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urban hybridity

an alternative development strategy for woodstock

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urban hybridity

an alternative development strategy for woodstock

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STYSHA003
October 2010

Theory Paper submitted in partial fulfilment of the degree Master of Architecture (Professional)

University of Cape Town



hy• brid (hī'brid)

noun

1. (biology) the offspring produced by crossing two individuals of unlike genetic constitution; specif., the offspring of two animals or plants of different races, varieties, species, etc.
2. anything of mixed origin, unlike parts, etc.
3. LINGUIS. a word made up of elements originally from different languages, as companionway

adjective

of, or having the nature of, a hybrid

origin

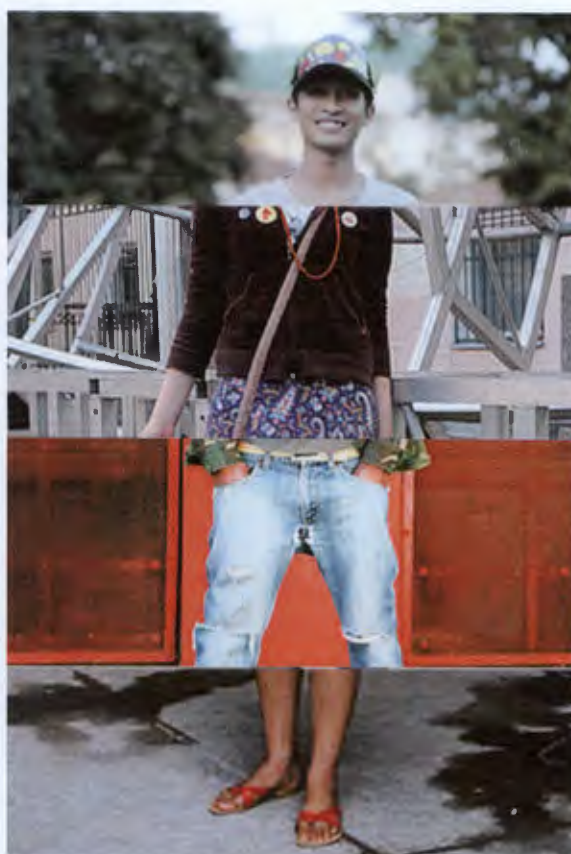
Latin: hybrida, offspring of mixed parentage

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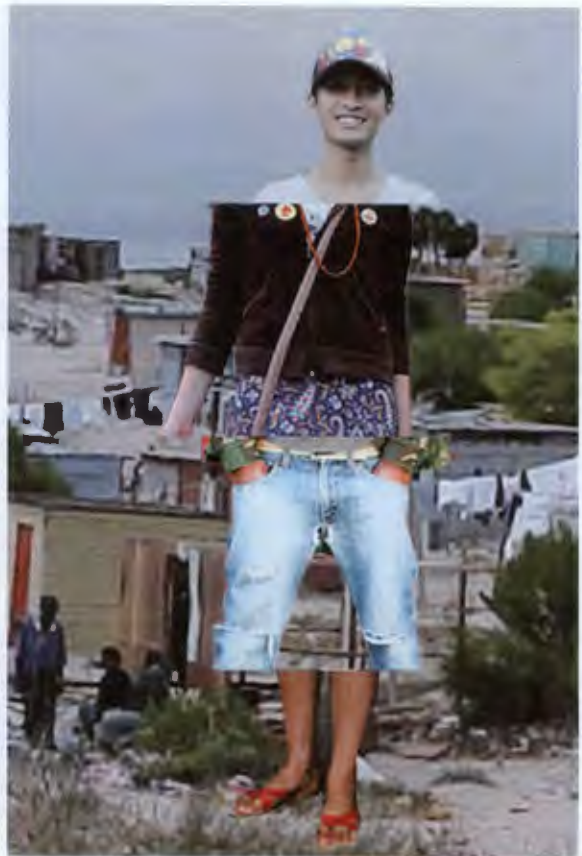


society



hybridity





place



identity



fig. 2-5: Society | Hybridity | Place | Identity
Initial Conceptual Images

introduction

At the beginning of this year, my initial concept lay in understanding the influence of hybridisation on contemporary urban society and how this, in turn, affects and changes places within the city. I find this subject interesting as I personally feel influenced by the hybridisation of global and local conditions.

As technology advances, knowledge is progressively more accessible, global trends become local realities, and how we identify with our local surroundings is changing. Youth

culture generally tends to be more accepting toward change and trends, and is therefore noticeably affected by it.¹ As I see changes in myself and my peers, I am interested to understand how these changes subsequently affect my fields of interest: the city and architecture.

I find the immense complexity of cities fascinating and inspiring. The unexpected encounters and special niches that one discovers within

¹ Leach, *The anaesthetics of architecture.1*.



Fig 6:
A conceptual
hybrid map
exploring the
differences and
similarities of
complex cities.

these exciting places enrich one's life and ignite the imagination. The less ordered and more chaotic, the more engaging places within a city become. A city has the potential to be a completely different place to all its different users, due to the intricate layering of activities and opportunity.²

This layering is an incubator for creative and entrepreneurial endeavours, giving one the sense that, in a city, anything is possible.

² Pieterse, E. *Blurring Boundaries: Fragments of an Urban Research Agenda*, 403.

At the core of this multilayered complexity is not architecture and urban planning, but people, relationships and interactions. Urban social behaviour is what creates a city's network of activity and opportunity, and architecture and urban planning either assists this network or hinders it.

It is this access to opportunity and a range of different choices that attracts people to cities. People move to the city to experience more - more jobs, more money, more people, more



my city, my hybrid identity



cultures, more entertainment and more activity.³

This reasoning ranges over most socio-economic groups and is the common thread that ties our experiences of the city together. The constant factor, in people's reasoning to move to the city, is always related to the opportunity to make a better life for oneself. However, as much as the city does give rise to opportunity, it does not ensure it.

The city can be harsh and unforgiving.⁴ It does not make everyone's lives better, nor does it provide everyone with access to their dreams and desires.

³ Jacobs, J and Fincher, R. *Cities of Difference, Introduction*. 1.

⁴ Jacobs, J and Fincher, R. *Cities of Difference, Introduction*. 1.

The success of a city is dependent on its ability to allow for a variety of people to achieve their different dreams and desires. Therefore a good city is one that allows for diversity and equity.⁵

As multilayered relationships are formed, places begin to take form around them. These places are inherent to the nature of the relationships and are constantly moulded by users, activities and change.

Architects have applied the nature of the complex city to the design of buildings, in order to create the positive outcomes that this allows for: density, diversity, a range of activities, special niches and unforeseen relationships. This response goes

beyond making an active building, but aids in ensuring the success of the project, economic viability and longevity. Just as in the city, once relationships within the building are formed, creating symbiotic networks, they help to sustain each other's success.

Simulating this intricacy is not an easy task, and it is the architect's ability to foresee potential, and not prescribe activities, that allows for a hybrid building to become more than merely mixed-use. The hybrid building must look for unexpected, unpredictable, intimate relationships, encourage coexistence and allow for unprogrammed situations that similarly create special places within the city.

As ideas on hybridity have been translated into many academic

⁵ Pieterse, E. *Blurring Boundaries: Fragments of an Urban Research Agenda*, 403.

disciplines; from linguistics and anthropology to sociology and post-colonial theory, it has also entered into other, more specified, disciplines such as architecture, art, design and technology.

Theorist, Marwan Kraidy believed that due to the vague and adaptable nature of hybridity, it is imperative to situate every study of hybridity in a specific context. Due to the fact that almost anything can be traced as being hybrid, what makes a study valuable is the analysis of the conditions that shape a specific hybridity.⁶

Therefore, in moving forward from my initial concept and interests on social, urban and architectural hybridity, I defined two primary elements of

research. Firstly, studying theory on social, urban and architectural hybridity and secondly, applying this theory to a specific context.

Through working on the two elements concurrently and locating the theory within a contextual reality, I aim to draw conclusions that aid an informed hybrid design approach. The aim is for the design approach to utilise hybridity as a tool to create architecture that allows for diversity, integration and equal access to opportunity.

⁶ Kraidy, M. *Hybridity, or the cultural logic of globalization*. vi

hybridity.

hybrid theory

Since 'everything is hybrid', hybridity is an avalanche and discussing examples of hybridity is like drinking from a fire hydrant.

Jan Nederveen Pieterse ¹

This section will attempt to highlight key ideas, within the broad spectrum of theory on hybridity, creating a synopsis of the ideas that are relevant to this thesis. It is not my intention to define hybridity, but to understand the history and complexity of the term,

in order to find connections that can be made between the theory and the practical application.²

Hybrid theory originated from biology, as a term to explain the cross-breeding of species. This notion was later adapted to apply to linguistics and racial theory in the nineteenth century. Hybridity became a useful tool in forming a fear of racial mixing. During the time of colonialism, a concern for social hierarchy and

¹ Nederveen Pieterse, J. *Globalization and culture: global mélange.*

² Kraidy, M. *Hybridity, or the cultural logic of globalization.* vi.



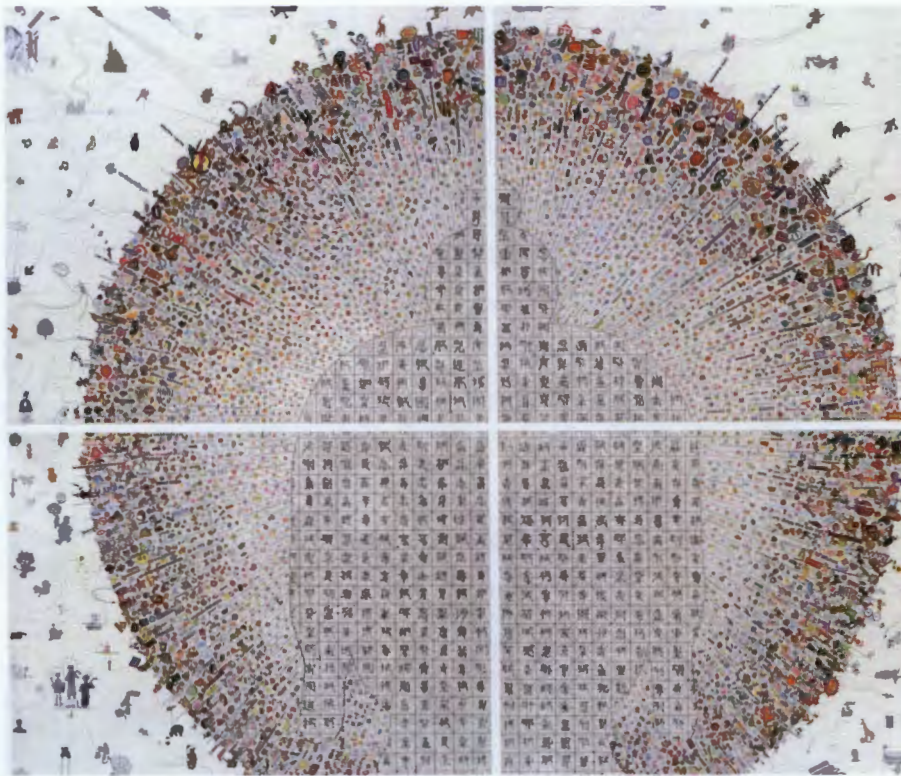
racial purity was the general socio-cultural direction. As colonialism ended, social, cultural and economic liberation began to change the use of the term hybridity.³

Toward the end of the twentieth century, hybridity became a term used within post-colonial studies, focusing on the effects of mixture on identity and culture. As theory reflected on the negative imperialist views on hybridity, it began to study this

3 Spivak, G. *A critique of postcolonial reason: toward a history of the vanishing present*.

new post-colonialist hybrid culture. Theorists such as Homi Bhabha and Gayatri Spivak's work was a response to an increasing awareness of multiculturalism and the changes it was making on social interactions.⁴ Bhabha's theory initially looked at the effects of cultural imperialism and colonialism, and then moved toward the study of migrancy within a contemporary urban context and how this affects our sense of place and identity.

