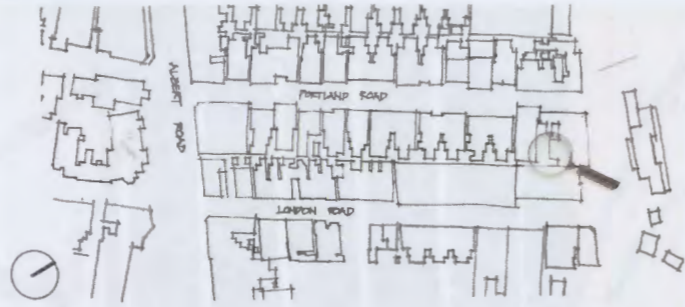
Name: Siraj Adams  
Occupation: Owner of Food and Garden Cafe

Mr Adams currently lives in Athlone and commutes everyday to Salt River to his shop in Foundry Road [opposite Salt River Station].

He bought the shop 33 years ago from the previous Portugese owners and has sold it recently because he is retiring.

The building used to be a triple storey, with retail at the bottom and residential apartments above. Because the structure was so old and decaying they had to remove the upper floors. Mr Adams shop has survived this renovation.

Lane 7, that opens onto Portland Road served at the delivery and storage area for the shop. He no longer has access to this space because the current owners have divided the space so that the residents living on the far right hand corner of the building use it as a yard space and entrance.

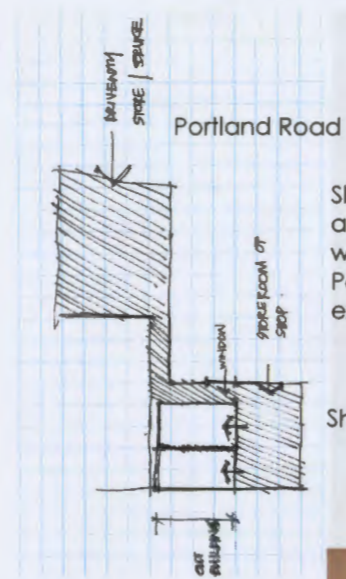


The remaining outdoor area of the shop still has the original outdoor toilets.

Because his storage space has become so limited he has since begun to use the spaces between the rafters [in ceiling area] as extra storage.



An old cash register that Mr Adams still uses



Sketch showing the outdoor area of shop, where deliveries were made from Portland Road and the existing outdoor toilets



View of outdoor space from shop  
Left: outdoor toilets



View of Food and Garden Cafe from Foundry Road



View towards Portland Road [Lane 7]



Image showing the current decay of the building. The walls are literally crumbling



View from the interior of the shop towards the back storeroom



View of shelving up to the ceiling in storeroom

Storage space in-between the rafters



View into storeroom

## PORTLAND ROAD

Portland Road is mostly made up of single storey semi-detached houses and row houses. Most of them have retained their original character but some have had unsightly renovations done, mostly the addition of an extra floor or closing their stoeps.

I found it to be quite a busy street, always filled with pedestrian activity, as most commuters walk down there.

The lanes in Portland Road have also become enclosed and inhabited by the neighbours as storage space.

Upper floors demolished due to decaying structure

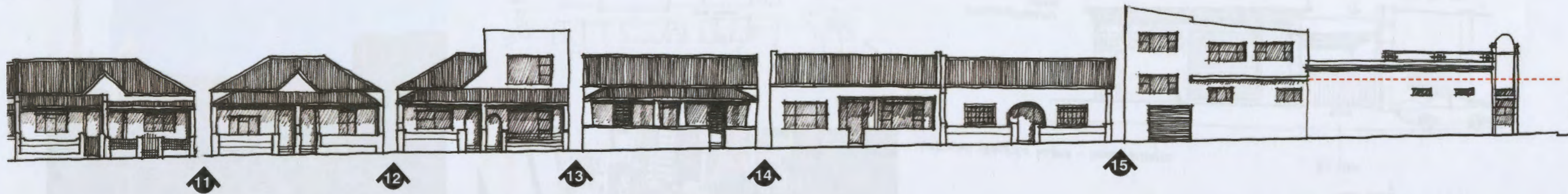


Portland Road Elevation

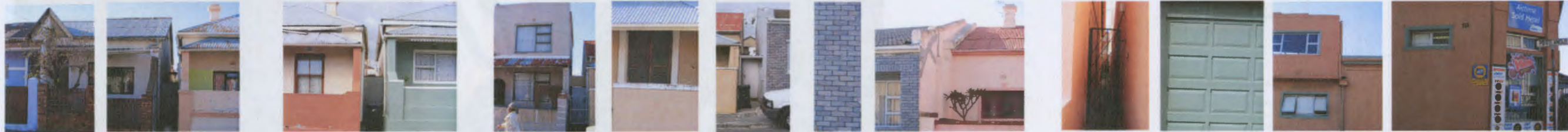


Images showing the character, textures and colours of the buildings along Portland Road

0 2 10 15



Decaying  
Overhang  
removed

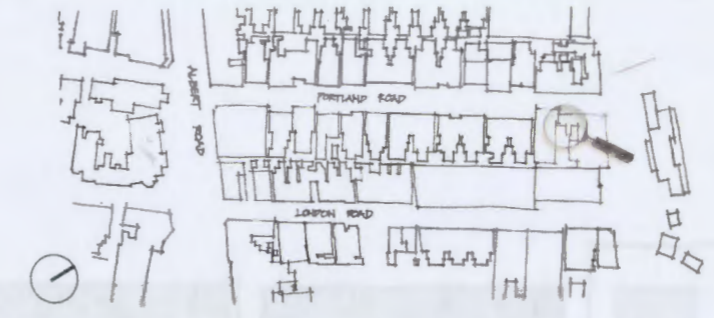
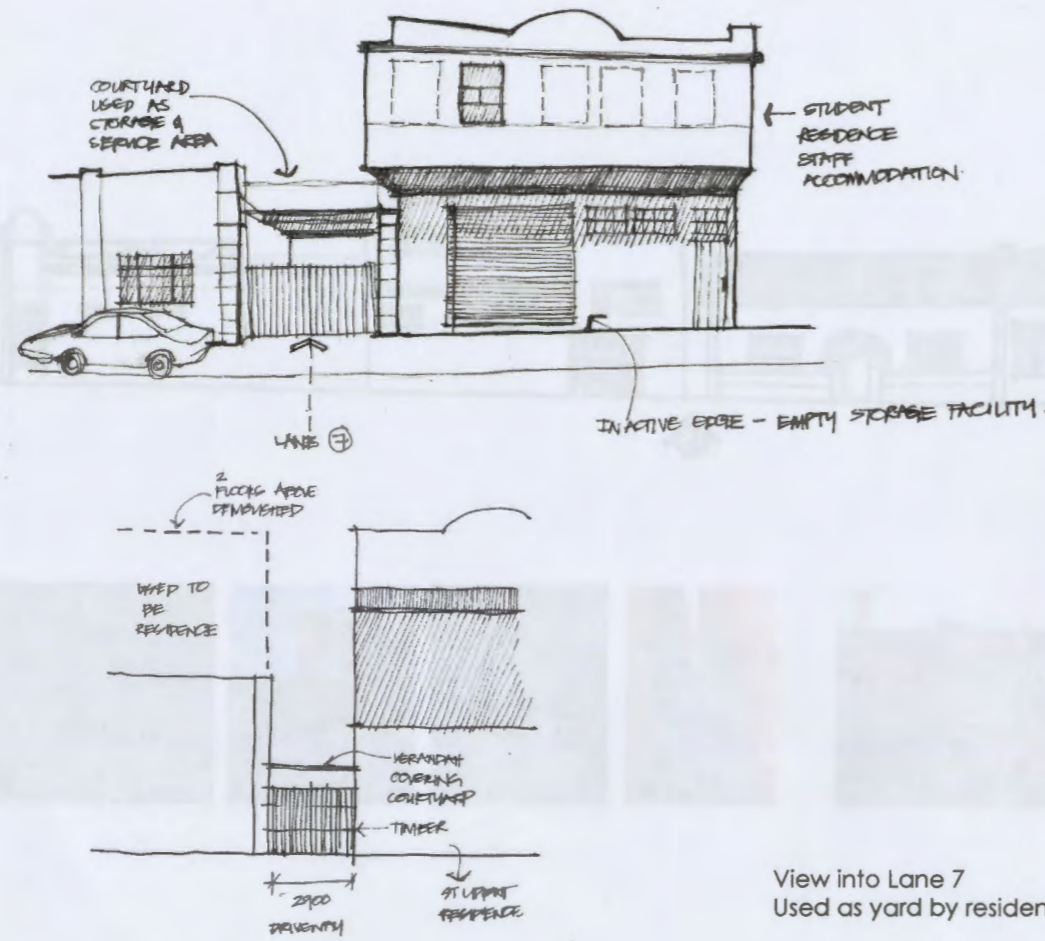


**LANE 7**  
Portland Road

Lane 7 used to be used as the delivery and service area of the Food and Garden Cafe in Foundry Road. It is now used as a yard space and entrance for the residents who live to the left of it.

The building to the right used to be an office and then the owner of Reliance Upholstery bought it and connected the factory to it. It was used as a delivery and storage area on the ground floor and male change room on the first floor.

Now the first floor is used for staff accommodation for the CPUT Student Residence.



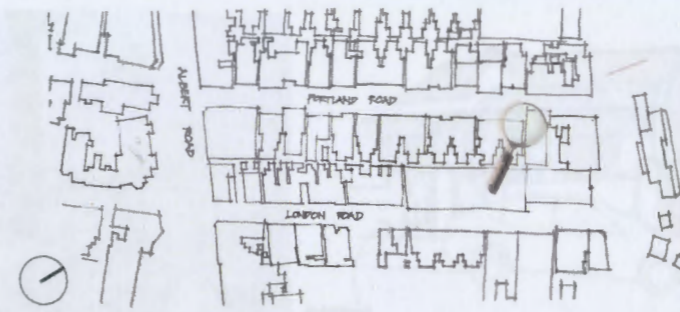
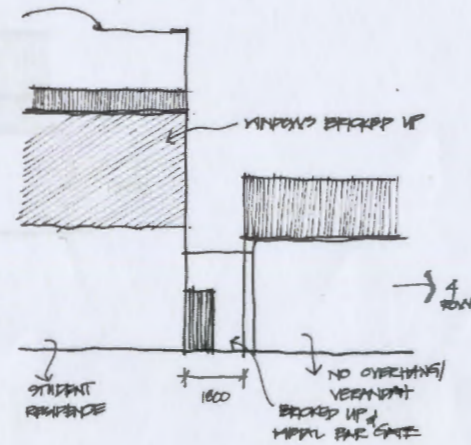
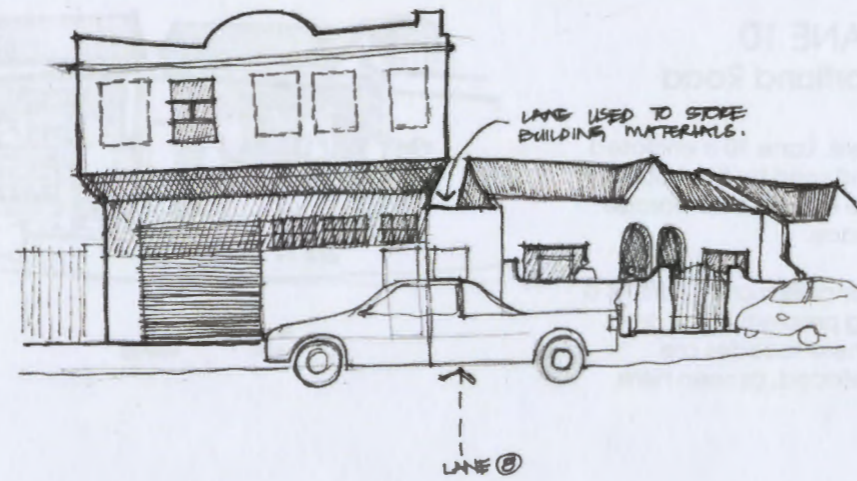
View into Lane 7  
Used as yard by residents



View of Lane 7 from Portland Road  
and Student Residence beyond

**LANE 8**  
Portland Road

Lane 8 is used as part of the property of the CPUT Student Residence. Here, the building materials used for the renovations to turn the buildings into a residence last year, are stored.

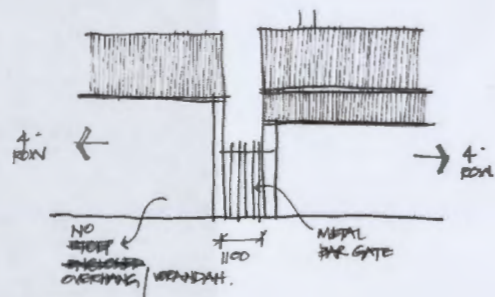
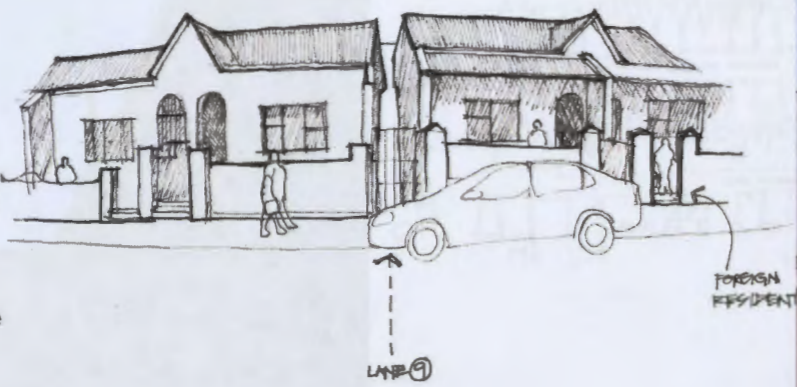


View of Lane 8 from portland Road  
Used a storage space for building materials

**LANE 9**  
Portland Road

Lane 9 is one of the few lanes in Portland Road that I observed was not enclosed.

Here, one can see the student residence beyond.

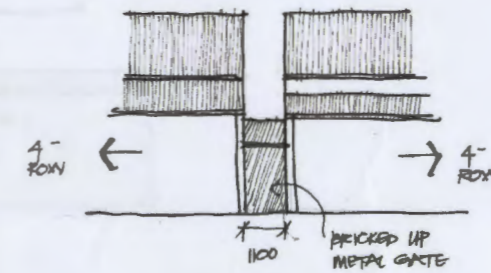
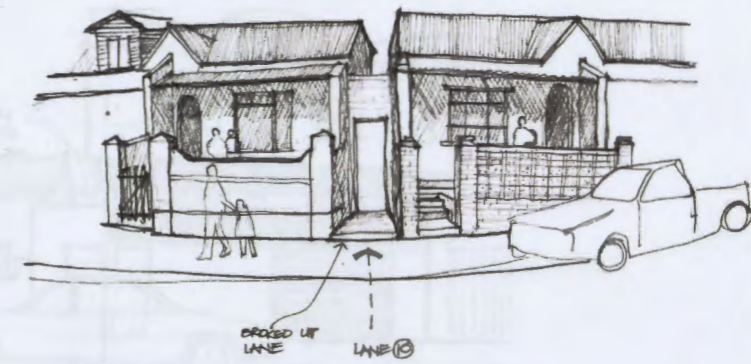


View of Lane 9 and the CPUT Student residence beyond

**LANE 10**  
Portland Road

Here, Lane 10 is enclosed and used by the house to the right as their storage space.

Vandalism and graffiti is a big problem in the area, where facades are defaced, as seen here.



View of Lane 10 and the roof of CPUT Student residence beyond

**LANE 11**  
Portland Road

Lane 11 is closed off with a metal sheet gate.

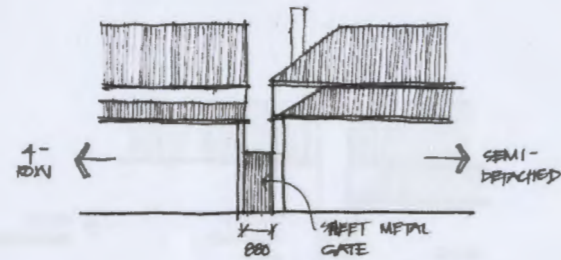
It was not possible to access it or even gain an idea of what lies beyond it. I presume that one of the adjacent residents are using it as part of their yard space.



THE ONLY TREE IN THE WHOLE STREET

METAL COLLATED SHEETING

LANE 11

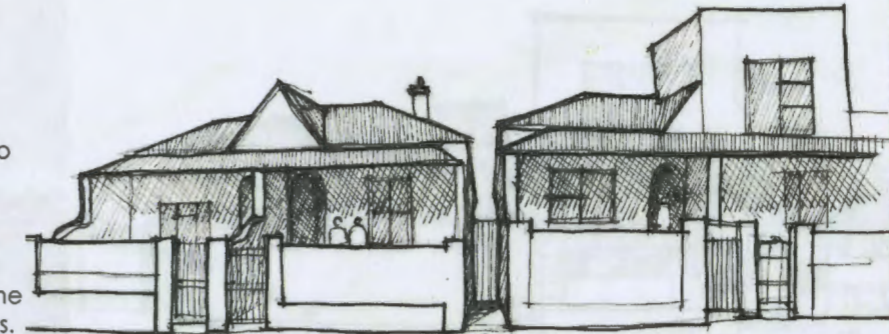


View of Lane 11

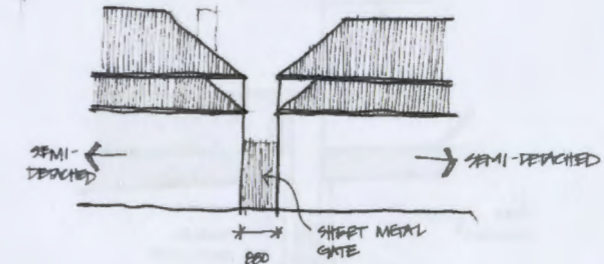
**LANE 12**  
Portland Road

Similarly, Lane 12, is also enclosed by a metal sheet gate.

Here the residents use the entrance to the lane to store their refuse bins.



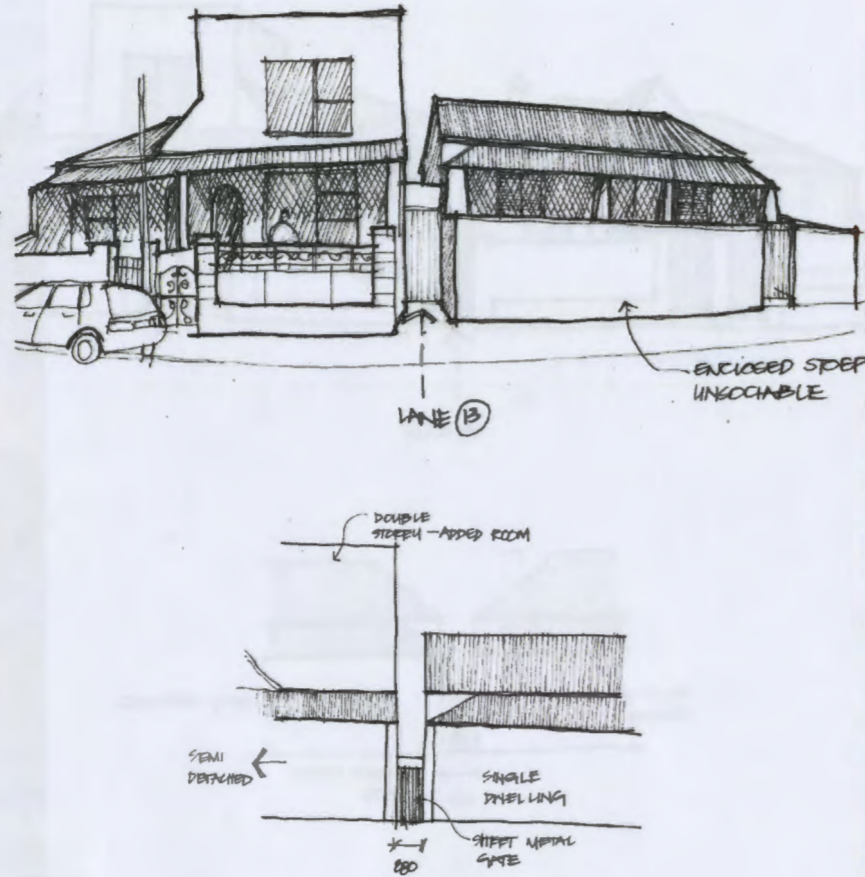
LANE 12



View of Lane 12 where refuse bins are stored

**LANE 13**  
Portland Road

This lane appeared very private and well maintained. It is used by the adjacent property [to the right] as a secondary entrance.

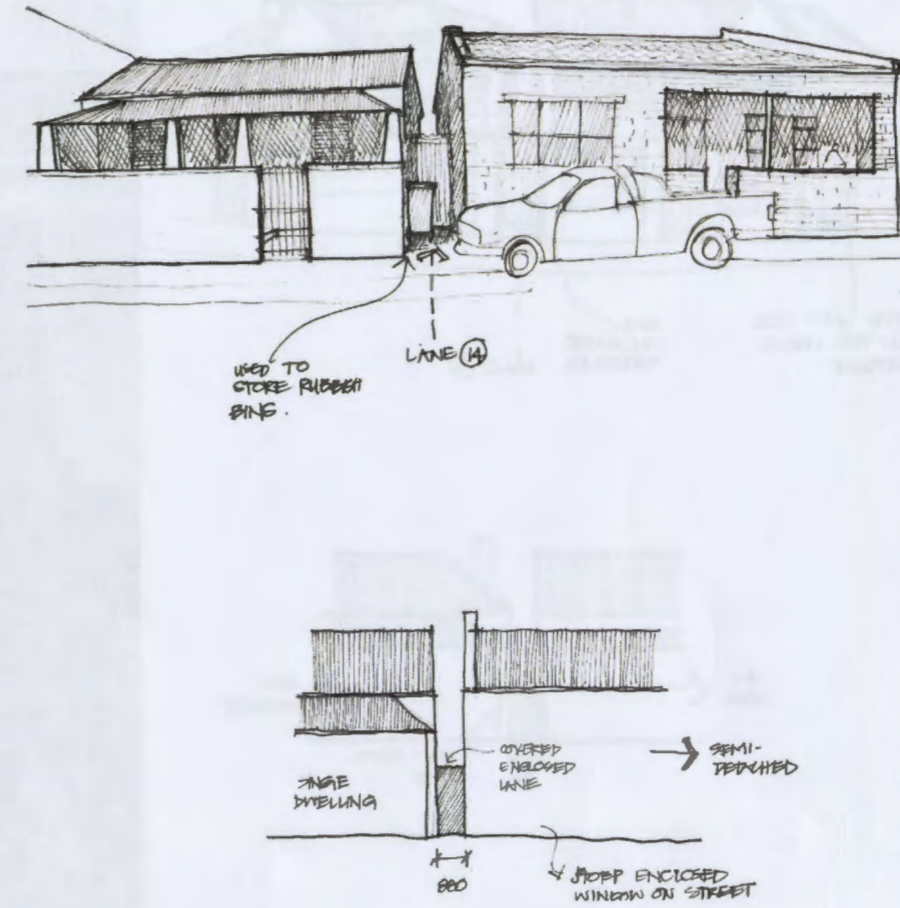


View of Lane 13  
House to the right uses it as another entrance to their home

**LANE 14**  
Portland Road

Lane 14 is enclosed and covered. It is used as a storage space for building materials used by the tiler who lives to the right of it.

Once again, the entrance to the lane is used as a space to house refuse bins.



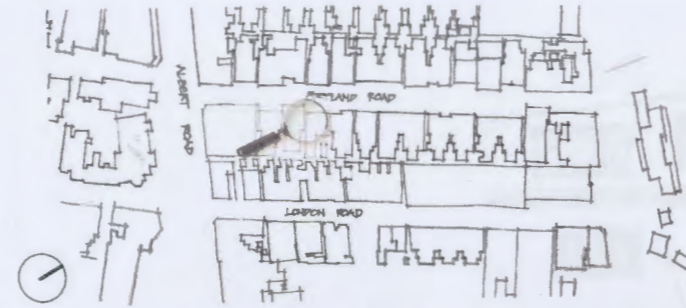
View of Lane 14  
Enclosed and storage space used by house to the right of it

## Resident

Name: Sollie  
Occupation: Tiler

Sollie has lived in Salt River all his life. He now stays in Portland Road and works from home. He is skilled as a tiler and stores all his work materials and tools in Lane 14.

Because his work space is limited, at certain times of the day and night, when the street is much quieter, he uses the sidewalk as a work area.



View down Portland Road  
Here on of Sollie's employees is using the sidewalk as a work area.



Views of Lane 14  
Sollie uses it as a storage space for all his building materials and tools



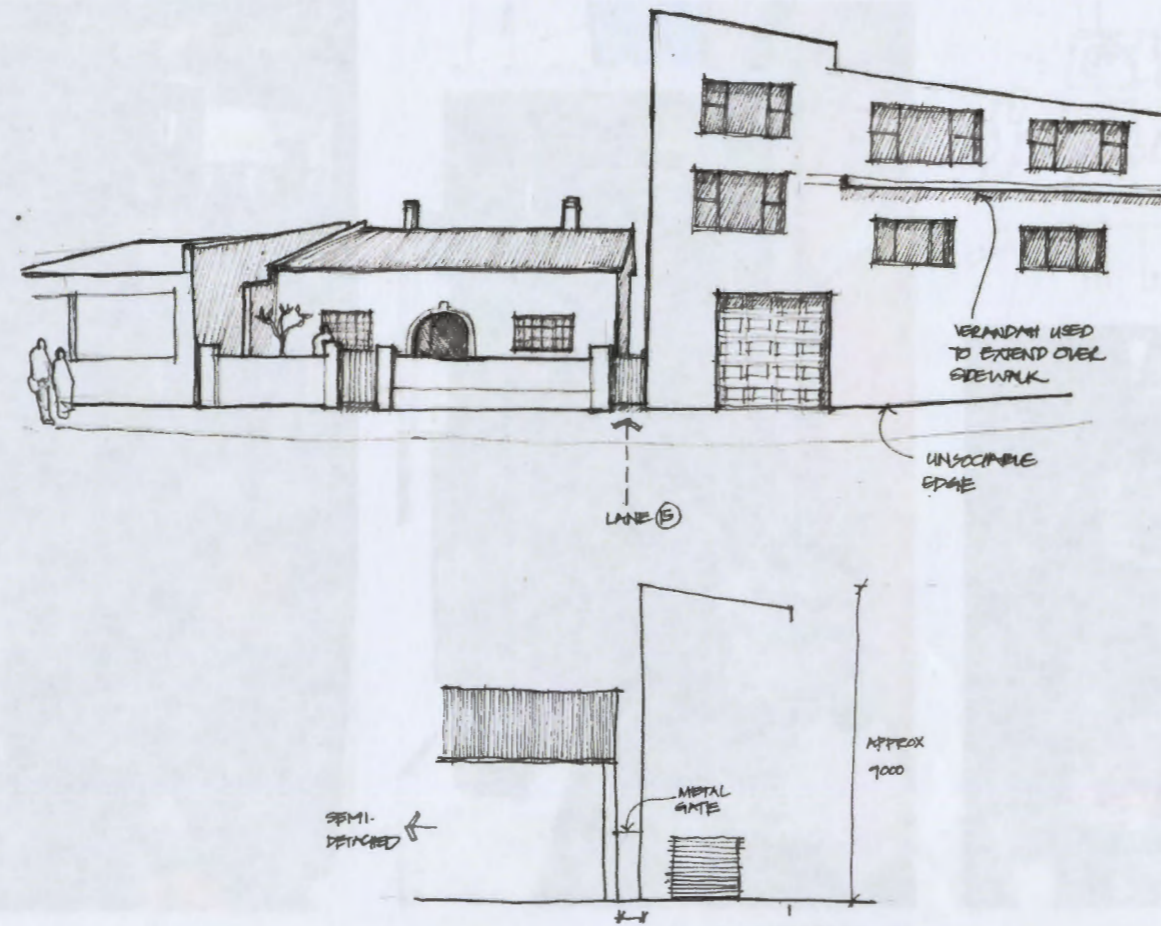
Views of tilers backyard adjacent to Lane 1

## LANE 15 Portland Road

Lane 15 has been very well maintained by the owners on either side of it.

Here, the dressmaker to the left of it and shop owner to the right, use it as access their properties: backyard and storage space respectively.