4 Bhabha, H. *The Location of Cultures*.



The Shambhala of the Modern Times
by **Gonkar Gyatso**
interprets the hybrid world of popular culture and media. Gyatso's uses the integration of pop culture icons and references within the shapes of Buddhist iconography.
left: full artwork
right: detail

In "The Location of Culture", Homi Bhabha explains that in-between, or hybrid, space has a certain freedom connected to it.⁵ Bhabha does not mean literal space, but the in-between space between two concepts. For instance, if your parents are of different cultures, you could see yourself as *either or, neither nor, or both and*. Through being a hybrid of two cultures, you have the ability to make the choice to relate to one of your parent's cultures, to disregard both -

or to relate to both cultures, as well as a third element that is being culturally hybrid. Hybridity therefore can allow for something to be more than the sum of its parts. This response can be applied to a variety of hybrid situations, and has also been translated into spatial applications.

As effects of globalisation became apparent, hybridity became a useful tool through which to analyse the positive effects thereof.⁶ The effects

5 Bhabha, H. *The Location of Cultures*, 1-2.

6 Kraidy, M. *Hybridity, or the cultural logic of globalization*. 148.



homogenisation...

that globalisation results in cultural homogenisation, and sameness due to consumer driven Westernisation. The third is that globalisation results in cultural hybridisation.

Cultural hybridisation is the emergence of new, mixed forms of social and cultural collaboration. Cultures transcend locality, and become a constantly changing “melange” of varying influences.¹⁰

¹⁰ Nederveen Pieterse, J.
Globalization and culture: global mélange. 4.

One cannot limit the effects of globalisation to only one of these three paradigms, as they all play a part in the realities and ideologies of globalised society and culture.

The first paradigm, *cultural differentialism*, can be seen in many aspects of society: from heavily secured homes in the suburbs and Xenophobic attacks in the townships, to the *Burke* being banned in France and the “randomly selected screening” of predominantly Muslim people in American airports. Granted, these



or hybridisation?

tend to be coupled with other political agendas, but fear and conflict due to cultural difference is a global reality.

The idea of cultural homogeneity is evident in most theory on globalisation, such as *Cocacolonisation* and *McDonaldisation*. These terms describe the overwhelming impact of multinational corporations in Westernising, or Americanising, local culture. However, theories such as *McDonaldisation* have quite easily been contradicted by theorists such as Shannon Peters Talbott. Talbott

argues that these large corporations do not characterise homogenisation, and should alternatively be understood as *global localisation*.¹¹

Global corporations can, in fact, only succeed to the extent that they can adapt themselves to local cultures and markets, and as Nederveen Pieterse argues, that instead of resulting in homogenisation “they offer a public space, a meeting place – in a sense culturally neutral because of its

¹¹ Nederveen Pieterse, J. *Globalization and culture: global mélange*. 52.

novelty, (and) usher in difference and variety, giving rise to and reflecting new, mixed social forms.”¹² This is what he describes as globalisation as hybridisation, and cultural mixing across locations and identities¹³.

Hybridity facilitates a way to bridge a gap between theories, such as that of anti-cultural imperialism and pro-cultural globalisation. Therefore it is against homogenised culture due to power relations, yet for globalisation that results in richer hybrid culture.¹⁴ Kraidy points out that the *cultural plurism* of the hybrid approach can be problematic as it does not consider power relations, which are inevitable. Therefore it is essential to understand the specific context that one is working in, to be aware of not only power relations, but also examples of Nederveen Pieterse’s three paradigms of globalisation, in order to fully understand all the conditions that affect a situation.¹⁵

Through analysing relationships between difference and hybridity, one can begin to better understand a specific context and the conditions that affect it. This means that by

looking at how a specific place deals with difference at a local level, one can begin to make assumptions on what potential spatial, social, and ideological politics could be at play.¹⁶

The analysis of hybridity is important as it highlights boundaries of difference, and how they can be crossed, changed or undone.¹⁷ In a society inclined toward boundary fetishism, hybridity can become an influential tool for change. Its’ ability to be many things at once; to be global and local, to be a source of identity and difference, and its fluidity and multiplicity, imbue it with persuasive power.¹⁸

12 Nederveen Pieterse, J. *Globalization and culture: global mélange*. 53.

13 Nederveen Pieterse, J. *Globalization and culture: global mélange*.

14 Kraidy, M. *Hybridity, or the cultural logic of globalization*. vii

15 Kraidy, M. *Hybridity, or the cultural logic of globalization*. vii

16 Bhabha, H. *The Location of Cultures*, xv.

17 Nederveen Pieterse, J. *Globalization and culture: global mélange*. 5.

18 Kraidy, M. *Hybridity, or the cultural logic of globalization*. viii

urban hybridity

If hybridity allows for difference and diversity¹, and difference and diversity create successful places², the conditions that allow for hybridity to occur should therefore be the conditions for creating successful areas within a city, and vice versa.

In this section I will attempt to interrogate the above mentioned hypothesis in an attempt to understand the relevance and effects of urban hybridity. Through doing

this I intend to critically engage with the theory on hybridity within an urban situation.

Jane Jacobs has researched conditions that create successful areas within cities. In the widely recognised “the Death and Life of Great American Cities”³ she created a straightforward framework through which to analyse and understand these areas, and

1 Nederveen Pieterse, J. *Globalization and culture: global mélange*. 53.

2 Jacobs, J. *The Death and Life of Great American Cities*.

3 This book is the primary source for this section, and therefore, where the text is not referenced, it can be assumed that it is from *The Death and Life of Great American Cities*.

(left) Adderly Street, Cape Town. Symbiotic networks are formed between informal trade, businesses and consumers.



thereby create solutions to apply to less successful areas. I have attempted to analyse this framework in terms of hybridity, in order to better understand its urban relevance.

The fantastic nature of successful cities is that they have the ability to sustain a wide range of opportunities and facilities, both local and global, which can satisfy a wide range of users. This is largely due to a high population density that provides the demand required to sustain these activities. Density can therefore

be said to be the engine that drives diversity.

A diverse range of activities allows for people to come together and interact. Interaction between different people and businesses benefit both parties through creating symbiotic networks of support. Successful pockets within cities have a rich network of symbiotic relationships that create vibrant areas. These networks create places that are “more than the sum of its parts”, creating urban hybridity. These hybrid relationships create an integrated and

Different people living within the city, go about their daily lives. It is the special places where their paths cross, and relationships are formed, that create urban hybridity.



active social and economic area, due to the high quantity of close-knit elements.

The reason that small enterprises can survive in a hybrid area of the city is due the economic support from the number of users, and the support other infrastructure gives it.

In a town, or less dense areas, one predominantly finds large commercial enterprises, such as supermarkets and commercial movie houses. Smaller enterprises struggle as there is not

a high enough density of different people to sustain more specified business.

However, in a dense, hybrid area the larger enterprises, as well as smaller enterprises, can survive and thrive due to the high capacity of users with different needs. A supermarket will flourish in this area, but so will delis, bakeries and speciality stores.

A dense area can sustain a range of enterprises, both local and global, of different scales due to the high number



(left) St Georges Mall, Cape Town. In the city centre there is a high enough density level to support a mixture of primary uses, as well as secondary diversity.

for a rich social network, active and vibrant parks, safety, and economic strength.

The density required does not only refer to the number of people living and working in the area, but also to the consistency of users. There needs to be a high density of users throughout the day and week. In order for hybridity to occur, these users need to utilise a wide range of facilities within the area in order to promote symbiotic relationships. If an area is busy throughout the day with people

sharing many different spaces, hybrid relationships and places are bound to occur.

Often factors such as urban planning and massive redevelopment can serve to undo urban hybridity. Urban planning is supposed to aid the city, but often does the opposite. Therefore, through the study of Jacob's urban framework, one can begin to formulate positive urban planning decisions.

(above) Long Street, Cape Town has a vibrant character that attracts people to the area.



Jane Jacobs provides four conditions that are indispensable to creating diverse pockets within a city:

- a mixture of primary uses
- buildings with a variety in age and condition
- small city blocks and
- sufficient population density

Jacobs states that an area requires success in all four of these categories in order to create a diverse and active condition.

Primary use refers to uses that draw a high density of users. This could be offices, residential areas, and large public facilities and attractions. A primary use needs to be a place of anchorage that attracts people, and in turn attracts other opportunities.

A mixture of primary uses is necessary in an area to ensure density over an extended period of time. The density provided by the primary uses support smaller businesses and activities, known as secondary diversity.



Vibrant intersection,
Gardens, Cape Town.



Vibrant intersection,
Gardens, Cape Town.

The combined economic strength of the users from the varying primary activities can sustain a wide range of secondary diversity. If an area consists of only one primary use, it is far less likely to be able to sustain an intensely diverse range of activities over an extended period of time.

When an area is diverse and vibrant, it often becomes an attraction in itself, the hybrid reaction forms a character specific to its conditions. Outside users will specially travel to the area to experience the *vibe*. This adds another layer of density and diversity to the area, and hence as mentioned before, the diverse area creates more diversity.⁵

For instance, Long Street in Cape Town is not only a tourist destination, but a place used actively by the locals due to its vibrant atmosphere and access to a wide range of choices. Its hybridity has become a primary use and draws a high density of users.

However, primary uses are not all that is required in order to create urban hybridity. Primary uses must combine with the other elements (small blocks, aged buildings, density) in order to perform effectively.

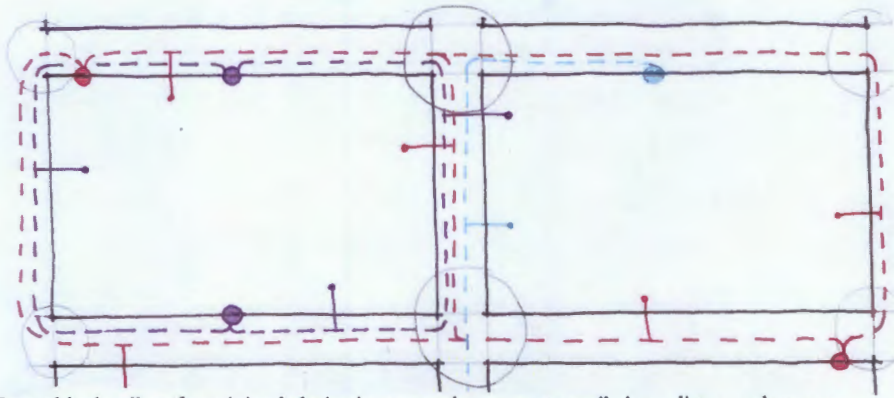
Large city blocks limit a user's ability

to interact with a variety of facilities within the area, as well as experience chance encounters between people on the street. Due to the inability to easily cross through a variety of streets, large blocks isolate the users of one street from the neighbouring streets. The streets merge at less frequent intervals than when there are smaller blocks. This results in limited points of activity. It is important to have as many points of activity as possible to create a hybrid system.

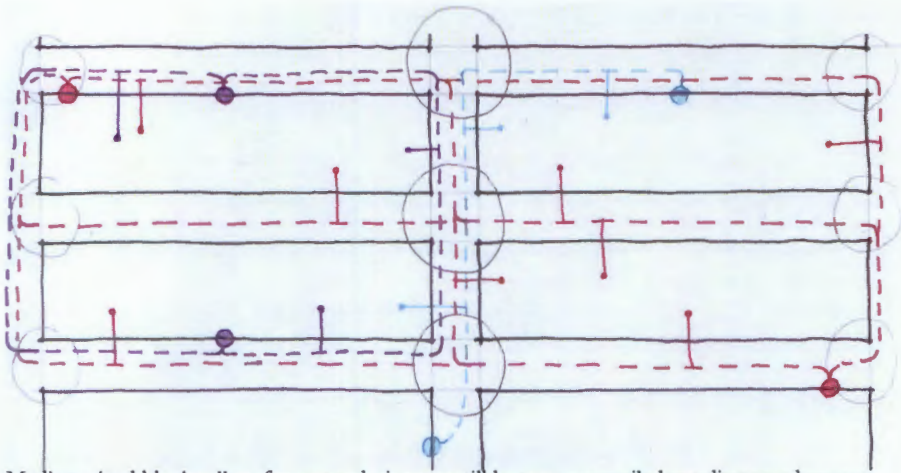
When the blocks are small, the fluid movement patterns create increased nodes of activity, which aid hybridity. When studying predominantly residential areas within the city, it can be seen that enterprises tend to locate near to, or at, the street corners.

For example, when looking at the images of an area in Gardens, Cape Town, one can see how enterprises conglomerate at the intersection, creating a vibrant area with hybrid relationships. At this specific intersection there is a convenience store, a small art gallery, a Portuguese restaurant, a boutique clothing store, a hairdresser, and a deli – all around one intersection. There is a commercial mall one block away, but due to this node's convenience and the density of the area, these small enterprises can be successful.

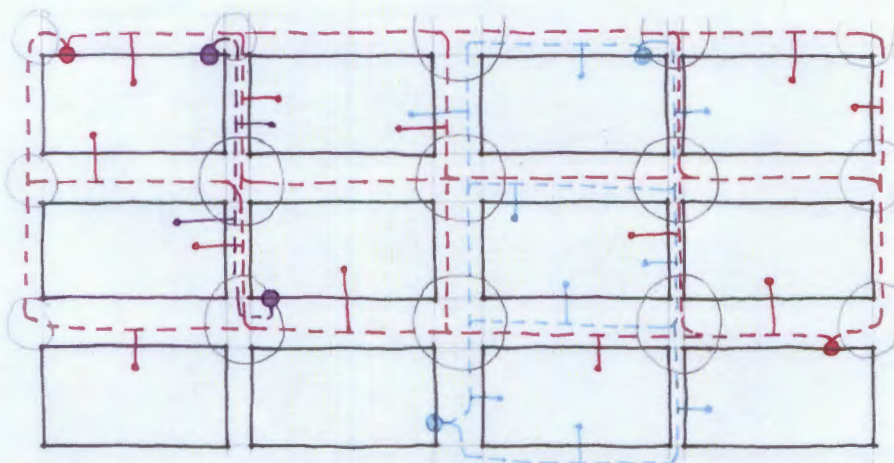
⁵ Jacobs, *The Death and Life of Great American Cities*, 153.



Large blocks allow for minimal choice in route taken, unnecessarily long distances between destinations, and very few points of activity.



Medium sized blocks allow for more choice, yet still have unnecessarily long distances between destinations, and few points of activity



Small blocks allow for a high range of choice in route, including convenient distances between destinations and frequent points of activity, allowing for an integrated urban system

When activity is limited, it is less likely for an area to create symbiotic relationships as they are more isolated from each other than when the city blocks are small. Small city blocks allow for people to travel along a variety of routes to get to one destination, and therefore have access to a wider variety of facilities and opportunities.

This is not only beneficial for the users, but also for the business owners, as they will have a wider variety of passers-by. The increase in foot traffic allows for an area to act as an incubator for experimental and small enterprises. These enterprises require a high number of people to pass by. An area needs a wide variety of different people, there for different reasons at different times, on the same street, to allow the new enterprises the maximum potential to succeed.⁶

As one can see in the diagrams (*left*), when there are smaller blocks there is a fluidity of movement. The user has more choice in their movement routes and patterns, and therefore can take different routes at different times and experience different interactions. This encourages people to be on a wider variety of streets for different reasons, to have more frequent

interaction - resulting in a mixing of paths. Long blocks tend to only connect to one or two street, which limits the fluidity of movement and therefore hybrid relationships.

However, short blocks are not a solution in themselves. They serve to facilitate the other criteria (mixed primary use, aged buildings and concentration). Small blocks aid diversity due their ability to increase the hybrid relationships within an area. If an area performs well, small blocks can encourage additional mixing and increase the level of diversity.

Variation in the age and condition of buildings is a vital aspect of generating urban hybridity. As Jane Jacobs describes, this does not mean heritage buildings in excellent condition that have been expensively renovated (even though they are good additions), but ordinary low-value buildings.⁷

If an area has predominantly new developments, only those who can afford high rental costs and construction fees can inhabit those spaces. This leads to economic homogenisation.

Only enterprises that maintain high profits, or are heavily subsidised can

⁶ Jacobs, *The Death and Life of Great American Cities*, 183.

⁷ Jacobs, *The Death and Life of Great American Cities*, 187.



afford to be in new spaces. They therefore need to be either well established, have a high turnover, or be standardised (such as chain stores and restaurants, banks, supermarkets, and subsidised theatres and museums). Enterprises such as foreign restaurants, pawn shops, bookstores, antique dealers, galleries, and art suppliers cannot afford to be in newly constructed or renovated buildings.

Due to high rental costs, new buildings allow no financial leeway for experimental and low-yielding enterprises, and therefore pose a high

failure risk. If there are only new buildings, it eradicates the ability for an area to act as an incubator for the new and innovative enterprises that aid in creating urban hybridity.

When an area is economically limited, it becomes too functionally limited to sustain lively, interesting and convenient enterprises. In order for an area to be diverse, there needs to be a range of enterprises, from high yielding business, to low or non-yielding business.⁸

⁸ Yield can be defined as the annual rate of return on an investment, therefore the yearly profit obtained.



This does not mean that all the buildings in an area should be old and run-down. When this is the situation, it has been shown that either none of the enterprises can support new construction, or that once they gain success they leave the area. Therefore the area is unable to sustain opportunity and attract new enterprises.

Generally, in successful areas, there will be a constant and gradual construction of new and renovated buildings. Due to the time span of this gradual development over many years, the new buildings have time to

become old and there is a constant mixing of different styles and types. The success of the area has a cyclical nature of aging and development, allowing for a diverse range of economic opportunities and urban hybridity.

Extensive new construction, with prearranged rehabilitation strategies, can also serve to be problematic. Large developments are inefficient for allowing a hybrid range of social and economic opportunity, as they encourage economic homogeneity, generally catering for middle to upper income groups. As

Jacobs' states, "newness is a very perishable commodity",⁹ especially in a contemporary society that is influenced by constant change.

In vibrant areas, old buildings are always sought after investments for renovation, innovative reuse or low-cost rental. An area needs old buildings to encourage a lively character.

This condition is similar in city areas that are largely residential. It is important to allow the mingling of old and new buildings. This provides the residents with more choice. Some people might prefer an older, cheaper apartment that is larger, and some might prefer a smaller, newer apartment.

In order to encourage a diverse population of residents, and therefore hybrid relationships, it is essential that an area provides a wide range of choice. An area needs to be responsive to different users' needs in order to create a diverse area.

Having old buildings also allows for the adaptation of old houses into new, innovative enterprises – creating secondary diversity within the residential area.

Therefore, instead of widely redeveloping an area, there needs to be a gradual implementation of renovation and construction. The economic stability that old buildings provide is irreplaceable. It is a necessity for a hybrid city area to be able to sustain and revitalise itself over many generations.

Density is another essential component to urban hybridity. However, it is not as simple as it may seem. Density does not imply that every city resident should live in a high-rise apartment. Every area needs to find its own unique density balance that responds to its specific needs. One cannot just assume that a high residential density will create a vibrant city area. It is the intricate combination of all of Jacobs' factors that create urban hybridity.

There is a common misconception that high density and overcrowding is one in the same. However, overcrowding relates to too many people living within individual dwellings, and high density relates to the number of dwellings in an area. A high density of dwellings and land coverage does not equate to overcrowding. More often, overcrowding occurs at low densities.

⁹ Jacobs, *The Death and Life of Great American Cities*, 193.

For instance, in a township there are predominantly single storey houses. This equates to a fairly low dwelling density. However, there can be large families living in tiny, one roomed shacks. Even though the area has a low dwelling density, there is a high volume of overcrowding. Orthodox planner's solution to overcrowding is to diminish the dwelling density, but this only serves to add to overcrowding.

The appropriate density level is highly dependent on the area. A low density (of six dwellings per net acre¹⁰) might be appropriate in a suburb, but would never be successful within the city. Semi-suburbs (ten to twenty dwellings per net acre) on the peripheries of cities are the most volatile. As a city grows, it engulfs the semi-suburb. Yet, due to its low density levels, this area cannot sustain a vibrant city life. The area inherits all the problems that come with city life (such as crime), but cannot sustain the valuable qualities (such as diversity and equitable access to opportunity). Hence, when looking at a city's density levels, they should be considerably higher than semi-suburban and suburban areas. This is the only way that areas will be able to sustain diversity and vitality.

10 All the mentioned density levels are taken from Jacobs, J. *The Death and Life of Great American Cities*, 209.

The exact amount of this density varies in different cities, and different areas within cities (Jacobs' recommends no less than one hundred dwellings per net acre, but this figure will probably be lower in the context of Cape Town).

As a guideline, the residential density should be high enough to act as a strong primary use, which encourages secondary diversity. This density should high enough to allow for the maximum diversity potential.

A dense residential area should be supplemented with a mixture of primary uses, such as work places and public facilities, in order to spread the use of streets and enterprises over a wider time-frame. These primary uses must attract a high capacity of people in order to considerably add to the concentration. Density also needs to be influenced by the other criteria, such as short blocks and a variety of buildings.

When studying methods of densification, it is important to understand the effects of high or low land usage. In order for an area to be successful there must be a high ratio of land usage. If land usage is limited, it begins to limit diversity and building options, resulting in standardisation. Generally an area

needs a high percentage of land usage to allow for diversity and density. Yet, this is still dependant on the success of the other mentioned criteria.

For instance, if an area has long blocks and a high percentage of ground coverage, the area can feel oppressive and intolerable. Therefore, when there is a high percentage of ground coverage, there should be many streets. The added streets in turn decrease the land coverage percentage. If an area should have a park, this also decreases the land coverage percentage. As other primary uses and secondary diversity develop, they will decrease the number of dwelling per net acre.

Hence, the combination of these devices (numerous streets, lively parks, and various non-residents and enterprises) creates relief from intensive high densities and ground coverage. Additionally they add to the diversity and vitality of the area, and form constructive symbiotic relationships and urban hybridity.

From the above mentioned framework, one can see that achieving urban hybridity is a highly sensitive and intricate process. One cannot apply solutions to an area and expect it to solve problems overnight.

However, one can thoroughly study the conditions of a specific context, and gradually and strategically (and encouraging all four of the above mentioned criteria) make highly considered interventions.

It is important for a city to value dense and diverse city living, as it can provide an area with social and economic strength. In order to develop a genuine city life, there should be a lively public street culture that is enjoyed as an asset.

Difference and variety encourages unique and unpredictable experiences, which is highly valuable to a city's social and economic success and longevity. Hybrid areas are a great source of vitality, due to their richness in different people and possibilities.

When considering the hybrid theory and analysing it within an urban context one can see the immediate similarities. In an area where there is a high density of diversity and difference, the conditions of the mixing results in the area often forming a hybrid identity of its own. Hence, it can be many things, and one thing, at the same time.

This plurality allows for many people

Adderly Street, Cape Town has a high enough density to allow for global, local and informal enterprises to thrive.



to feel comfortable within the area; as individuals who use the area differently to other users, and unified as a community. Urban hybridity allows for *either or, neither nor, or both and*.