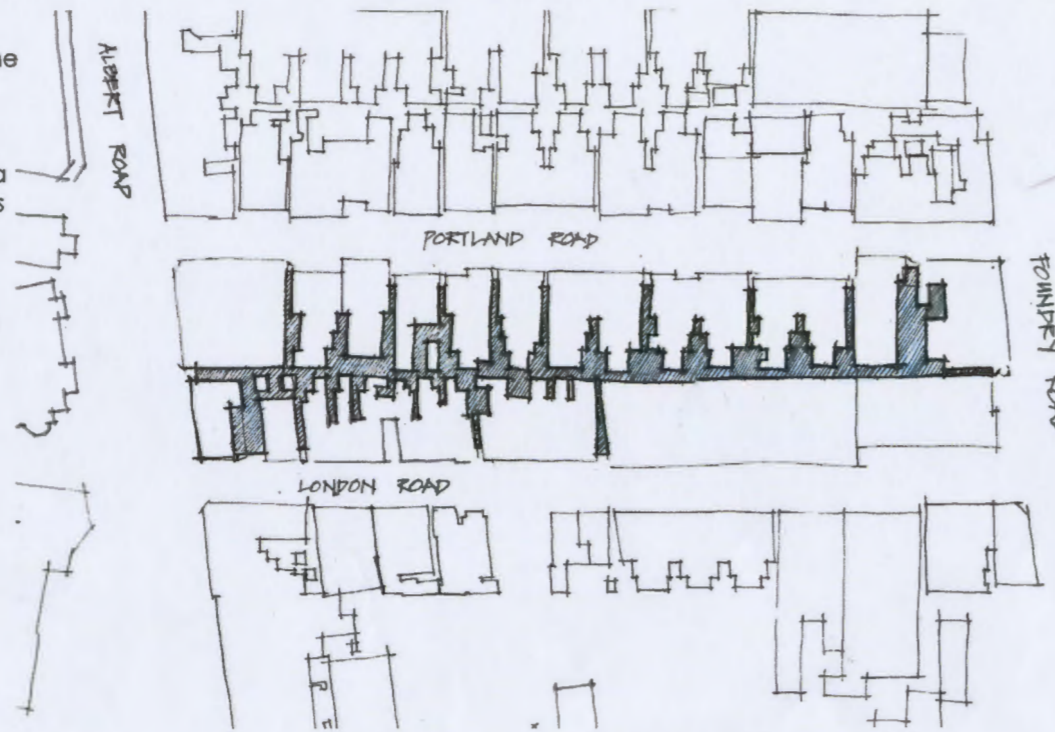
I had a clear view to Lane 1 beyond and it is secured with gates on either end of it.



View of Lane 15 looking towards Lane 1 beyond

## EXISTING CONDITION

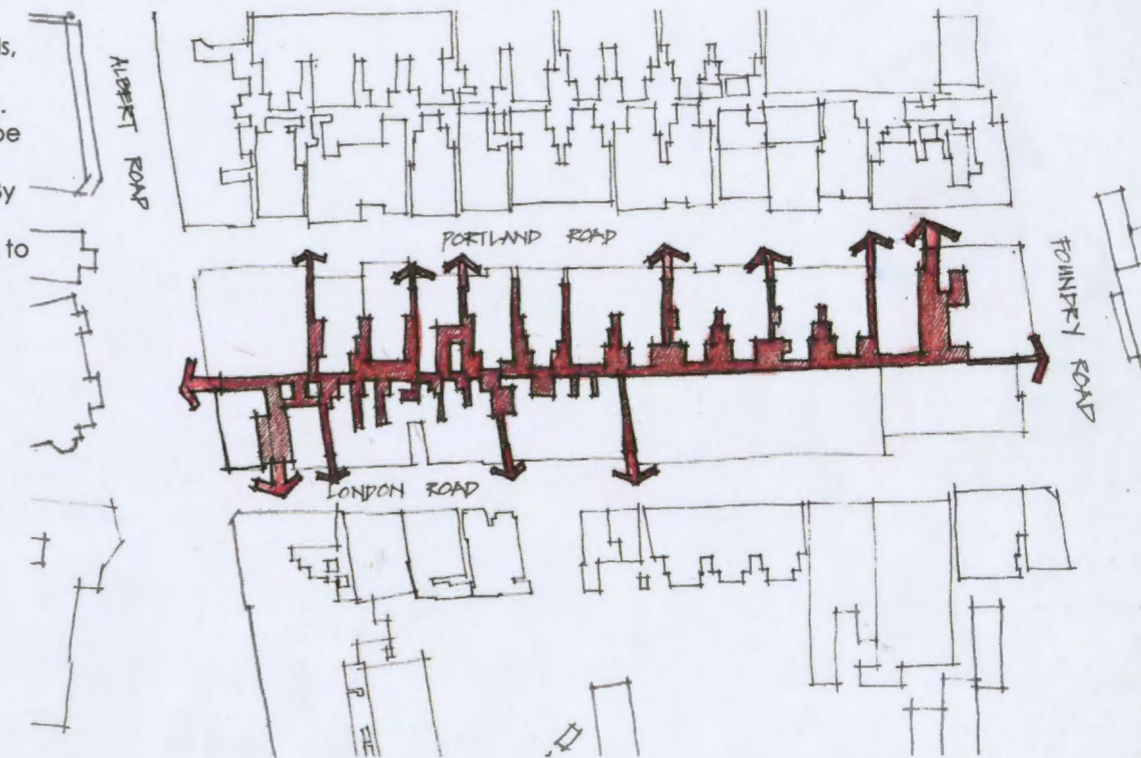
The shaded area in blue, in the adjacent diagram, represents the existing yards, spaces between adjacent properties and lanes as private spaces. The lanes are enclosed, uninhabited spaces, a private realm, where the houses and buildings turn their backs toward it. [However, some have used the lanes as part of their properties].



0 10 25 50

## POTENTIAL CONDITION

The adjacent diagram represents the potential condition of the yards, spaces between properties and lanes across the site [shown in red]. Here the in-between spaces can be considered as a public realm that can be accessed across the site. By inverting the existing condition, buildings can instead open out on to it and activate it.







CELL THEORY

**Cell**

[Performs primary function]

**Membrane**

[Serves as protective layer and allows transfer of information]

**Interstice**

[Connective tissue]

INTERVENTION

**Programmed space**

- Reinforcing old functions  
[renewed cells]
- Adding new, related functions  
[new cells]

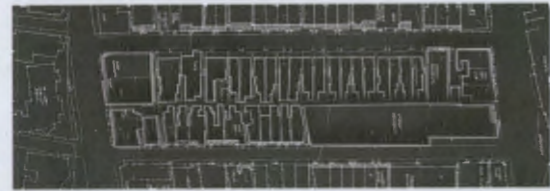
**Threshold**

- layered edges that mediate  
between different functional areas,  
and between inside and outside

**Unprogrammed space**

- In-between spaces as connecting spaces  
movement spaces  
pause spaces between functional areas  
gathering spaces
- Multi functional spaces  
allow for varied activities to occur at different times

## STRATEGY FOR INTERVENTION



When I was considering the strategy for intervention on the site, I considered three aspects:

-what is heritage and architectural value of the existing fabric is?

-who are the existing urban players?

- and what are the existing uses, that support the activities of the urban player, and which should be reinforced?.

I explored these questions through diagrams and a model where opportunities for change and regeneration were uncovered.

### Heritage Value

[What is the heritage value of the existing buildings?]

**Retain-** keep buildings with a high to medium heritage value

**Restore-** modify buildings with a low heritage value

**Refine-** add to or modify the existing buildings

**Reject-** eliminate that which has no heritage or architectural value

### Urban Players

[Who are the users?]

**Retain-** users and their activities that contribute positively to the site

**Refine-** activities of users that can be reinforced and increased on the site

**Reject-** invert the existing negative activities of the user

Linked

### Existing Uses

[What are the existing uses/functions?]

**Retain-** keep existing uses that add positively to the nature of the site

**Refine-** modify existing uses [add or change use]

**Reject-** eliminate uses that do not add to the site

## HERITAGE VALUE

By considering the heritage value of the existing buildings, it was clear which architectural elements of the site I wanted to retain, restore, refine or reject.

**Retain-** keep buildings as is, due to their high heritage and architectural value.

**Restore-** due to unsightly renovations and decaying structure these buildings have a low heritage value. [Here modify.]

**Refine-** keep the existing structure because it adds to existing urbanfabric and streetscape.

**Reject-** eliminate parts that have no heritage or architectural value, for example storage sheds, etc. that block the lanes



**1** Retain/ Keep  
Buildings with a high heritage value situated along Albert Road [built in 1899] and London Road [built in 1914]



**3** Refine  
Buildings with a medium heritage value, such as in Portland Road that add to the character of the street



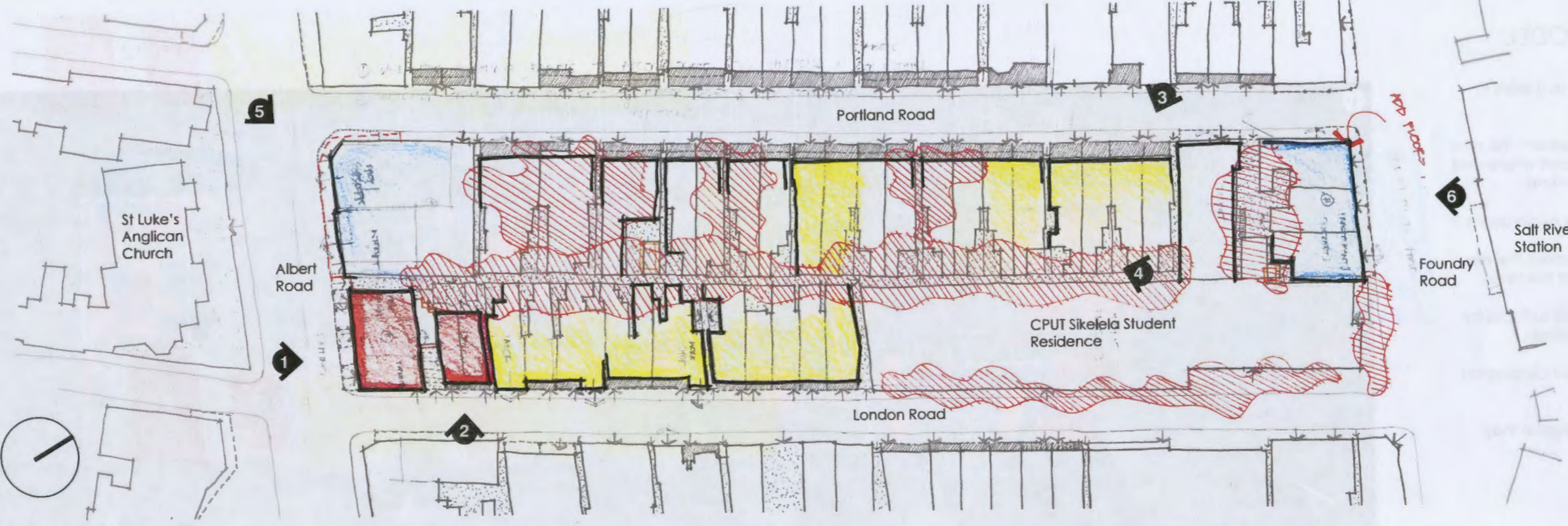
**4** Reject  
Backard elements that enclose the lane



**5** Restore  
Building with a low heritage value situated on corner of Albert and Portland Road [renovations and pedestrian overhand removed]



**6** Restore  
Building with a low heritage value situated on corner of Foundry and Pottland Road [upper floors demolished due to aging, decaying structure]



- Key
- Retain/ Keep  
Buildings with a high heritage value
  - Restore  
Buildings with a low heritage value
  - Refine  
Buildings with a medium heritage value
  - Reject  
Parts that can be eliminated



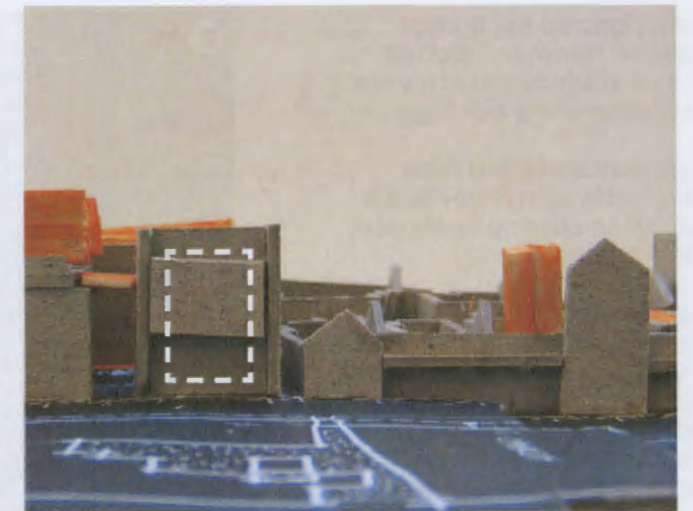
What became evident, as I built, was the notion of the

**“new touching the old lightly.”**

The new parts in-habit the old or sit above it. This reinforces the new as being different from the old, where the old is heavy and the new is lighter and more fragmented. This fragmentation creates another level of interstitial spaces amongst the newer parts.



View of model from corner of Foundry and Portland Road  
The new occupying the old.



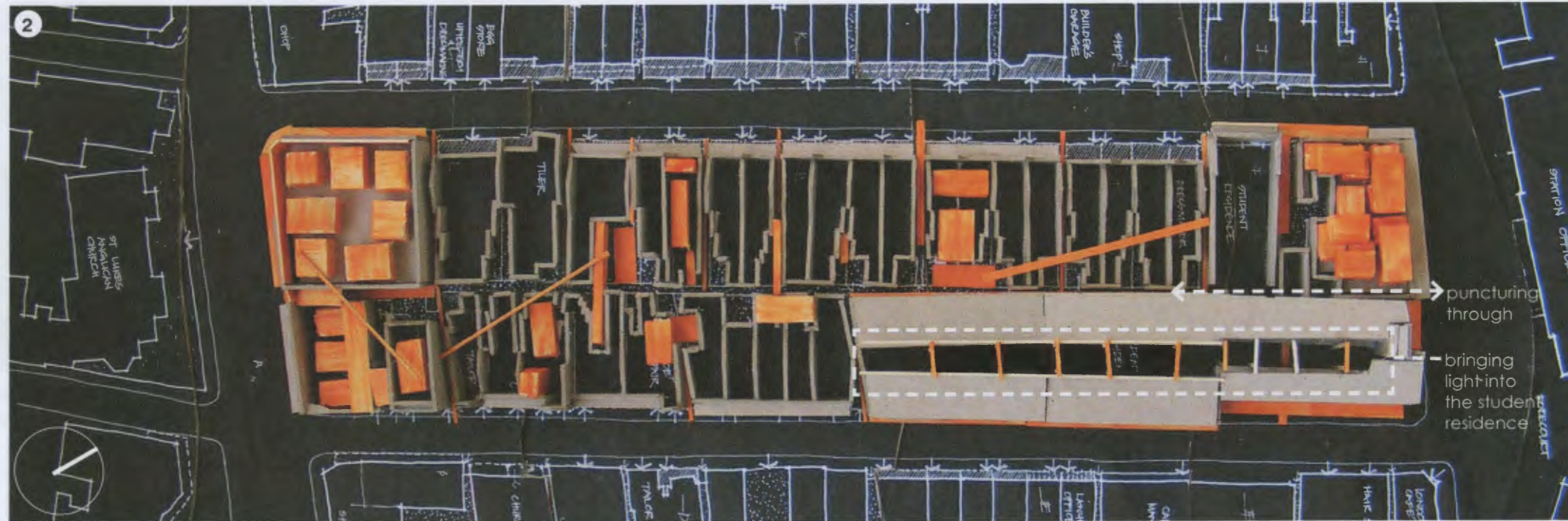
View of model from London Road  
The new inhabiting the old.

Initially, I ignored the student residence. However, I realised that it as much as part of my site as any other of the buildings.

The residence needed to be intervened in such a way that it could still function optimally as a student residence.

Using my earlier site investigation of the residence, I could suggest the opening up of the roofscape, creating a double volume atrium, bringing light down the centre of the building. This becomes a more postive social and movement space.

Also, the neighboring, attached building, needed to be punctured, thereby opening up the lane as it once was.



Here, I opened up the roof of the student residence to create a light well



Concept sketch fro student residence atrium

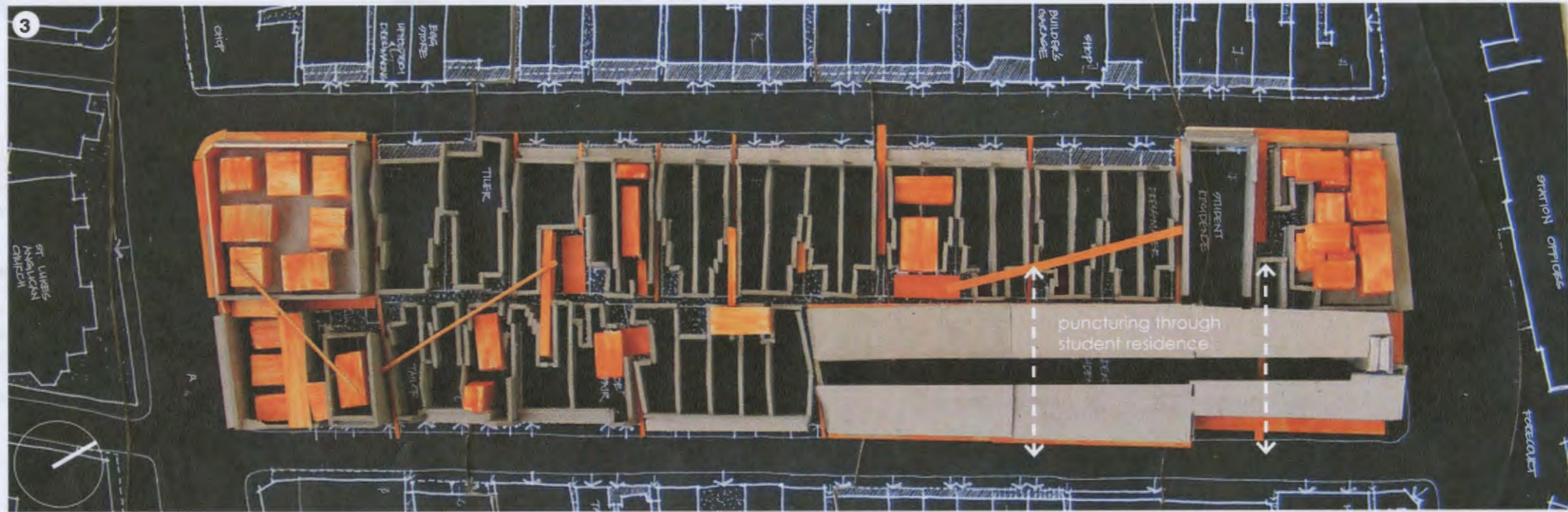


Creating a double volume atrium space to bring light down the centre of the building.

I was still not satisfied with the residence for it still felt detached from the rest of the site.

Here, I suggest the puncturing of the residence, that allows movement through it, to link up to existing lanes 7 and 9.

Instead of an atrium, why not remove a part of the roof all together. It can then become an area that's outside that the students can use. The walkways will act as the overhangs to shelter them from the elements.



## URBAN PLAYERS

I would like to assert here that the urban players and existing functions are linked and therefore through mapping the activities of the urban players on the site, I identified possible needs and functions that could sustain and animate it.

Activities that should be retained were considered first, such as living and working on the site, [**live, trade and make**]. This encourages activity and vigilance throughout the day.

Secondly, I identified activities that could be refined or encouraged more on the site, such as **learn** and **play**, aimed at children and students.

Lastly, activities that should be rejected were closely linked to users that contributed negatively to the site, namely substance dependants. Here, functions like **learn** or **make** are pertinent in order to invert the existing negative condition.



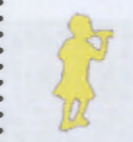
COMMUTER  
↓  
TRAVEL INFO  
SHELTER



RESIDENTS  
LIVE WORK OPPORTUNITIES → HOME & WORKSHOP

UNEMPLOYED  
↓  
SKILLS DEVELOPMENT → COUNCIL ROOMS  
WORK OPPORTUNITIES → SEMINARS / LECTURES  
COMMUNICATION → WORKSTOPS + ROUTABLE SPACE  
INTERNET CAFE

IMMIGRANT ] SHOULD THEY BE ACCOMMODATED (WHAT ABOUT OUR OWN PEOPLE?)  
↓  
WORK - EMPLOYMENT OPPORTUNITIES → WORKSHOPS + ROUTABLE SPACE  
ACCESS TO EMAIL (WEB) → INTERNET CAFE  
OTHER FORMS OF COMMUNICATION  
CHEAP ACCOMMODATION  
VISA APPLICATION ETC → 'HOME AFFAIRS' SATELLITE OFFICE



CHILDREN  
PLAY AREA  
DAY CARE / AFTERCARE CENTRE → SAFE PLAY AREA  
ROOF-TOP PLAYGROUND  
EXERCISE AREA  
HOMEWORK AREAS



STUDENTS  
↓  
COMMUNICATION → INTERNET CAFE  
PRINT & MEDIA → PRINT SHOP  
CAFE → OTHER FOOD + COFFEE  
COUNSEL & GUIDANCE → COUNSELLING ROOMS



DRUG ADDICT  
↓  
DETOX GUIDANCE, COUNSELLING → OFFICES: NURSES STATION - MED. DRUG TESTING  
SKILLS DEVELOPMENT → DETOX ROOMS (GARDEN); PRIVATE ROOMS + GROUP COUNCIL AREA; SEMINARS / EXHIBITION

HOMELESS  
↓  
SHELTER → ROOMS ACCOMMODATION  
DETOX → OPAC → COUNSEL ROOMS  
FOOD → HEEPS → SOUP KITCHEN  
WORK OPPORTUNITIES → SKILLS DEVELOPMENT & TRAINING

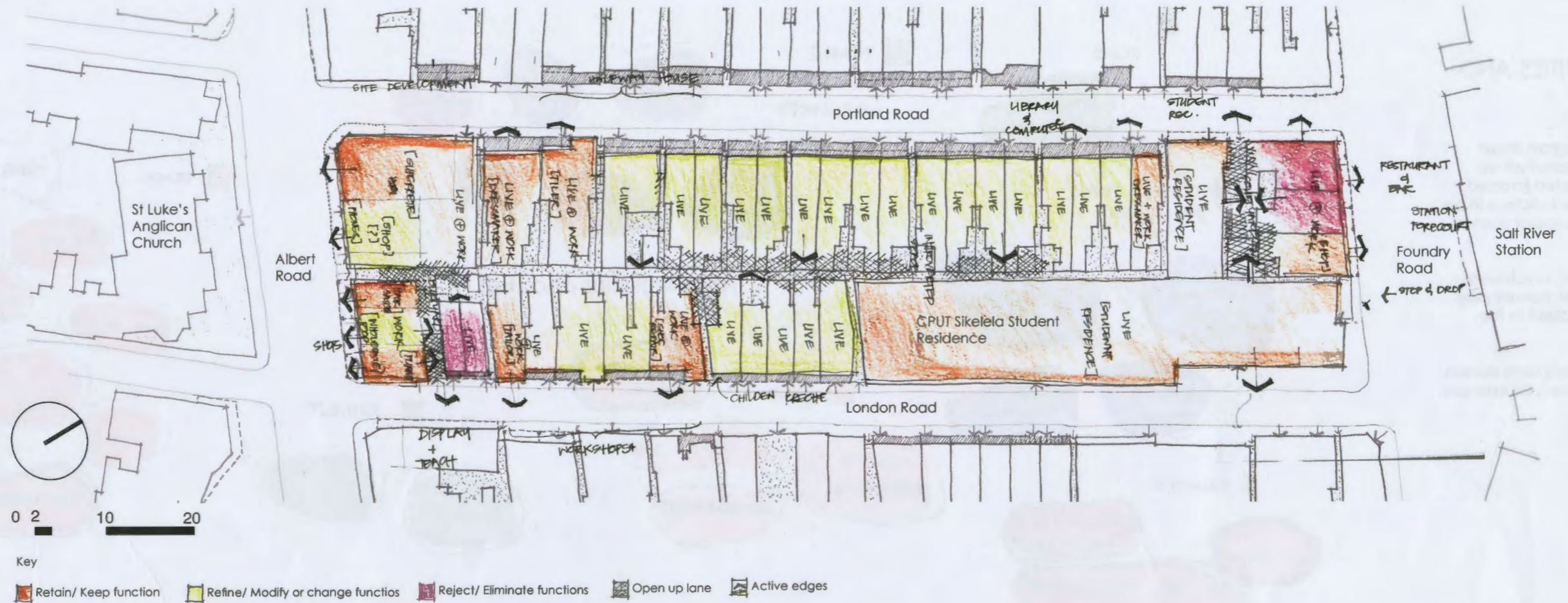
## EXISTING USES

This diagram is an exploration of the existing uses and where I could possibly intervene.

The functions that should be retained were considered first. These contribute positively to the site, since they encourage a range of activities. These include retail activity, home industries and students living on the site.

Secondly, the functions that could be modified or changed were considered. Here, I concentrated mostly on parts of the site that were predominantly residential. These areas have the opportunity to add to what is existing or host new functions all together.

Lastly, I considered functions that should be rejected. Here, areas that are exclusively living are to be eliminated because they add little to the potential activity in relation to where it is situated.

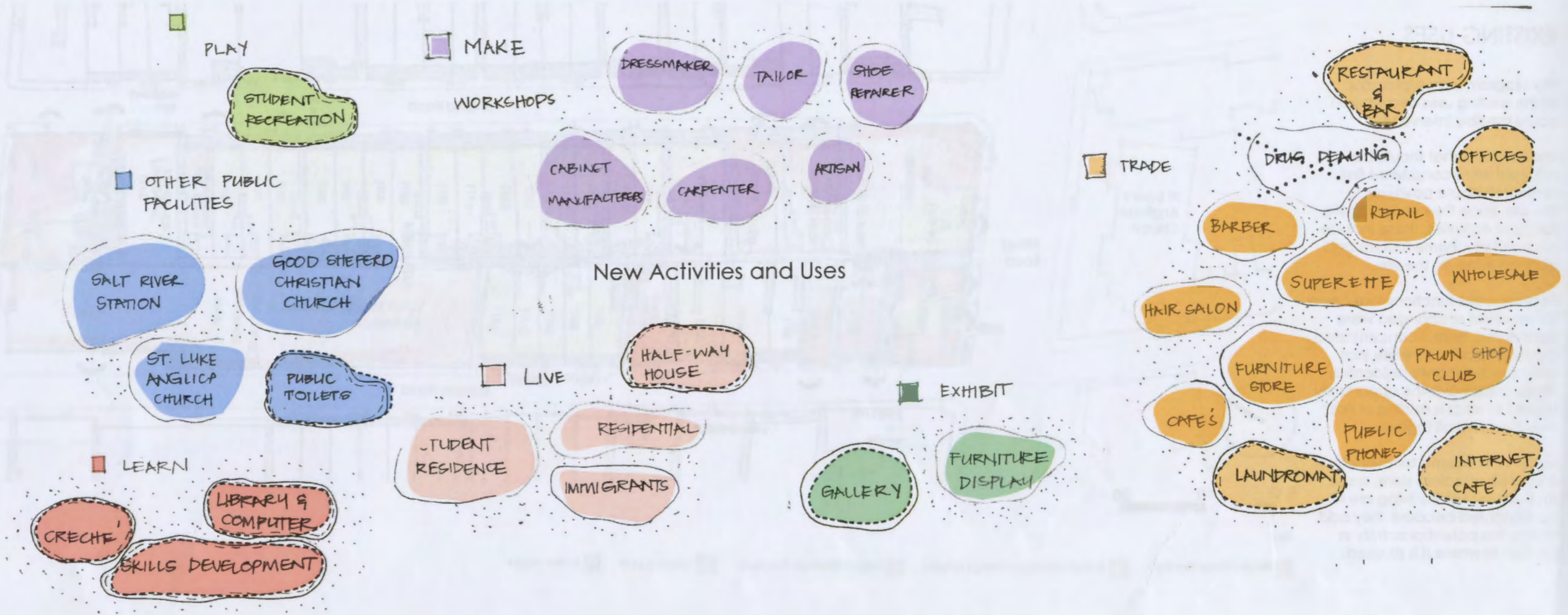


## NEW ACTIVITIES AND USES

The adjacent diagram shows the existing functions that will be retained, rejected [crossed out] and the new functions to be added to the site [black dashed edge].