By studying the specific conditions of an urban area one can use hybridity as a tool to overcome differences and social boundaries. This hybridisation can allow for a unified sense of place, which still allows the inhabitants the freedom of difference.

Bhabha talks about the notion of “the right to difference in equality”, and this is precisely what urban hybridity can facilitate. By providing a place where the different users feel comfortable to exact their difference, yet still unified as a community. It does not call for neutralisation or homogenisation, but is tolerant and celebrates the difference that a city allows for, hence providing the place and its users with a hybrid urban identity.¹¹

11 Bhabha, H. The Location of Cultures, xvii.

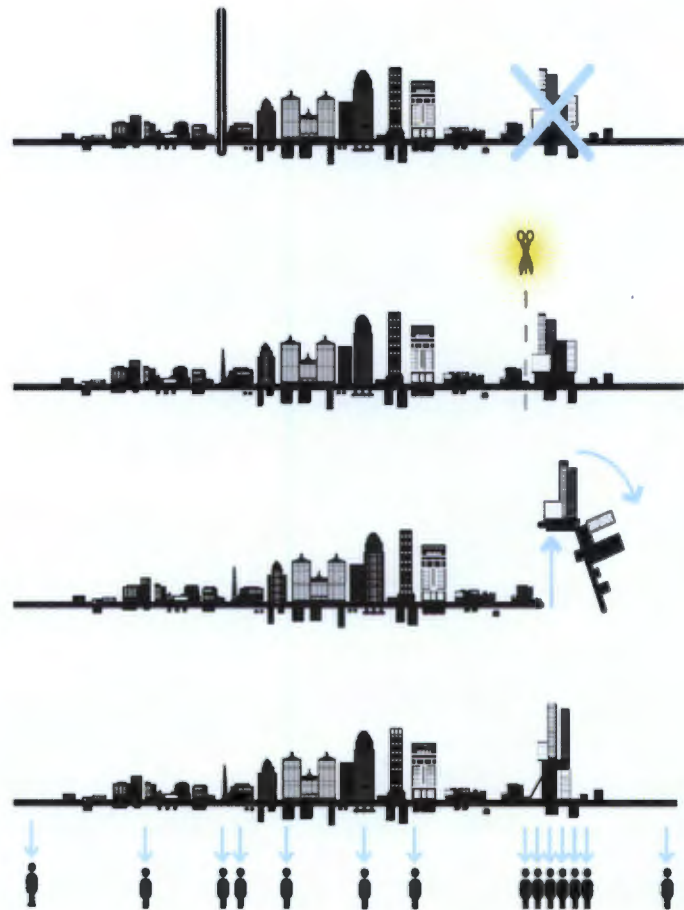
hybrid buildings

Vibrant city life is often used by architects as design inspiration, attempting to create similar effects within a building. Through encouraging symbiotic relationships, chance encounters and special niches a building can become a vibrant place where people enjoy being: ensuring its use, success and longevity.

When comparing urban hybridity to hybrid buildings, the conditions that create hybridity would have similar traits, as well as differences. The previous section has looked at Jane

Jacobs' framework for urban hybridity, and this section will link ties between that framework and hybrid buildings.

This section will attempt to analyse how varying architects have attempted to create hybridity within buildings and what conditions they have utilised in order to achieve this. This will hopefully enable me to draw connections from hybrid theory, through urban hybridity and hybrid architecture, into a contextually relevant design approach.



REX architects
conceptual
diagram for
Museum Plaza,
Louisville, USA.
2010

Hybridity is often used as a tool in order to connect a building to its surrounding urban context. By blending and blurring the boundaries between public and private one can begin to invariably link the two components together.¹

By pulling the public realm into a building, or by distributing it vertically architects have been able to hybridise the public landscape with privatised elements, allowing for more activity

¹ Mozas, J. *Mixed uses. A historical overview: Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.

and diversity within the building. By encouraging private activities to engage with the surrounding context the building anchors itself, and begins to take root within the area, feeding on the juxtaposition.

The hybrid building, as with urban hybridity, needs to ensure a high density of use over an extended period of time. Therefore permeability and access to the public, and private services provided should stretch over as long a timeframe as possible, in order to create a “full-time” building.

The advantages of this are safety, security, a rich social network and economic strength.

Architects often employ the use of multiple programmes as a condition for creating a hybrid building. In order to create a “full-time” building, there needs to be a variety of uses that create activity over different times.

Coexistence between these uses result in symbiotic relationships forming within the building. Cross-programmed, or non-programmed, space can adapt to a variety of uses throughout the day, allowing it to expand or reshape over time.

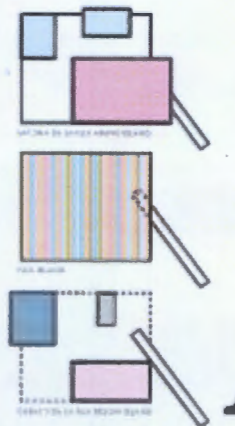
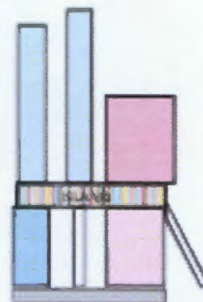
This allows for a level of indeterminacy, creating overlapping and juxtaposed spaces. This flexible zone allows the building to maximise its potential, prepared to house both planned activities, as well as constantly looking for the unexpected and unpredictable hybrid activities.²

A hybrid building is more than just mixed-use. The fundamental difference between a hybrid building and a mixed-use building is that in a hybrid the separate programmes relate to one another, share spaces and create symbiotic relationships. As the



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REX architects programmatic diagram for *Museum Plaza*



² Mozas, J. *Mixed uses. A historical overview: Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.

boundaries between the coexisting programmes blur and change, hybrid activities begin to occur within these in-between spaces.³

These hybrid spaces attempt to explore different solutions to a rigid relationship between space and programme, and the possibility of non-programmed, cross-programmed or in-between space.

The use of space as a social condenser has also been used as an architectural device to create a vibrant character within a building. The fundamental difference between a social condenser and a hybrid building is that the social condenser focuses on the members of a closed community within the building, while a hybrid building opens up to the city and encourages contact amongst strangers. The condenser exercises a certain control over social interactions, and hybrid buildings attempt to leave room for indeterminacy.

Hybrid buildings have been known to, not only have multiple programmes, but also different developers, property managers and users. This allows for a hybrid building to be as diverse as a city in users, timeframe and programme.

³ Musiatowicz, M. *Hybrid vigour and the art of mixing. Hybrids I: High-rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.

Contemporary society is continually becoming more concerned with the idea of “lifestyle”, which has subsequently made developers more interested in the idea of linking programmes within one building.⁴ A hybrid building, more so than a mixed use or social condenser, is able to invigorate life within a building that urban hybridity allows for.

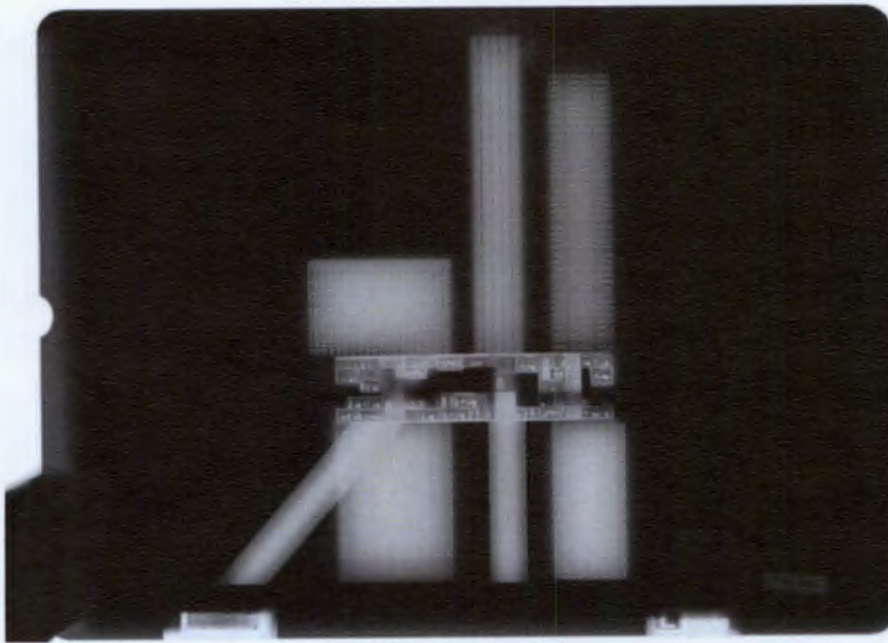
By adapting the hybrid urban framework one can begin to design a framework that allows for hybridity within a building.⁵

In terms of a mixture of primary uses, a hybrid building can utilise this similarly to a city. By attracting a wide range of different people to the building with a range of high density primary uses, one can provide activity and support for smaller, secondary uses within the building.

For instance if a building has a residential and office component, smaller retail stores within the building will receive business from the office workers during the day, and the residents after business hours and on the weekend.

⁴ Musiatowicz, M. *Hybrid vigour and the art of mixing. Hybrids I: High-rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.

⁵ Martinez Capdevila, DF. *New hybrid models for Madrid, Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.



REX architect's hybrid artiums in *Museum Plaza*, Louisville. USA. 2010



REX, *Museum Plaza*, Louisville. USA. 2010

Within a building the need for a variety of age and condition of buildings will perform differently. Instead it could relate to a variety of uses within the programmes, as

well as adaptable spaces between programmes. For instance a mixture of housing types will attract different residents, or adaptable office spaces could be transformed into something

else at a later stage. This allows for diversity, as well as continual change and hybridisation.

It is important that the process of hybridisation stays an active process of change, as that is what will aid an urban area, as well as a building, to adapt to its surroundings and stay useful. This will allow for longevity and adaptability.

The urban framework discusses small city blocks as a method to increase activity and symbiotic relationships. This notion could be adapted to a hybrid building in terms of understanding circulation and entrances. By allowing for fluid access one can encourage the mixing of private and public uses. One can also provide special niches where people utilising different parts of the building become aware of each other and interact. This can be through ideas such as shared spaces, or overlapping circulation.

In terms of density and concentration, a hybrid building should function similarly to an urban area. The building should facilitate a high level of density throughout the day.