Two new activities, which were mostly nonexistent, namely **play** and **learn**, was added to the diagram.

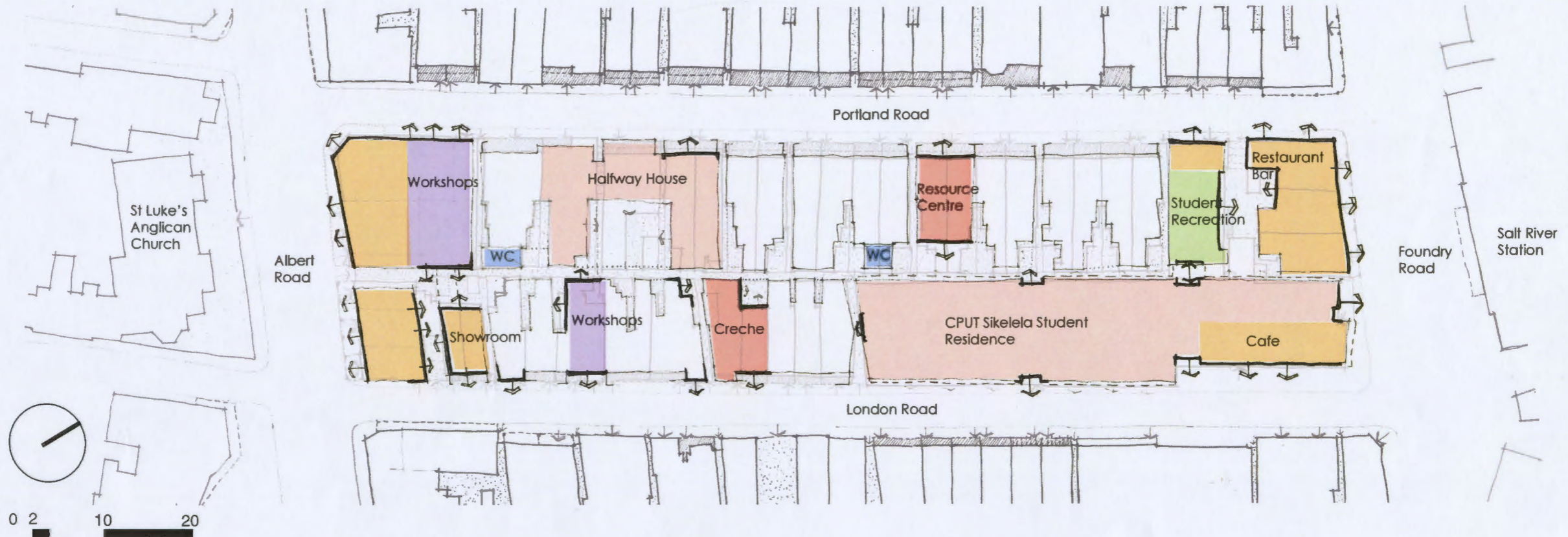
Other new functions were added in relation to all users, for example: public toilets



This diagram is a combination of representing activities and use.

The darkened edges, with arrows, show the edges that are intended to be active. This ensures that more activity at those parts of the site.

All the shaded areas represent where I am intervening. The colours represent the uses that will be accommodated there.





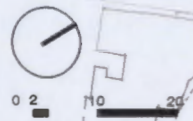
The following sketches represent the various users and how they will move across the site. The areas they frequent are highlighted in dashed lines



Ensuring everyone is able to use the site during the day [12hr access]



**Commuter**

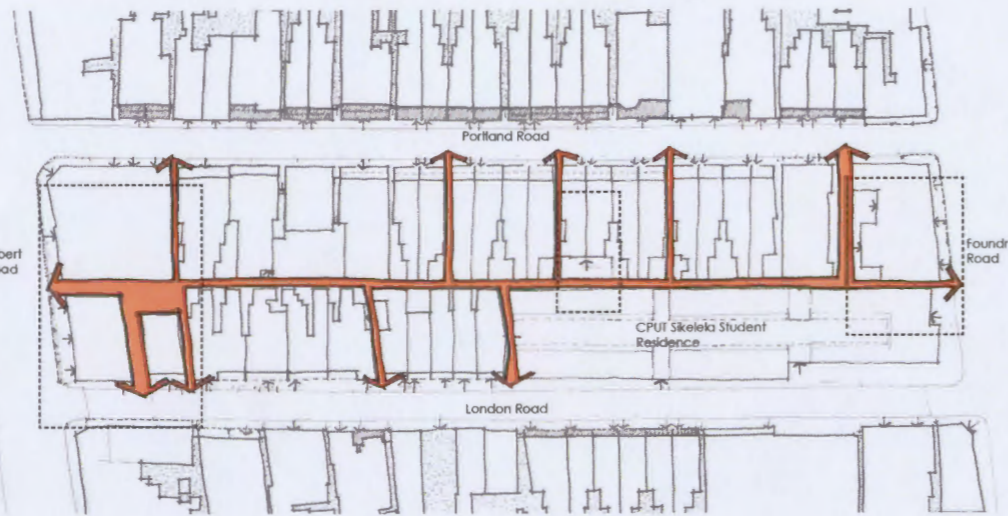


Shelter- screens, overhangs, pergolas  
lane as access route

Public Facilities- public phones, public toilets

Work opportunities- office space, studio, workshops

Use the site during the day [12hr access]



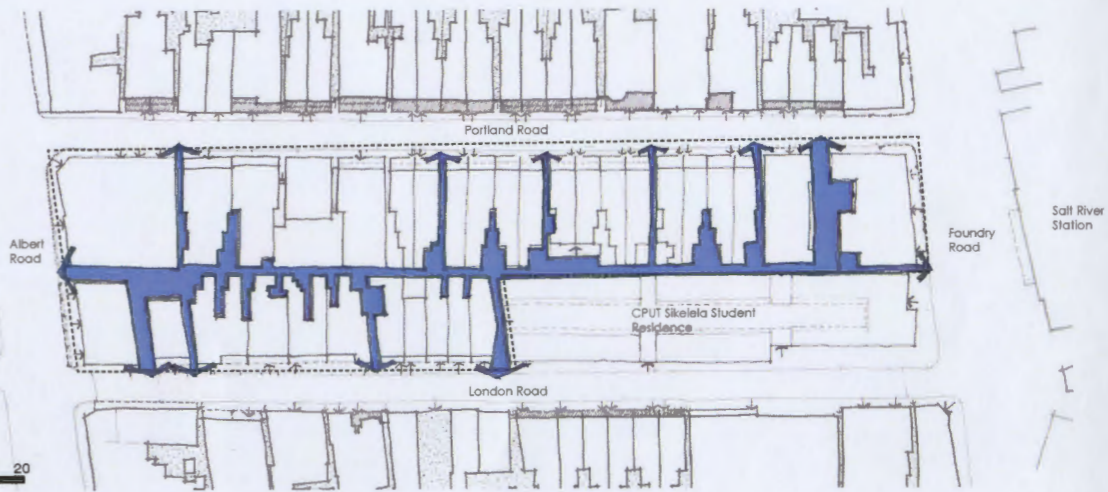
**Resident**



Home industries- workshops and studio space

Access- private access to back yards from lane

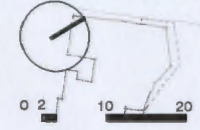
Use day and night [24hr access]



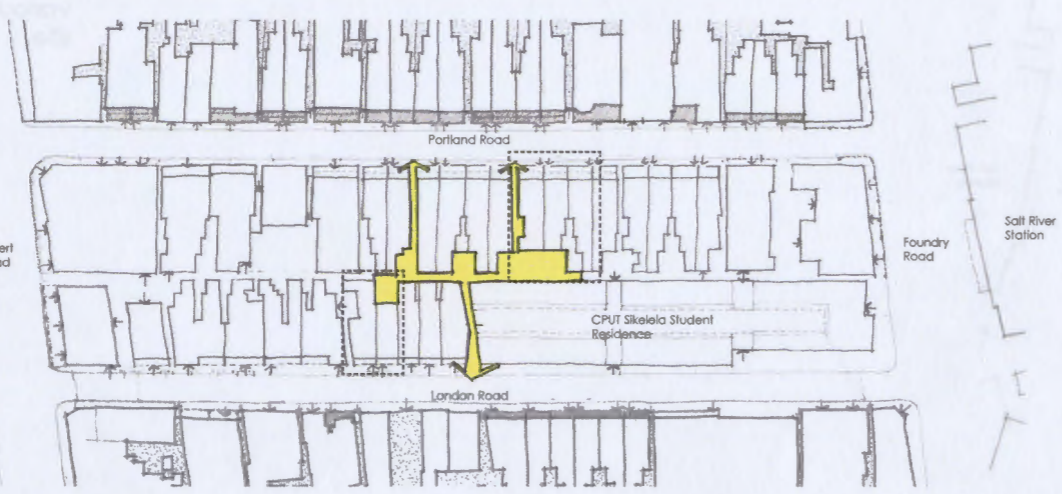
Amengam...  
 at...  
 with...  
 and...  
 with...



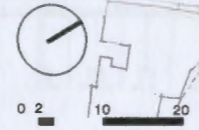
Child



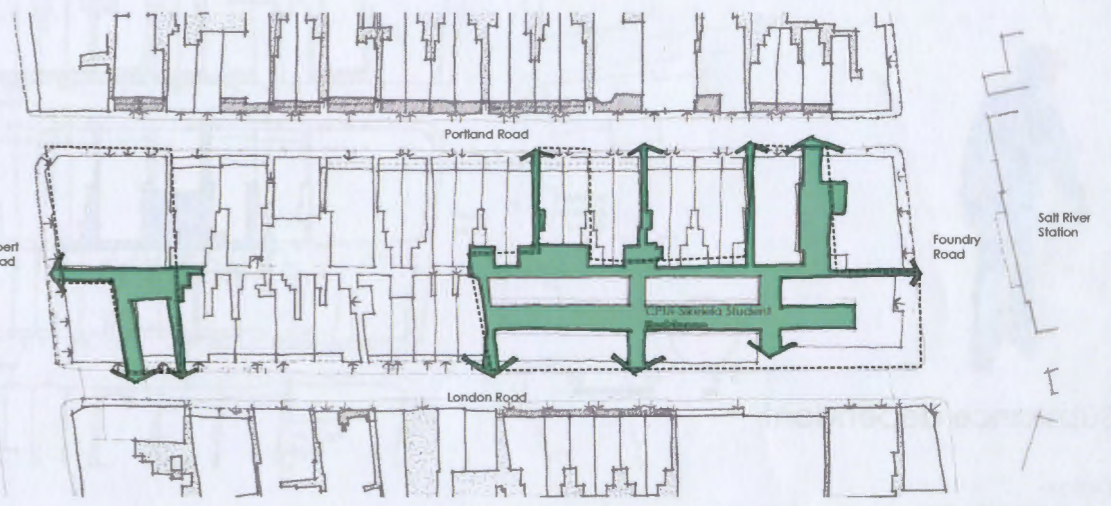
Play areas-  
 creche, playground  
 Use 12hrs a day



Student



- Study areas- indoor and outdoor spaces
- Resource material- access to computers and books
- Use day and night [at residence 24 hr access]





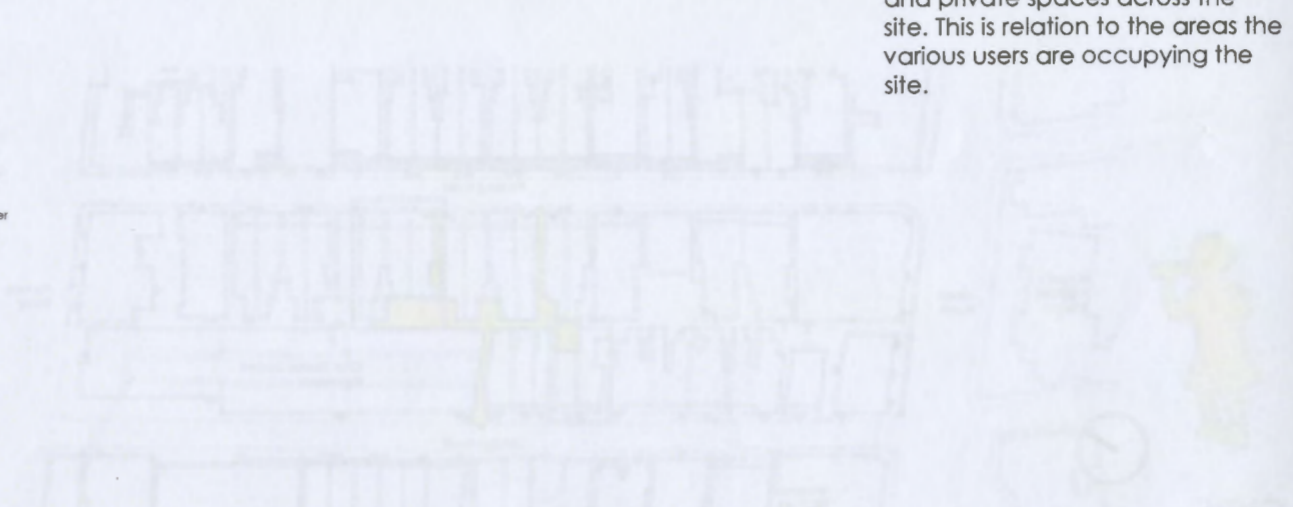
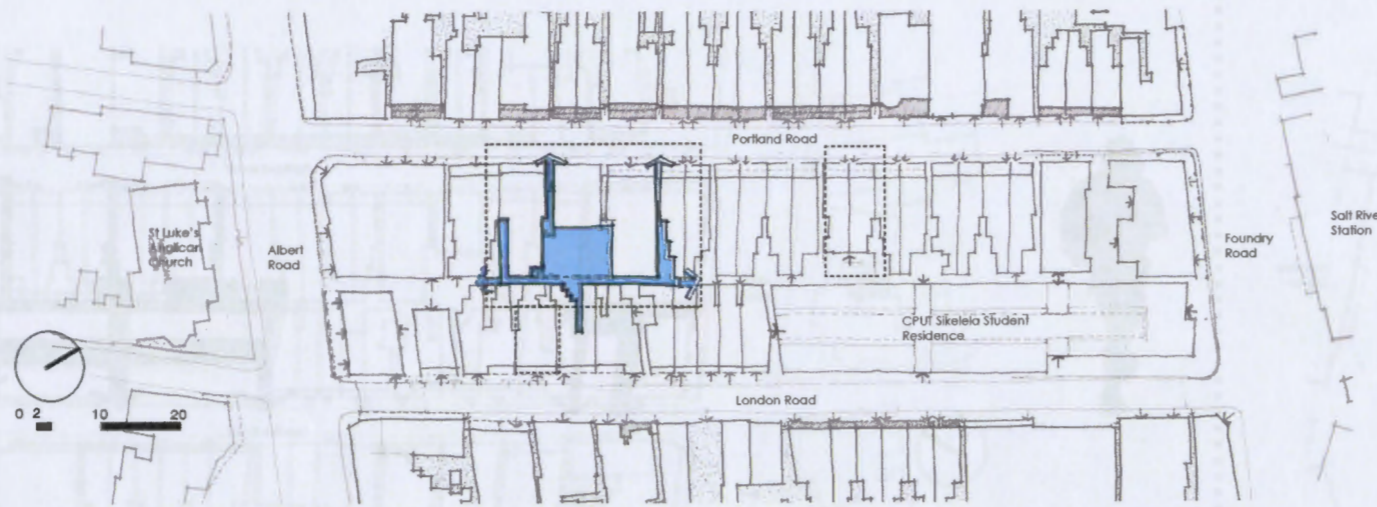
### Substance dependant

Detox-  
substance testing, accommodation

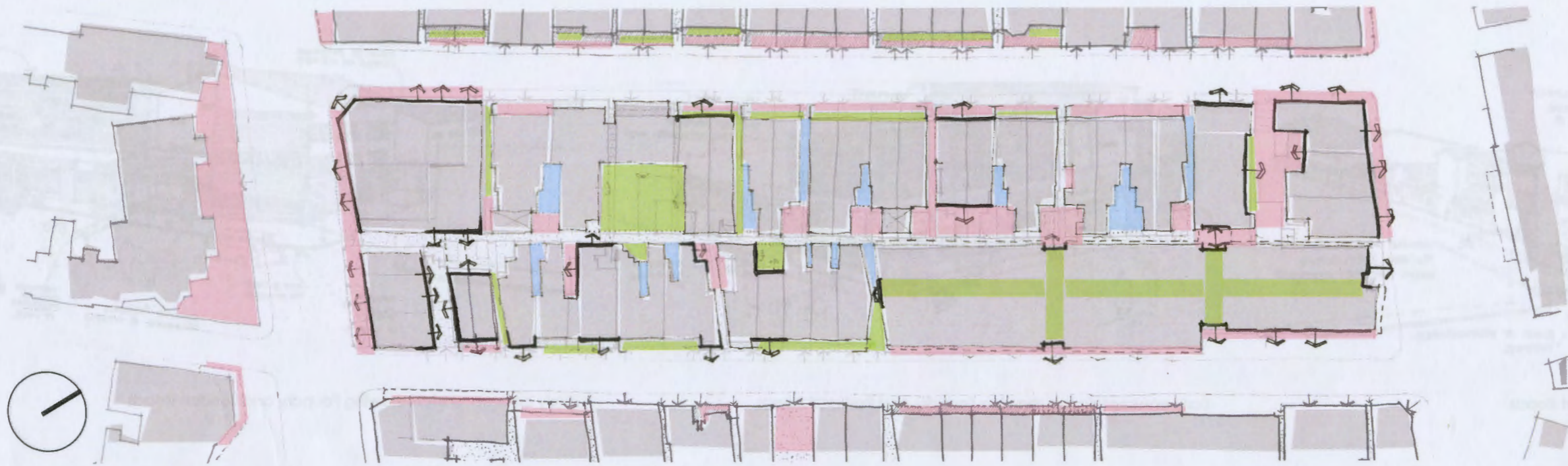
Guidance and counselling-  
private and group counselling  
rooms

Skills development-  
teaching and seminar facilities,  
workshops, access to computers

Use day and night [halfway house  
24 hr access but monitored]



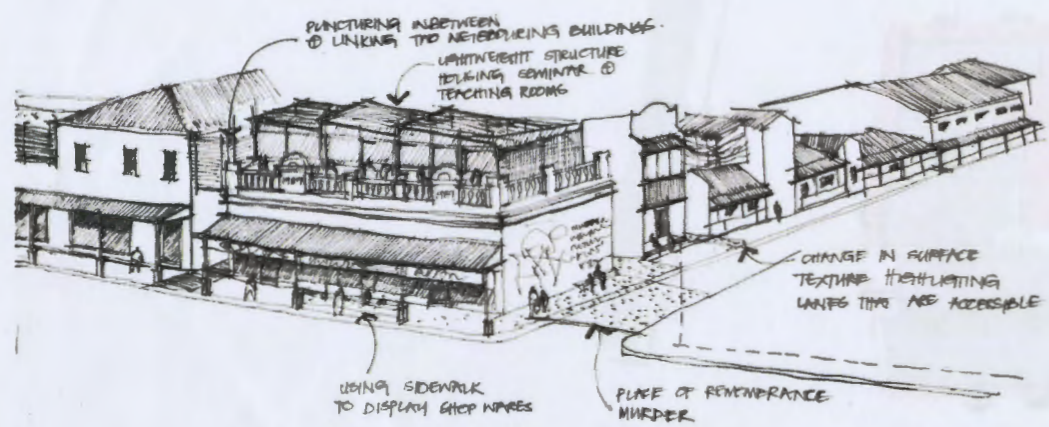
The adjacent diagram represents the public, semi-public/private and private spaces across the site. This is relation to the areas the various users are occupying the site.



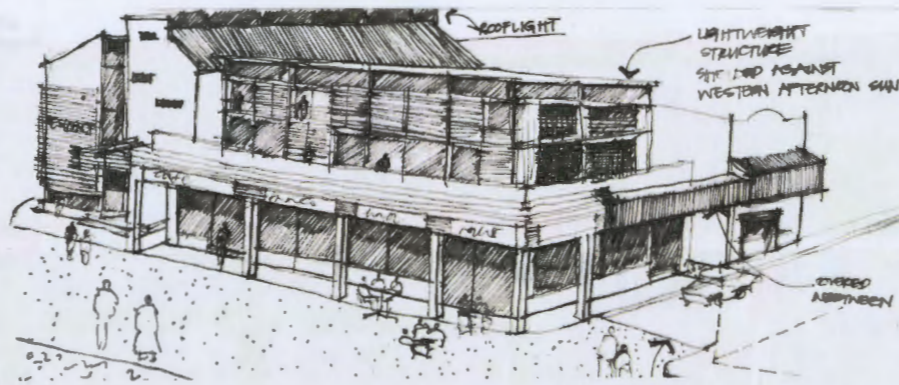
0 2 10 20

**PUBLIC & PRIVATE SPACES**

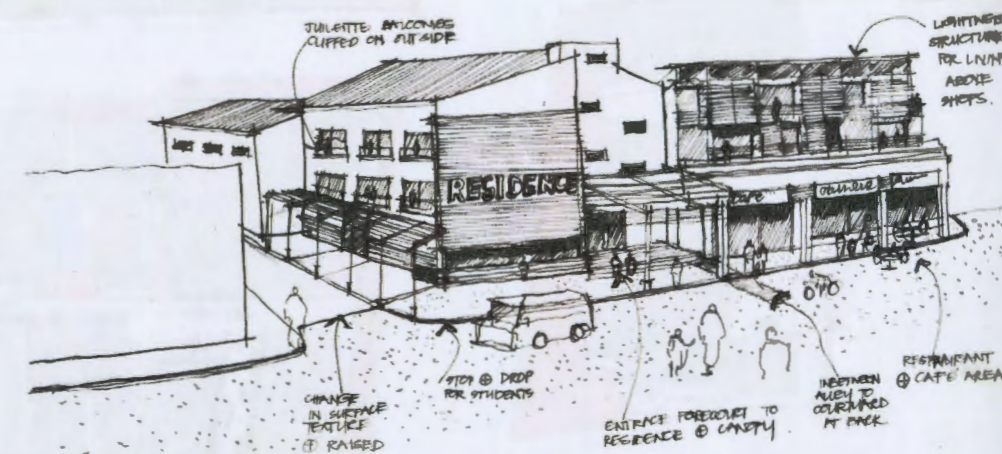
Public areas, i.e. streets & pavements	Semi-public, i.e. stoeps/ covered walkways	Semi-private, i.e. covered/ enclosed stoeps	Private, i.e. lanes & yards
Semi-public edge	Semi-private edge		



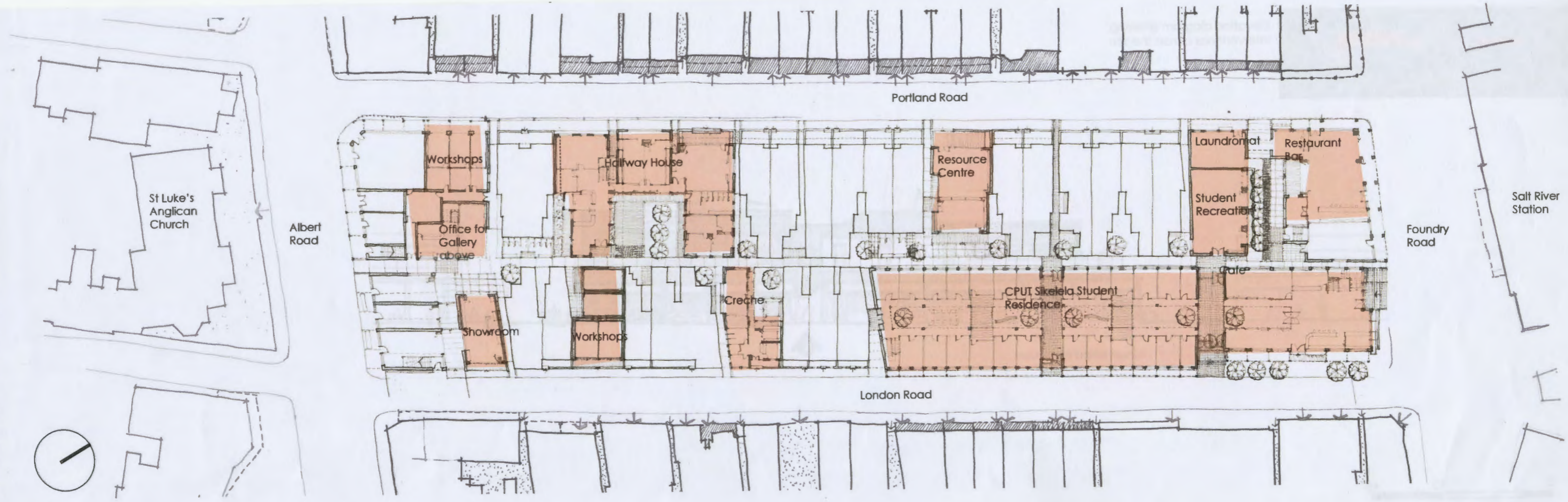
Early concept sketch showing London and Albert Roads



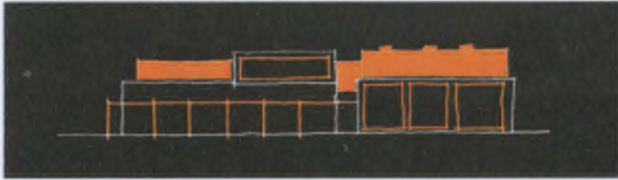
Early concept sketch showing Foundry and Portland Roads



Early concept sketch showing Foundry and London Roads



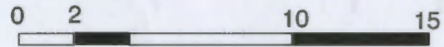
Sketch of Ground Floor- shaded areas show main areas of intervention

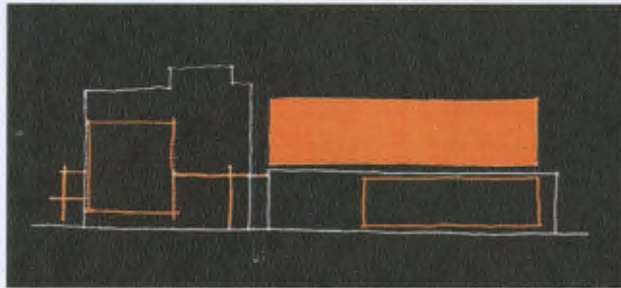


Elevation diagram showing interventions across the site



Albert Road Elevation



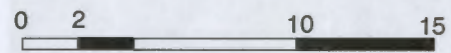


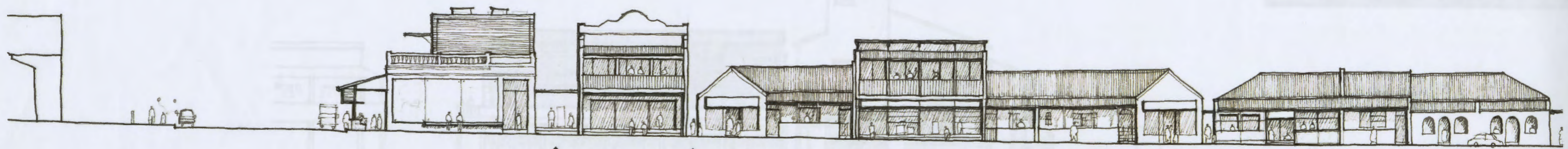
Elevation diagram showing interventions across the site