Similarly to land usage, discussed in Jacob's urban framework, a building should maximise its density potential,

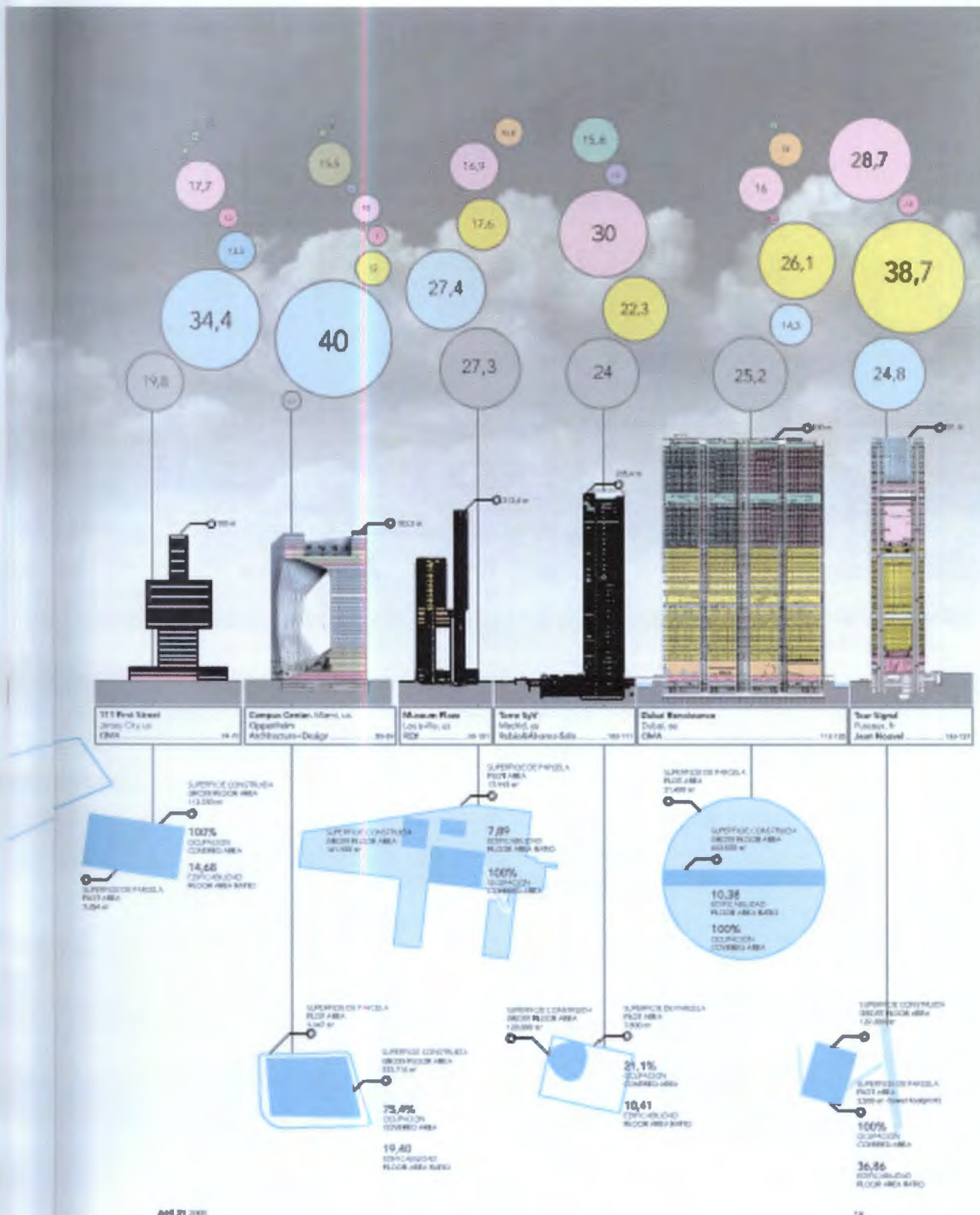
and then allow for special places where relief from the density can be found, these places are where special hybrid relationships will begin to be formed.

The staircases where people smoke and eat lunch, or the open public spaces will become what sustain the hybrid nature of the building and allow for a diverse range of activities and relationships to occur.

Hybridity is a powerful tool in architecture as, as with urban hybridity, it provides a way to blur differences and boundaries. This can be done subtly, in order to gradually bring people together. Or it can be done boldly, in order to challenge people, by making them aware and rethink of the boundaries they uphold.⁶

Hybrid buildings are a way for us to allow for equality through difference on a far more intimate level than an urban situation. By blurring boundaries we can allow for people to form new relationships with different people, encouraging tolerance and integration.

6 Mozas, J. *Mixed uses. A historical overview: Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.



A + T Architecture Publishers, Hybrid I, comparative analysis of programme within hybrid highrise buildings

OMA / Rem Koolhaas

Bryghusprojektet Copenhagen, Denmark 2008-

“If we look at almost any city in the world today, there is a constant flux in the programming of the generic fabric of the city which allows such juxtapositions and is almost impossible to control or design.”¹

Rem Koolhaas

Jane Jacobs explained difference and diversity as the fundamental tools in making vibrant cities. This urban hybridity is a source of interest for architect, Rem Koolhaas. Koolhaas

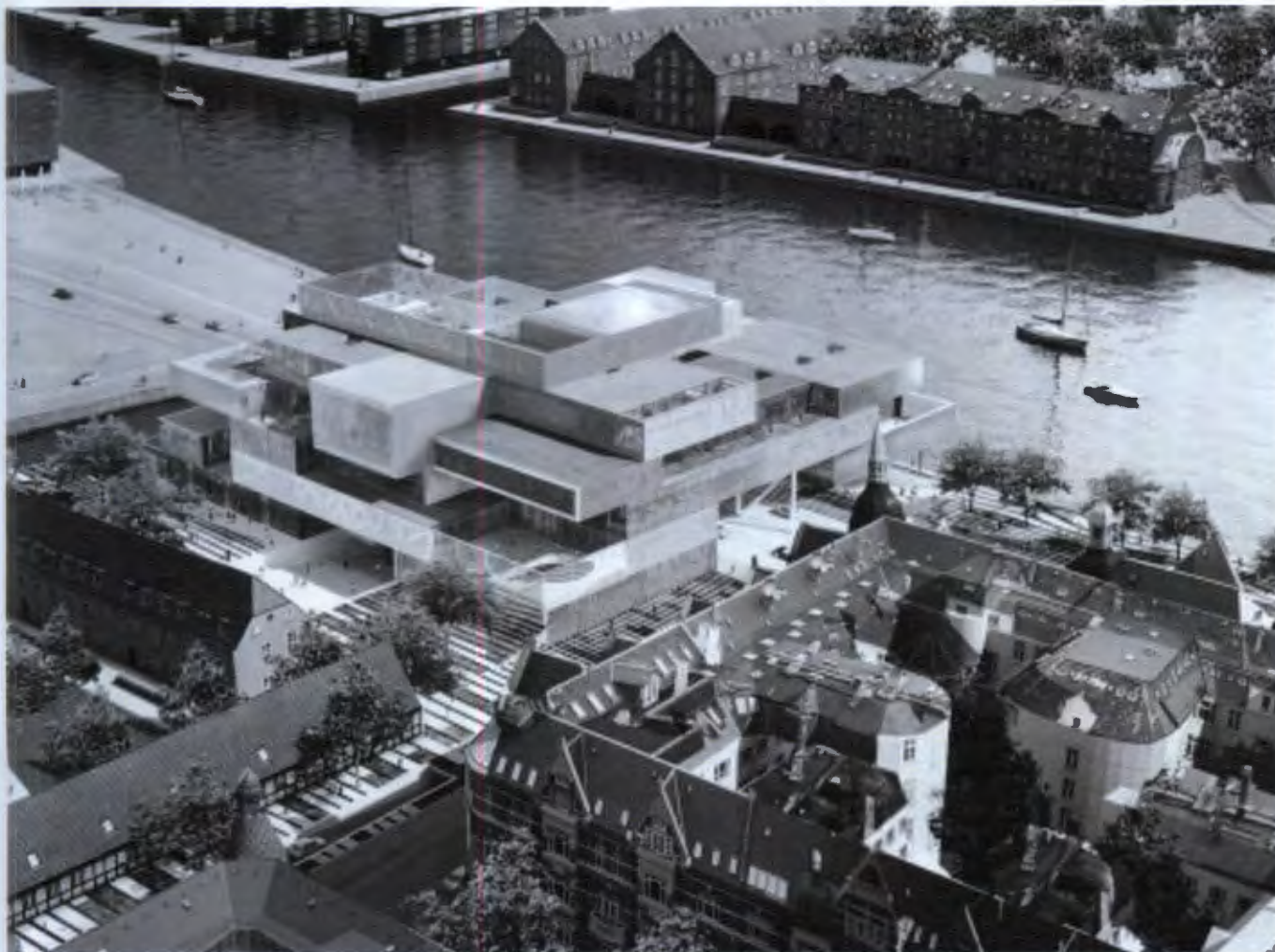
utilises this nature of cities in his architecture by highlighting the diversity of experiences, programs and people.

Through creating new possibilities in the way programmes are combined, opportunities arise for a blurring of boundaries and distinctions.

The *Bryghusprojektet* (*not yet built*), is a mixture of the Danish Architecture Centre (DAC); with a café and restaurant, housing, offices for Realdania and offices for rent. Koolhaas states that the design is a



¹ *Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.



linear display of the beliefs of Danish Modernism, namely monumentality, simplicity and politeness.²

The Copenhagen harbour is experiencing a rise in development, transforming a previously under utilised natural asset into a new urban destination. The Bryghusgrunden site lies at the fulcrum of this transformation.

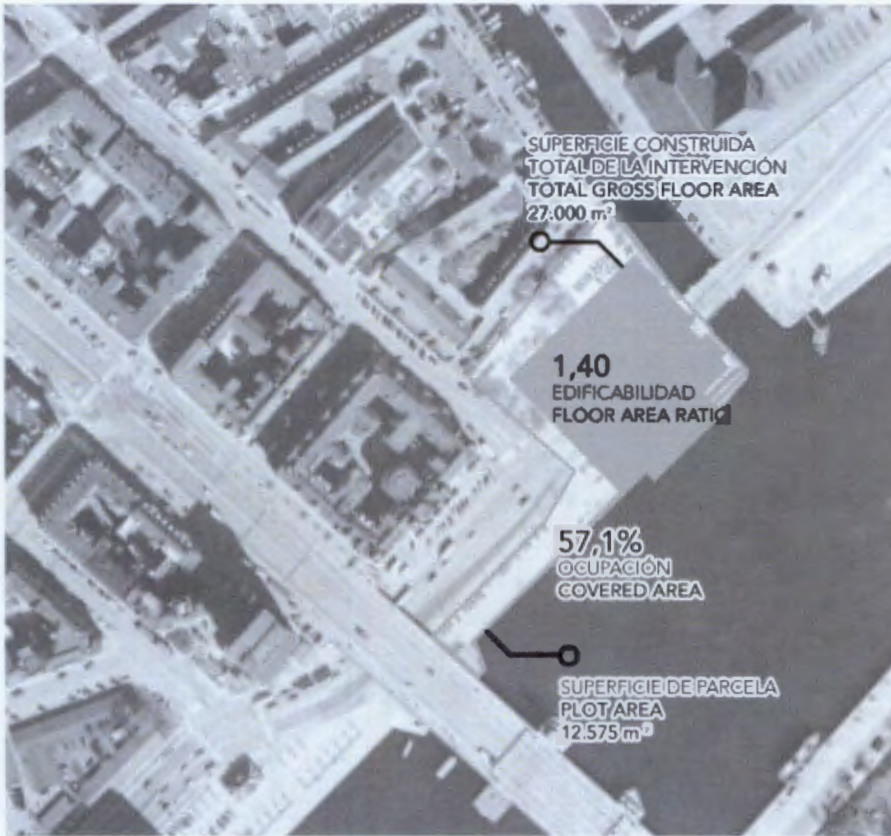
To capitalise on the site's potential Koolhaas conceptualises the building

2 www.oma.eu

as an “urban motor” to actively link the city and the waterfront. By creating a connection under the busy Christians Brygge highway, where entrances to the different programmatic elements are intentionally located, the site becomes both a destination and a connector on the hinge of the waterfront and the city – hybridising the two into a new spatial identity for the area.³

Contrasting the typical stacked section, where building programmes

3 www.oma.eu



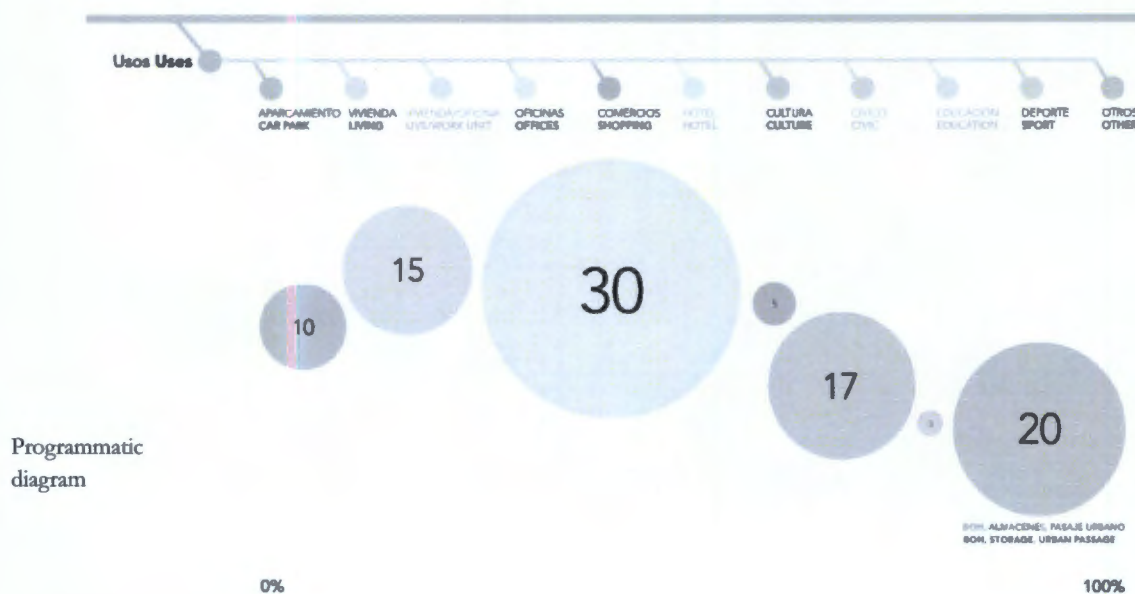
Site and surrounding context

remain separate, the programmes are “heaped”. This is in order to create unforeseen and unpredictable interactions whereby each programme is made aware of its relationship to the others.

While occupying an ideal location along the harbour waterfront, the site lacks any identity. The public space on and around the site currently lacks any spatial definition. No distinction is made between road, car park and urban plaza. The public area is too

open and simple. There is no sense of being in the epicenter of Copenhagen, where city and waterfront are uniting.⁴

Currently, the public circulation throughout the site imposes separation between the city and the harbour. With no connection between the two, movement from the city remains separate from pathways along the waterfront. The typical solution to this situation is to setback buildings from the water to create a public passage. However, looking at the



existing situation along the harbour front, the size, quality and atmosphere of these spaces make them empty and unusable.

Koolhaas states that a strong building footprint, touching all four sides of the site, would break the monotony in order to give the waterfront definition and a sense of destination. Each side of the site must preserve its own spatial identity, hinging the waterfront, the harbour, Kierkegaard's Square, and the city.⁵

The strong footprint allows for Kierkegaard's Square to be given a strong sense of enclosure, transforming the northern part of the site into an intimate urban square, while the waterfront is activated with public life.

Koolhaas utilizes the constraints, transforming them into exciting conditions in order to create a new spatial identity for Copenhagen. By utilising a hybrid approach, he managed to create exciting



Urban Park



Interior rendering

relationships between different programmes and relationships.

The harbour holds some of Denmark's most notable architectural icons, both past and present. Responding to the harbour's context formed the inspiration of the architecture: hyper-clean, modern, and respectful.⁶

Surrounded by historically significant and protected buildings on three sides of the site, the surrounding context is highly sensitive to the building's massing. The highest point of the building relates to the Lille Christianborg to the west and the Old Brewery to the north-east.⁷

The various program elements are mixed in a seemingly random order. The public program, the urban routes and the DAC, reach into the heart of the building and creates hybrid interaction between the different users.

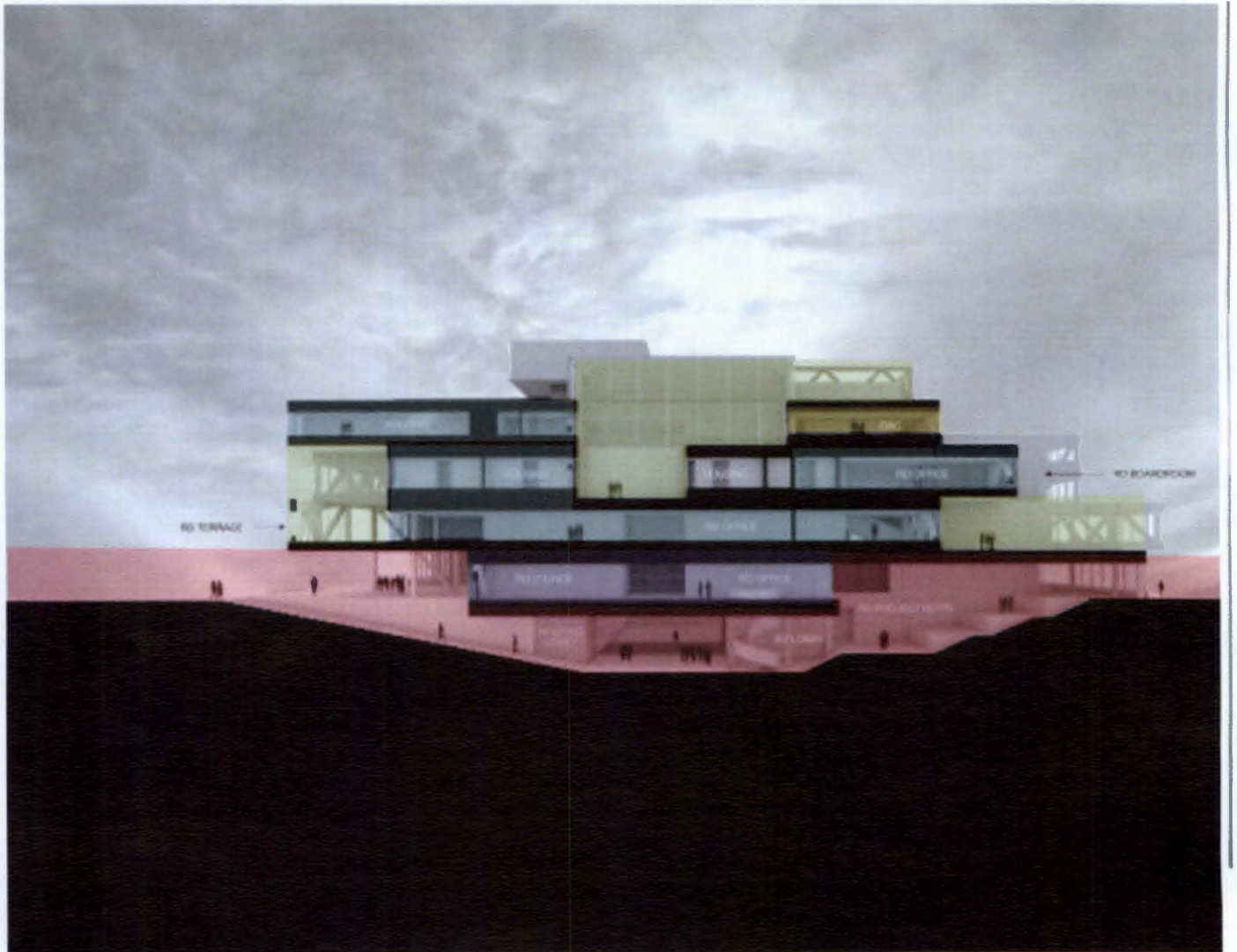
By cleverly and sensitively playing with juxtaposing and blending programme, Koolhaas is able to allow for hybrid relationships between the public and private uses, as well as uses between programmes to form.⁸

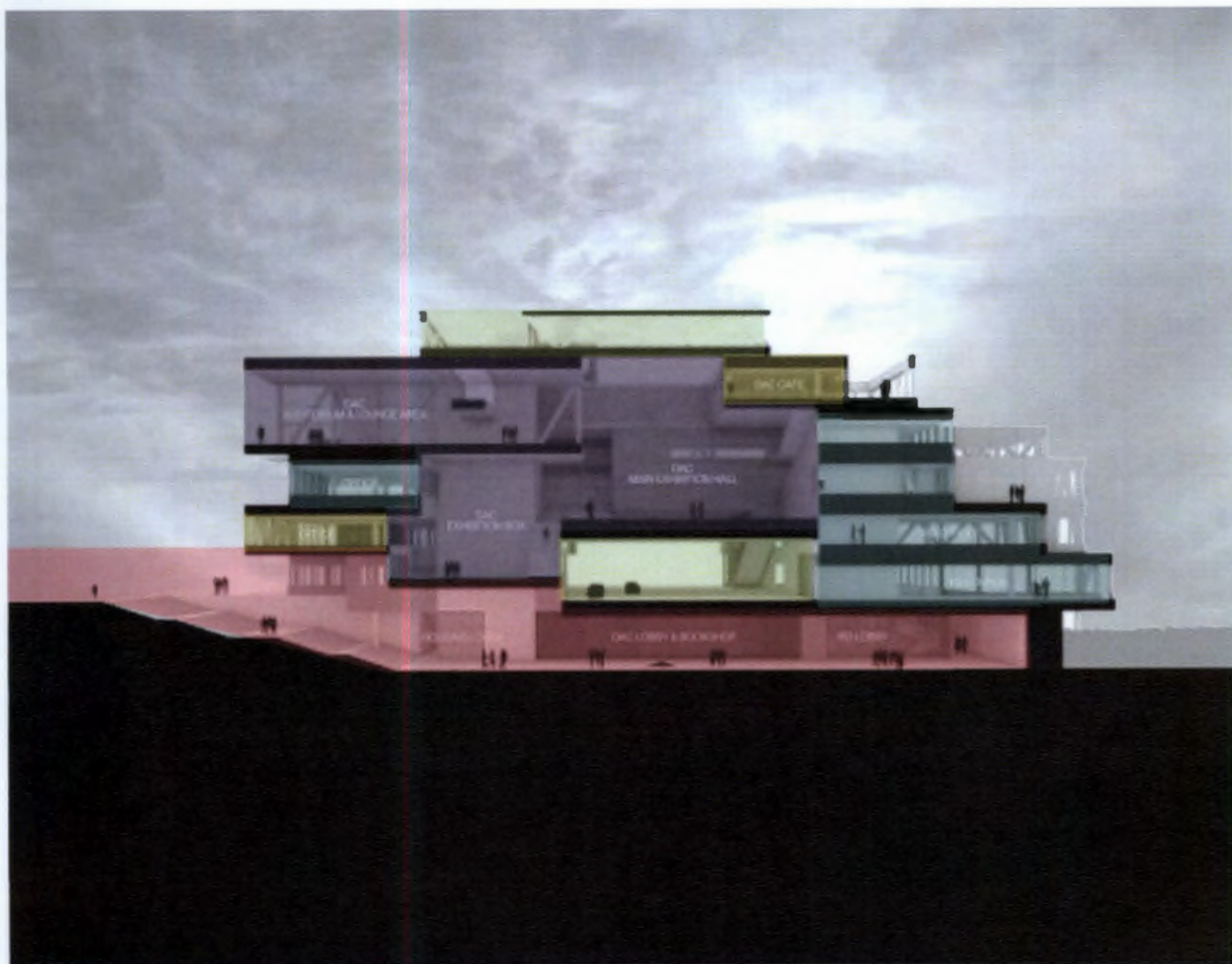
By making people aware of boundaries, or lack of boundaries, people engage with space with a heightened awareness of their surroundings. I feel that this is one of the most powerful tools architecture has. Too often people float through cities, unaware of the things that are affecting them. Architecture has the ability to make people aware of the conditions that affect them, and therefore has the ability to propagate change.

6 www.bryghusprojektet.dk

7 www.bryghusprojektet.dk

8 Mozas, J. *Mixed uses. A historical overview: Hybrids II: Low-Rise Mixed-Use Buildings*, A&T Architecture Publishing, 2010.