Foundry Road Elevation

6



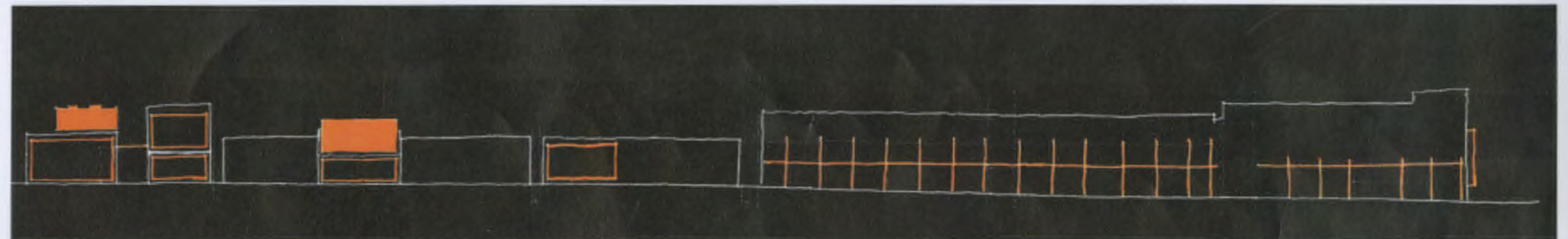


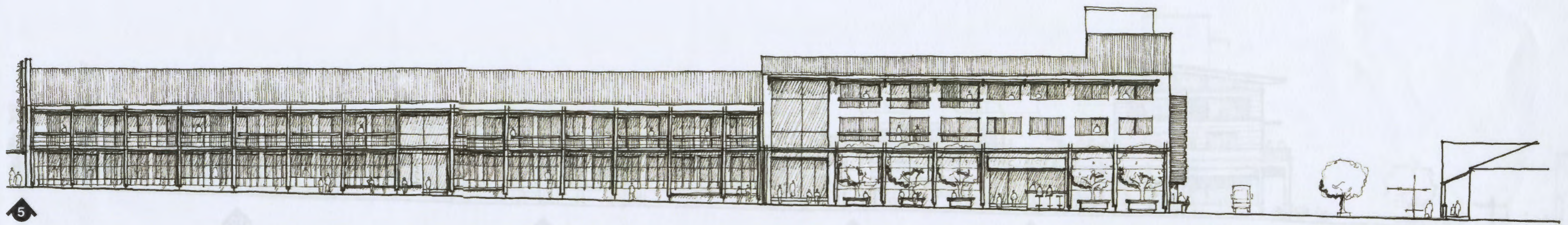
London Road Elevation

0 2 10 15

146 | 7.2. Sketch Design

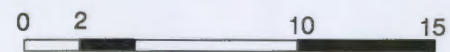
Elevation diagram showing interventions across the site



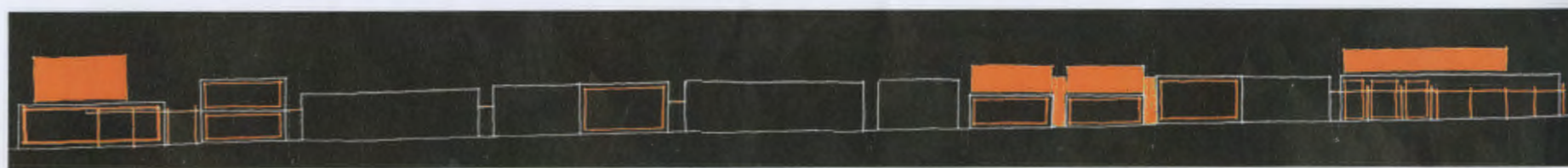


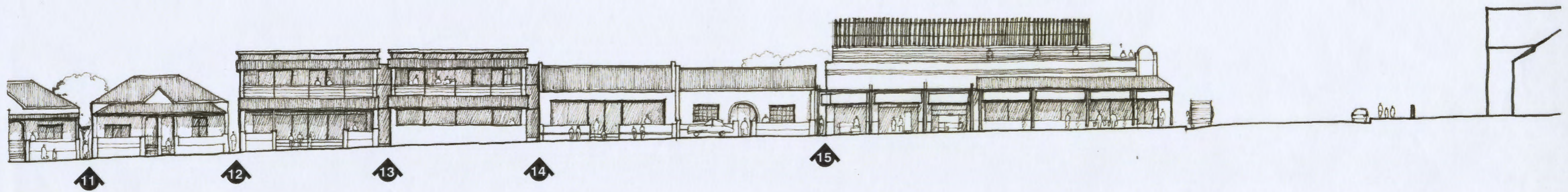


Portland Road Elevation



Elevation diagram showing interventions across the site







## CELL THEORY

### Cell

[Performs primary function]

### Membrane

[Serves as protective layer and allows transfer of information]

### Interstice

[Connective tissue]

## TECHNOLOGY

### Primary Structure

- Fixed elements
- heavy old
- lightweight above old
- or within old

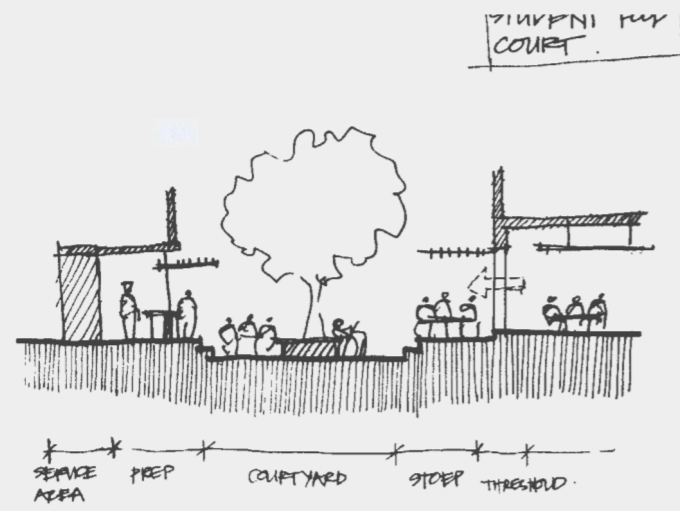
### Secondary Structure

- skin like elements [protective layers]
- transparent
- opaque
- layered edges that mediate
- between different functional areas,
- and between inside and outside
- [flexible]

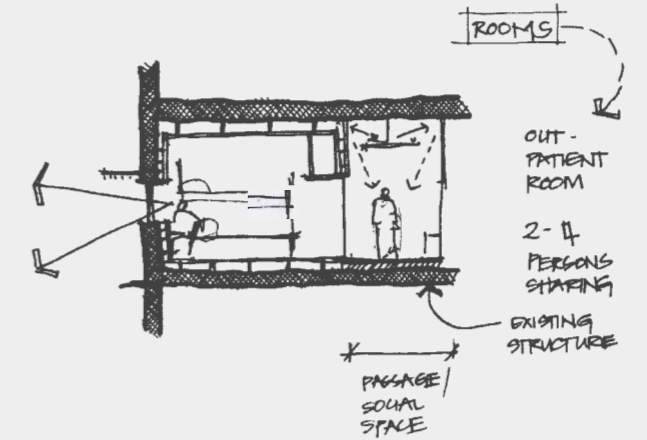
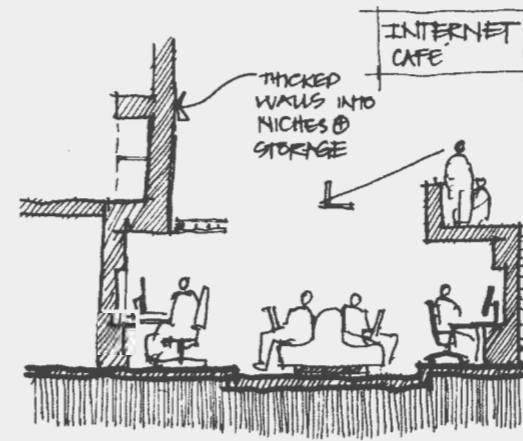
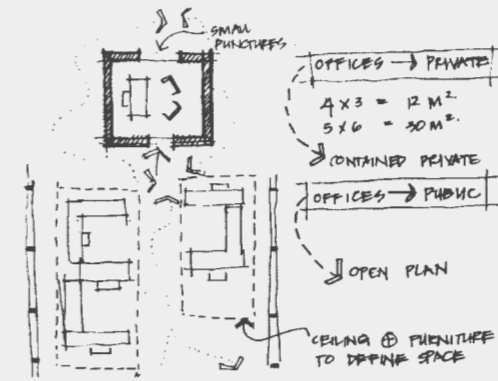
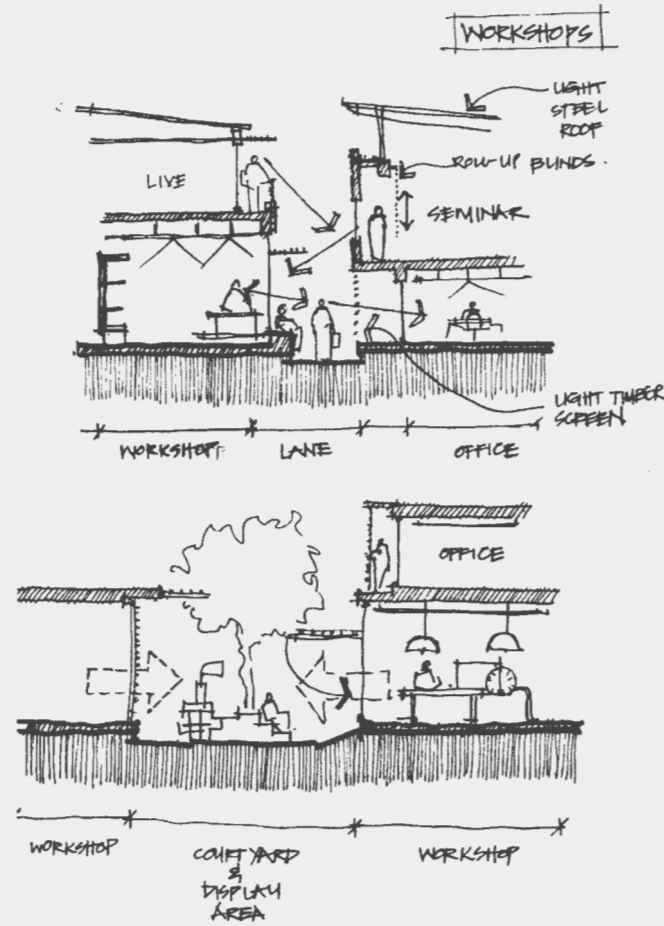
### In-between Space

- Separating elements between structures
- gaskets
- voids
- buffers
- Lane treated with different material textures to define
- public and private areas

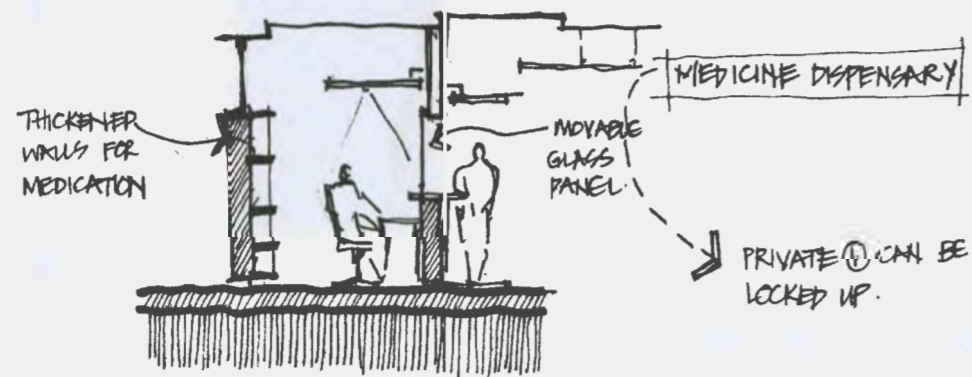
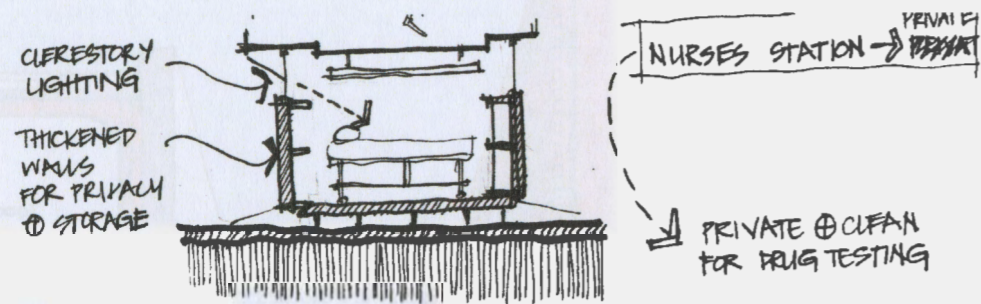
Early sketches applying technology strategy



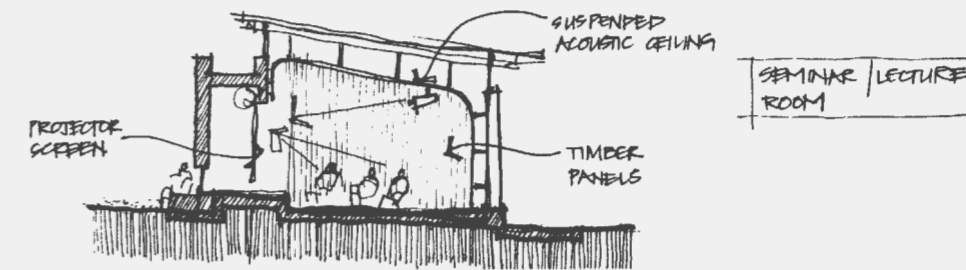
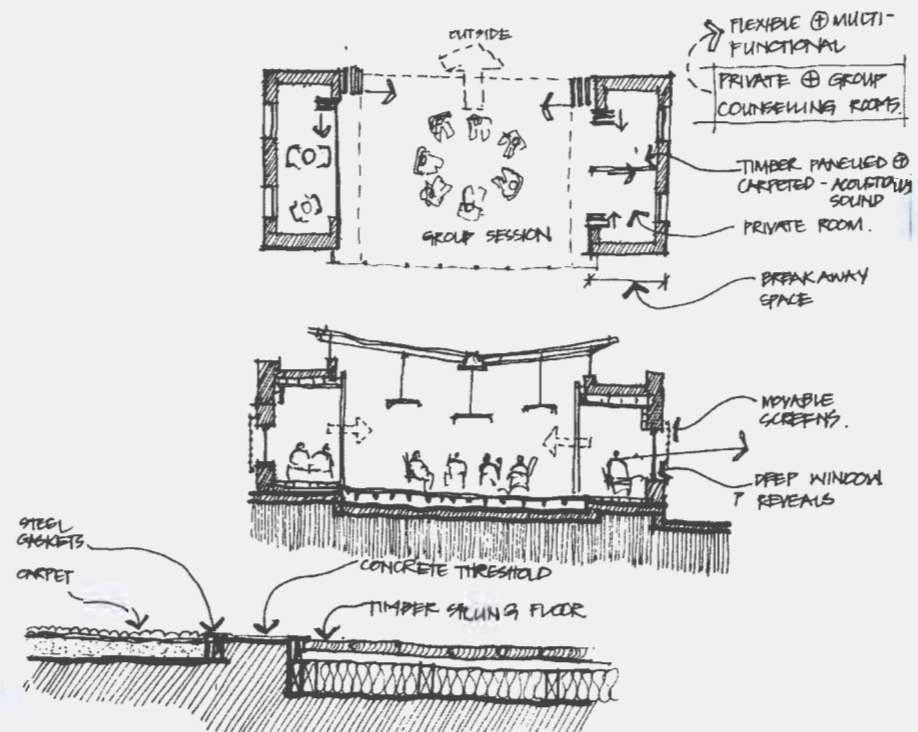
In-between outdoor spaces- ranging from courtyard spaces to tighter lane spaces