Sections showing hybrid programming within the building

Steven Holl

Vanke Center Shenzhen, China 2009

The Vanke Center acts as a horizontal skyscraper hovering over a tropical landscape. Steven Holl merges the headquarters for Vanke Co. Ltd, office spaces, apartments, and a hotel into one uniform longitudinal building. The floating building is propped on eight legs, with a conference center, spa and parking are located under the large public space, allowing for a fluid public landscape.¹

The building utilise the maximum height restriction of thirty-five meter,

1 www.stevenholl.com

to create an interlaced programme, instead of the traditional stacking. Similar to Koolhaas, by reinterpreting the stacking of programmes into a new form, Holl allows for programmes to interlink and hybridise.²

By choosing to raise the building, Holl allows for views over the surrounding context and South China Sea, creating an expansive public space below the unified form.

2 Gregory, R. *Vanke Center: The Architectural Review*, June 2010





A semi-public pathway has been created that connects the hotel, apartment zones and offices wings; blurring boundaries between public and private activities.

Secondary programmes such as restaurants and retail spaces integrate with the public space, linked with a series of walkways and pools.³

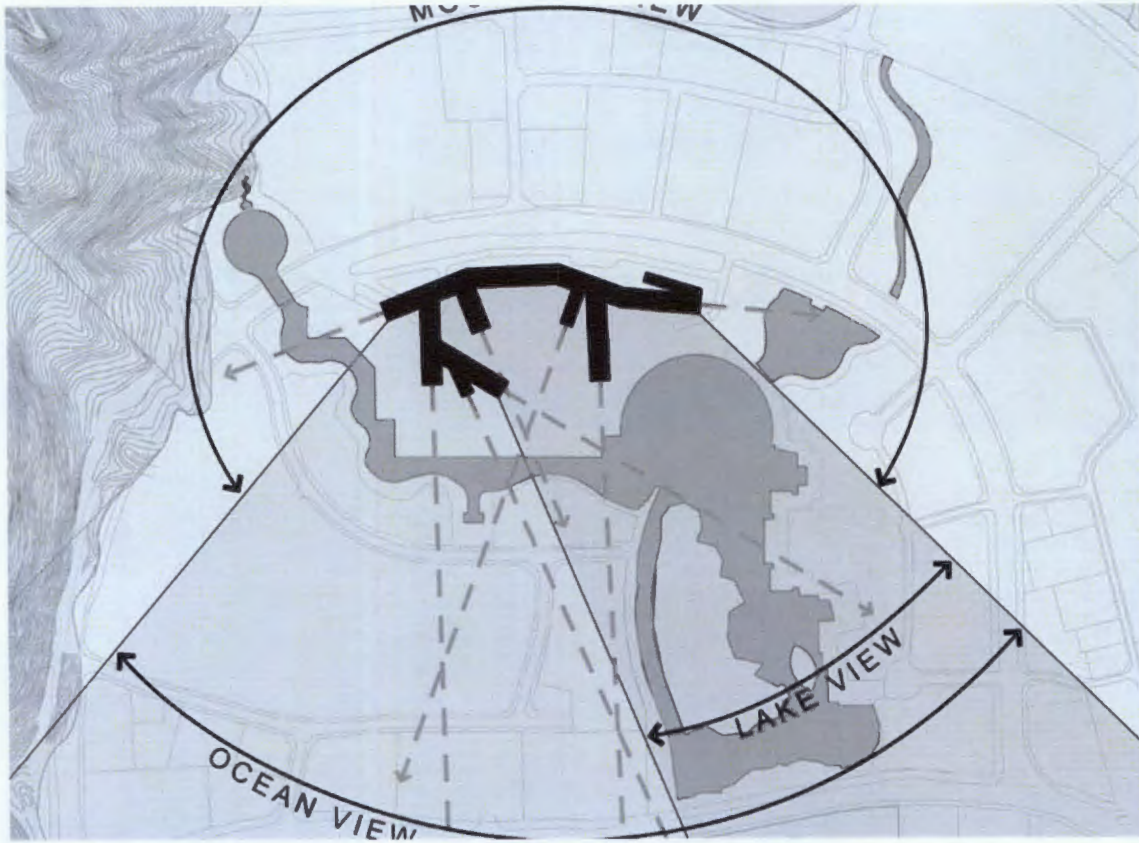
Steven Holl aimed to create a building that could offer this small city a model that could learnt from and improved

3 www.stevenholl.com

on. With almost no urban experience, providing precedent that the city can utilise was one of Holl's primary focuses.

Implementing exquisite attention to detail and environmental impact, the hovering architecture is a thoughtful and considered structure. The building aims to be more than merely instrumental, but uplift the human spirit in an area that has little urban excitement.⁴

4 Safran, Y. *In the shadow of the Crouching Dragon: Abitare*, October 2010.



Holl constantly test ideas about circulation and connectivity in order to create hybridity within architecture. By creating expansive public landscapes, and focusing on pedestrian users, his buildings allow for access and relationships between the public and private sphere's.⁵

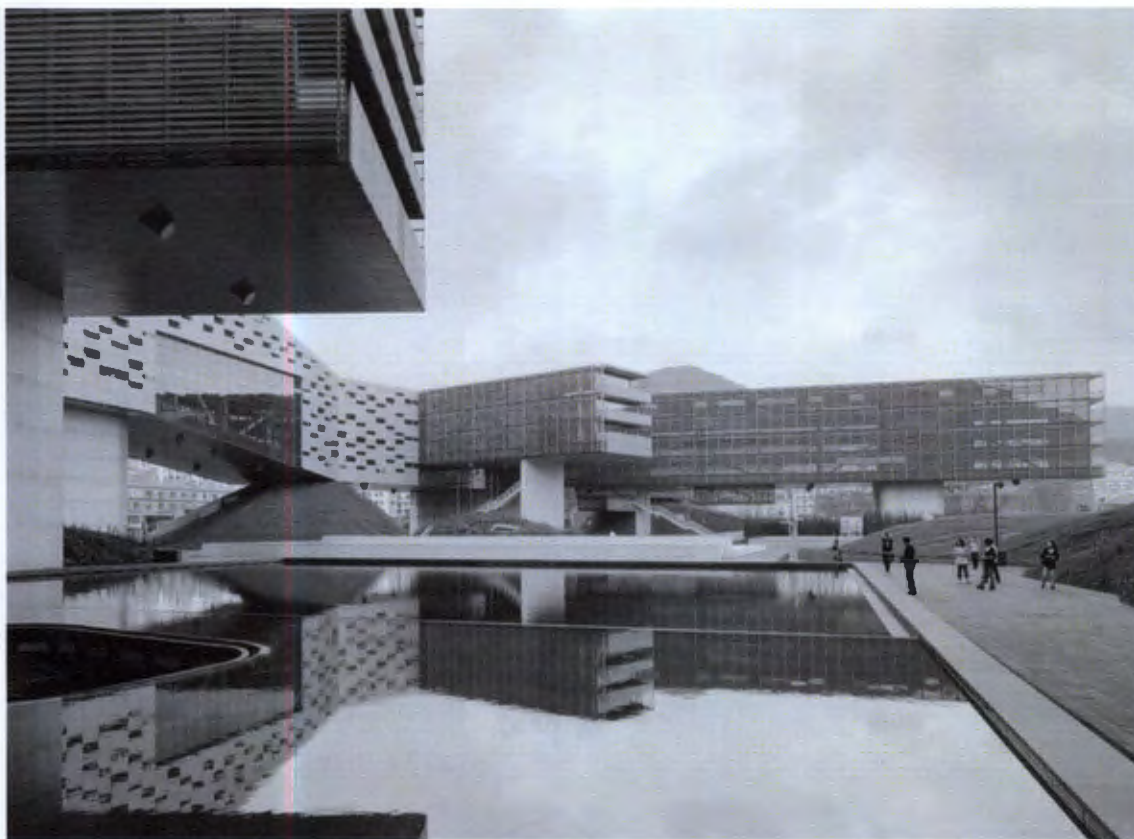
Holl and his partner, Li Hu, had noticed that the quality of public spaces was degrading, becoming fenced off and privatised. It was their

aim to counter-act this by creating a vibrant and active public space.

This private development for China's largest residential property company, succeeds in creating an urbanism which is fluid and accessible to the public.

Employing steel cable-stay bridge technology to achieve the spans, the Vanke Center's repeated cross-section forms a bent figure that is oriented south-west to north-east.

⁵ Gregory, R. *Vanke Center: The Architectural Review*, June 2010



Five arms extend from the form, creating tapering courtyards and coastal views. The suspended accommodation not only allows for the open public space below, but also provides shelter and shade from extreme of rain and shine, allowing the region's coastal breeze to permeate the entire site.⁶

The flexible nature of the building reflects the unpredictable economic context that it was designed under.

⁶ Safran, Y. *In the shadow of the Crouching Dragon*: *Abitare*, October 2010.

This allows for adaptability and therefore stands a far greater chance at economic success. The client can mix the varying accommodation types to suit the needs of the time.⁷

The hotel occupies space at the north-eastern end of the site, where the building meets the ground. At the centre is a range of apartments, and toward the south-western side are large live-work units, and the Vanke Headquarters.

⁷ Zanetti, F. *Vanke Center, Shenzhen, China*: *Casabella*, June 2010



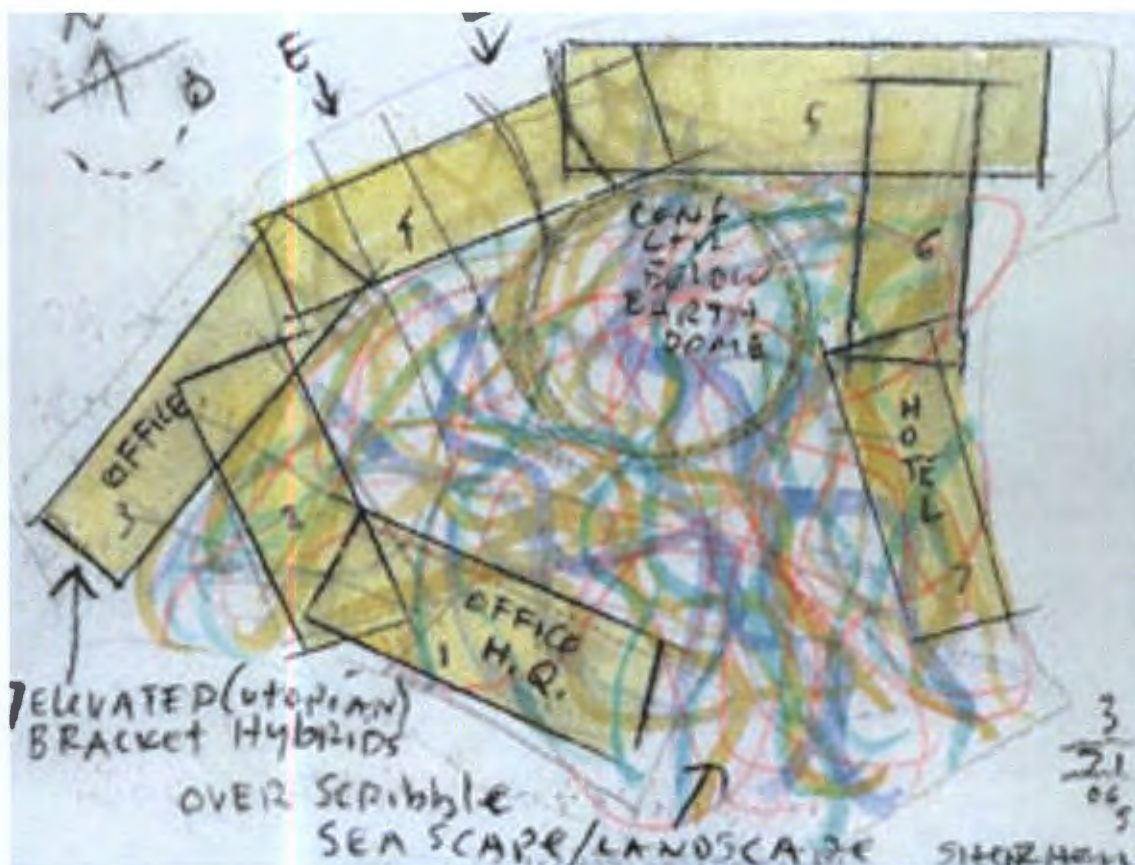
Linking these together is the semi-public path that threads its way up through the building's linear plan, providing a sequence of contrasting spatial experiences.⁸

Within the unified form, it is this path that creates special places. Directed by a set of guidelines, such as lighting techniques, the path changes to reflect different conditions.