Interior in-between spaces- overlooking mezzanine spaces, passages and open plan office space



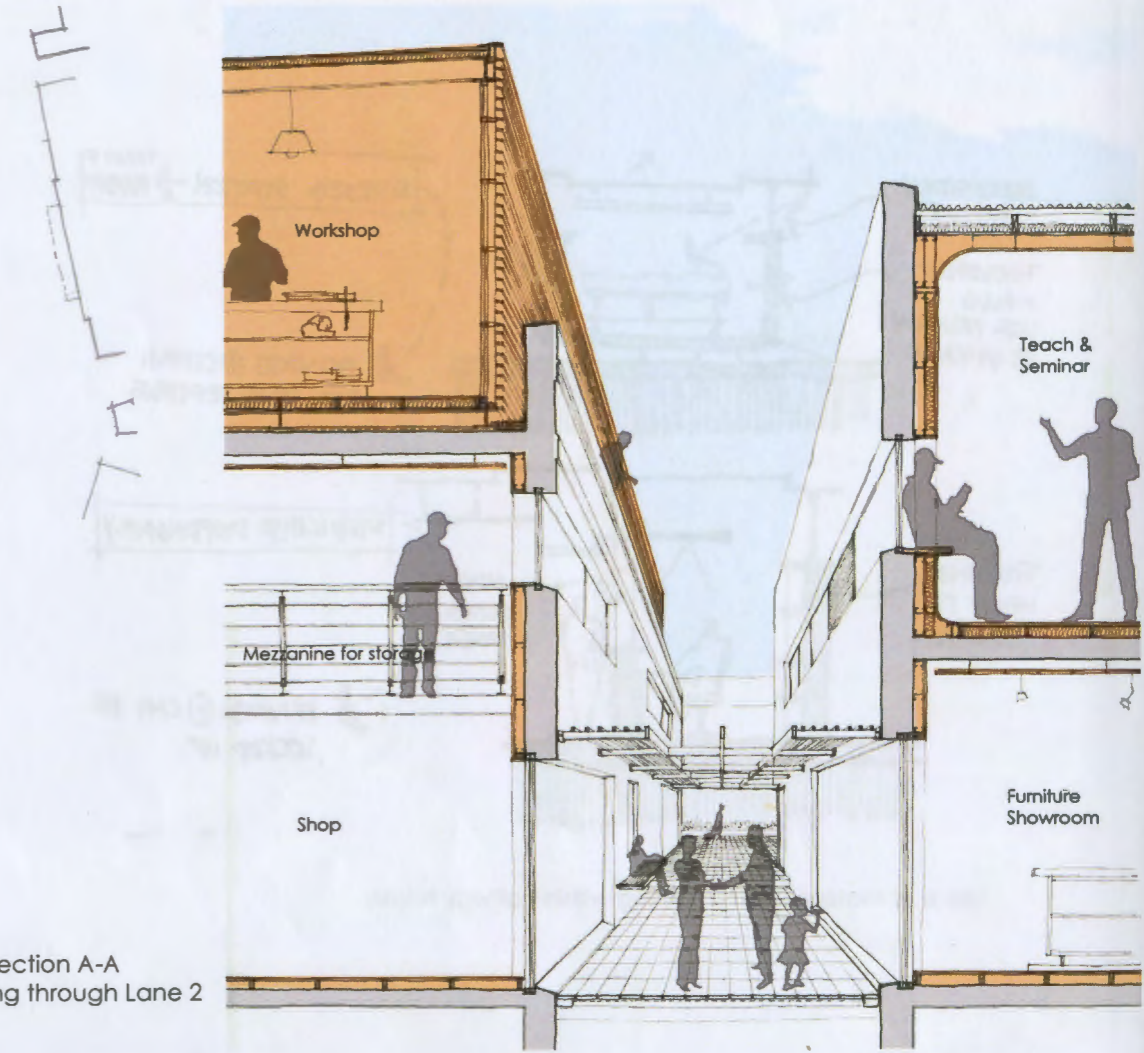
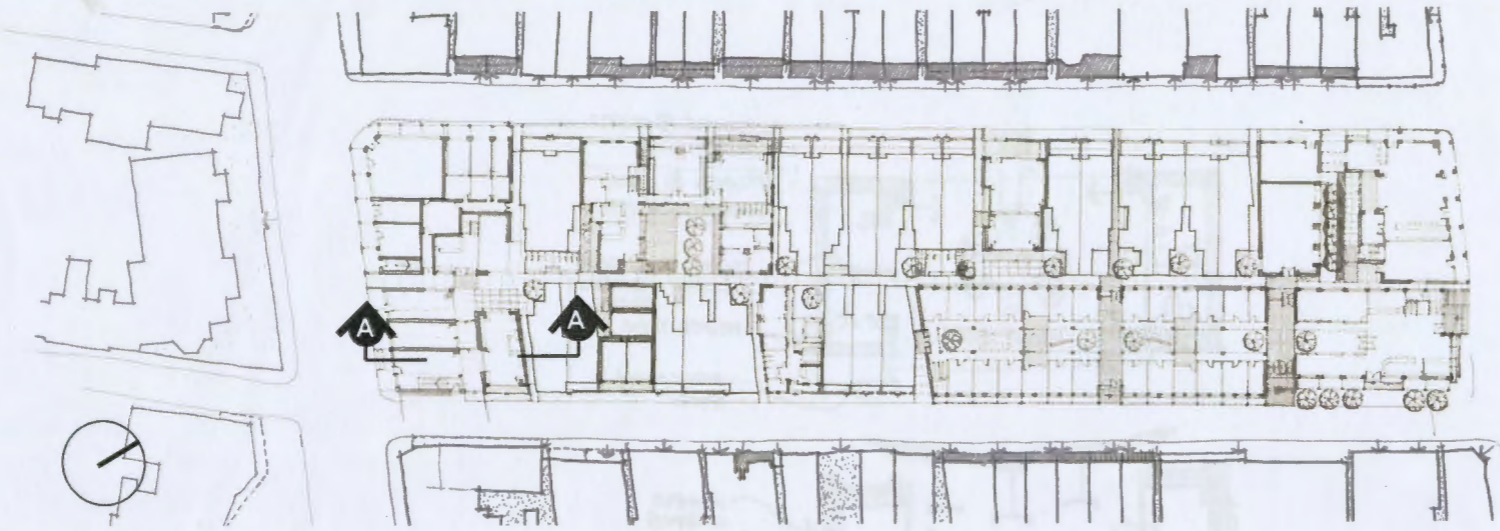
Ideas of materiality and lighting within halfway house



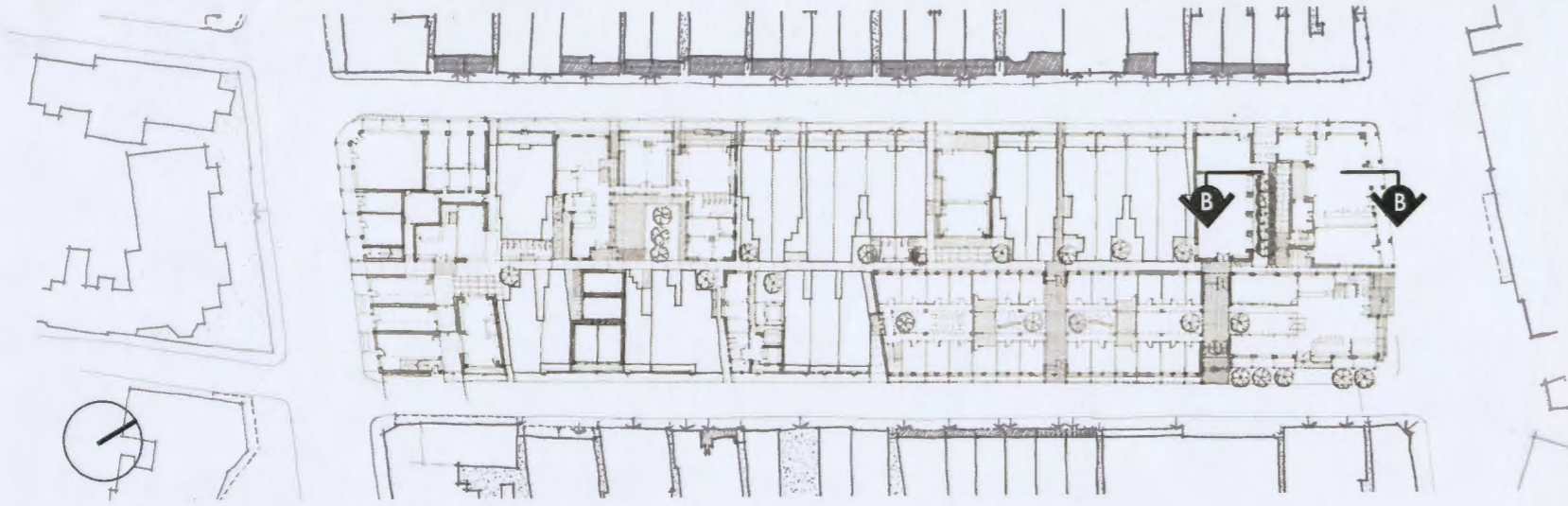
Idea for workshop space- wrapping the ceiling and floor in one material

The following strip sections are taken through lane 2 and 7 respectively.

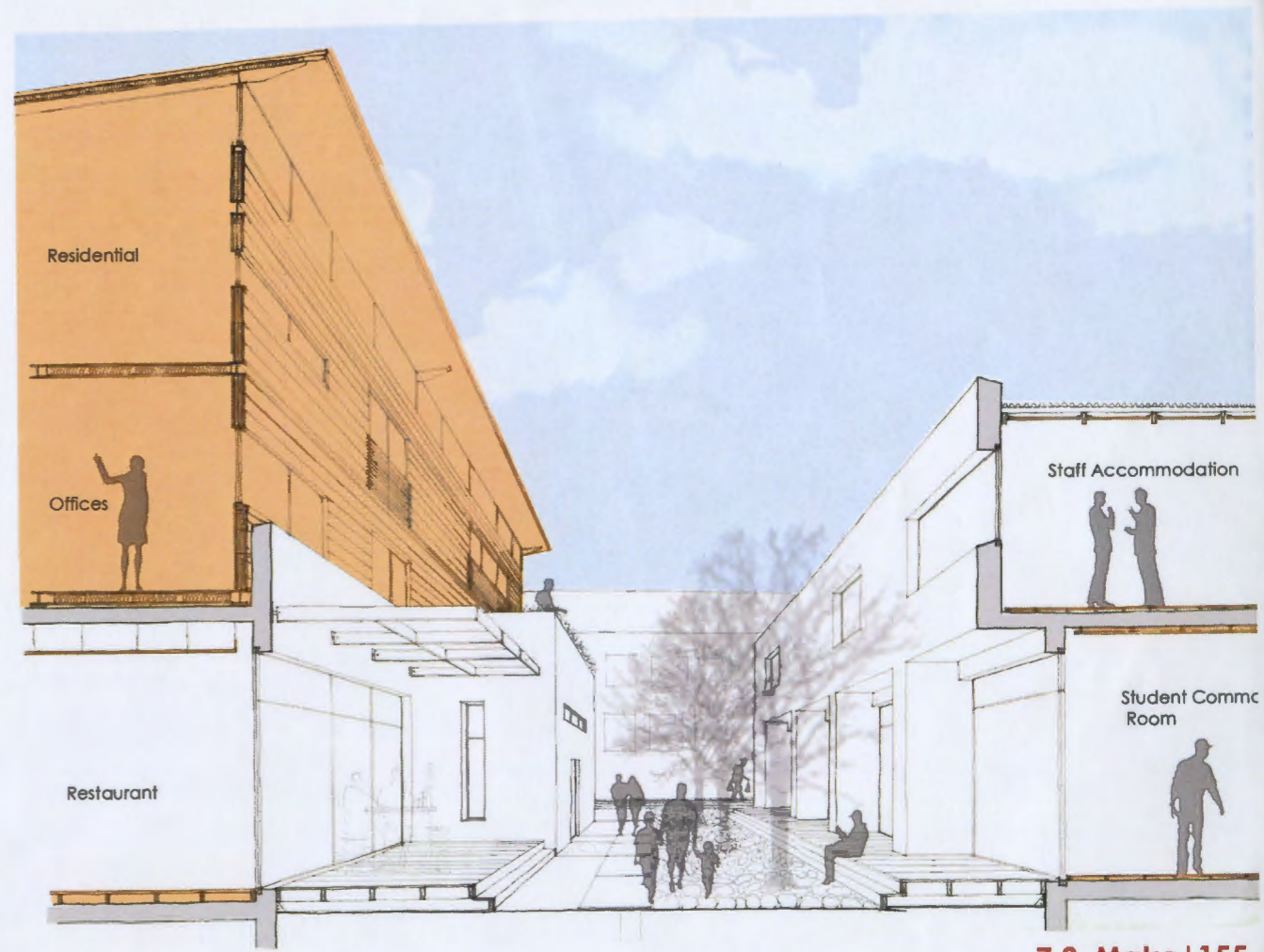
Here, I have shown the new in orange, where they are either whole lightweight structures that sit above the old or skin like elements [walls, ceilings, floors] that clip onto the old.



Strip Section A-A  
Looking through Lane 2



Strio Section B-B  
Looking through Lane 7



My project aims to invert the condition of the existing abandoned lanes in Salt River. Through considering the nature of the existing spaces and uses, it makes it possible to intervene in such a way that adds to the area. By having parts of the existing fabric and new fabric open out onto it, these areas can be activated and stimulate further activity.

This architectural problem of neglected or underutilised in-between spaces at the scale of both the city and within a building is an important consideration. Look at how context, with so much wasted space, our cities can look to inhabit and make of the smaller spaces that can knit the fabric of the city tighter.

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