In the middle of the section the pathway is given a more sculptural definition, in order to become a place that Holl describes as 'the tunnel of morphing typologies'.

This space creates interaction between the different levels, allowing for hybrid interaction within the building to occur. The carving out of "cavernous, eccentric canyons" creates bold spaces where unpredictable activities can occur.

8 Gregory, R. *Vanke Center: The Architectural Review*, June 2010



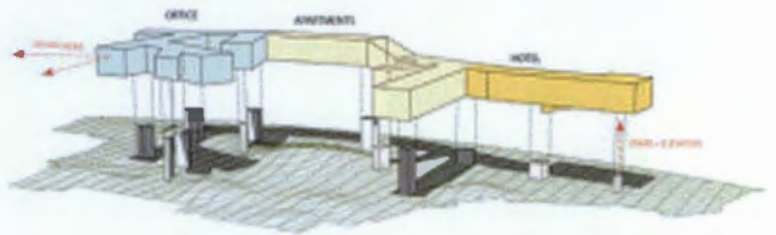
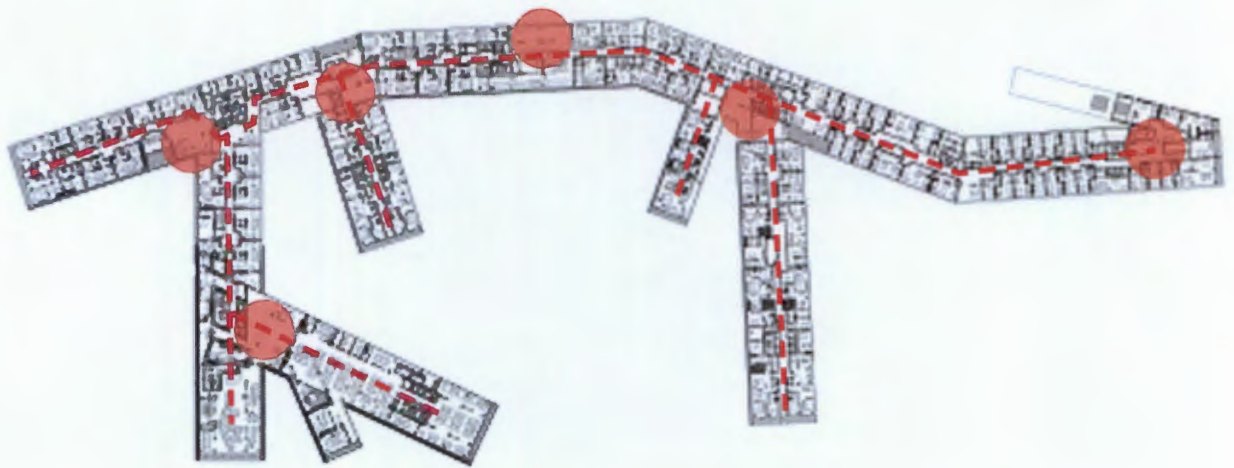
Steven Holl has continuously used hybrid urban architecture to create new ways of contributing positively to the city. By focusing on public space his architecture rethinks the possibilities of urbanism.⁹

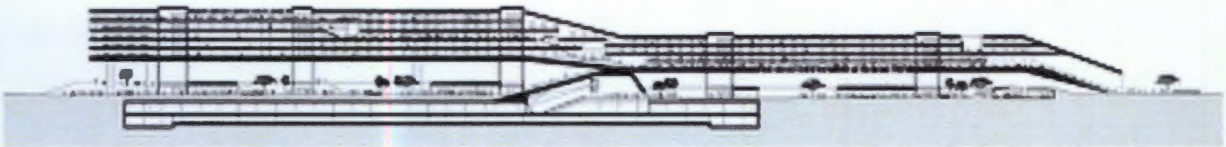
Holl uses large scale architectural interventions to redefine urbanity. Through creating a hybrid building that blurs the boundaries between private and public activities, he questions the way that we live in

cities, and a potential new urbanity.¹⁰ By creating shared circulation, and cutting out large voids, Holl allows for unpredictable interactions and hybrid relationships to occur. Using large, bold architecture he intrigues the public, creating an awareness of possibility and urban potential.

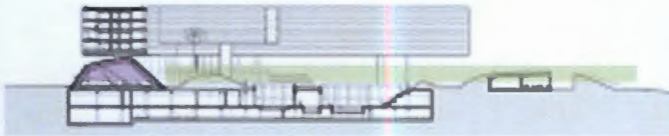
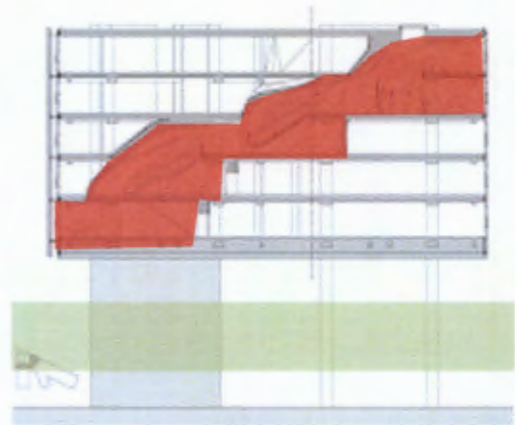
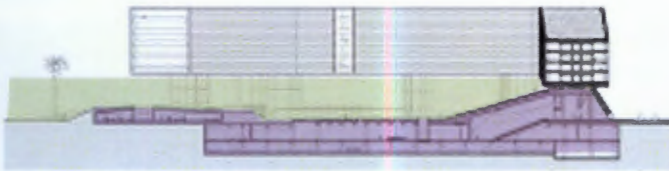
⁹ Zanetti, F. *Vanke Center, Shenzhen, China: Casabella*, June 2010

¹⁰ Gregory, R. *Vanke Center: The Architectural Review*, June 2010





Section longitudinal view of process building / 20m longitudinal section



Plan and sections showing hybrid spaces

context: woodstock

If anything and everything can be called hybrid, then hybridity only becomes truly relevant when studying it within a specific context.

The relevance of hybridity is found when looking at the specific conditions that are hybridising, understanding the boundaries between these conditions, and how they are being blurred and combined into something new.

Through applying the knowledge gained from the previous sections, this section will attempt to analyse the

specific context and the conditions and boundaries that affect it.

Due to the topography of Cape Town, the central city is restricted in size and access. This means that residential and commercial space within the city centre is limited and therefore expensive. For most people, it is costly, and takes a long time to travel into the city centre.

Apartheid planning regimes moved people were far out of the city - away from the main source of opportunity.

Sir Lowry Road, and
Buchanan Square (left)
before redevelopment



These townships are where the urban poor now reside, which means that it is the furthest and most expensive to access the city for the people who have the least resources. This does not allow for equitable access to the opportunities that the city provides.¹

In order to provide better solutions for the dislocated poor, one has to find ways to bring them into the city. However, one cannot bring poor people into a city that they

¹ Dewar, D and Todeschini, F. Rethinking *Public Transport After Modernism*, 55.

cannot afford to live in. One needs to understand how to create an urban hybridity that allows for a varying range of people to live, work, afford and interact with the area.

In a country with such a high percentage of unemployment and poverty, it is essential to provide opportunity to entrepreneurial and informal endeavours. By allowing for this you give people the ability to change their circumstance using their own initiative, and minimise the reliance on aid or charity. Therefore,

CAPE TOWN



Socio-economic map of Cape Town, based on Mark Swilling's map in *Counter Currents*.



The semi-suburban density is not suitable to urban conditions.

there is a need for these hybrid areas to act as incubators for new, small and experimental enterprises.

The limits of the city centre result in the peripheries of the city also become sought after areas, as they are more easily accessible to surrounding areas, and the land is cheaper, than that in the city centre.

The chosen area of focus is a part of Woodstock in Cape Town, between Tennant Road and Searle Street. Woodstock is one of Cape Town's

oldest suburbs, and lies within one of the city's improvement districts.

Woodstock, formerly known as Paapendorp, started as fishing village. Later, it became a primarily industrial area. As industry moved toward Salt River, the area became predominantly a mixture of light industry, wholesale and low income housing.²

It has always been seen as a diverse, hybrid area with a vibrant character.

² Dewar, D and Todeschini, F. *Rethinking Public Transport after Modernism*, 116.



Due to its peripheral nature, the area is a prime location for enabling densification within the city. The densification of Cape Town is a necessity in aiding desegregation.³

Woodstock has the potential to aid this as it could be providing a far higher level of density and range of opportunity, such as the provision of affordable housing and amenities.

However, this is not the type of

³ Garside, J. *Inner city gentrification in South Africa: The case of Woodstock, Cape Town*

development that is currently occurring in the area. As Mark Swilling discusses in *Counter Currents*, over the past twenty-five years, the most influential driver of urban development in Cape Town has been the developer.⁴

Woodstock is quickly becoming a prime area of interest to commercial developers for predominantly high end office and residential space. Through understanding the nature of

⁴ Swilling, M. *Dealing With Sustainability, Counter Currents: Experiments in Sustainability in the Cape Town region*. 234.

The District development (*left and right*) conforms to heritage height and setback constraints, yet fails to create an active street condition. This severely hinders public safety and social life.



the commercial development that is occurring (why it is occurring, how it affects the city as a whole, and how it changes the existing urban fabric and community) one can begin to understand both the positive and negative aspects it has on the area.

This can aid in the creation of strategies that rethink the current development model, and promote development that allows for the new conditions to uplift and successfully hybridise with the existing community; allowing for an integrated, diverse and

thriving Woodstock.

The combination of the old fabric and new commercial development is resulting in a somewhat fragmented, transitory area. It is in the beginning stages of its redevelopment, and the final outcome is still unsure.

The new developments tend to be heavily privatised and do not integrate into the existing fabric as the area has a stigma of having a high crime rate. This however, only serves to lessen the chances of it overcoming crime

as an area needs a vibrant street life and integrated community network in order to alleviate crime.

This insular reaction to the street, also serves to compromise the safety of the street due to the limited activity. The conflicting urban fabrics are therefore struggling to merge into a new, more diverse area.

The conflicting fabric is supporting two very different communities: the existing industrial workers and residents, and the new office workers and trendy enterprises. These two networks exist parallel to each other, with only minimal interaction. In order for the area to not completely lose the existing vibrant character, it is necessary the two systems to gradually combine into something new, in order to create a truly vibrant urban area.

Jane Jacobs explains that the balanced relationship of mixed primary use, and secondary diversity, is not a fanciful notion about an “atmospheric” effect, but a tangible economic factor⁵.

When analysing the existing fabric of the site, it is apparent that there is a wide variety of varying enterprises. However, it is not dense enough, nor integrated enough, to sustain a truly urban area. In order for the area to become increasingly hybrid, symbiotic

relationships and the blurring of boundaries needs to occur.

The current trends in development within the area are positive in that they maximise their bulk ratio, and therefore their density potential. However, they fail to integrate into the existing context.

The existing fabric is small to medium sized blocks with a high ratio of different enterprises within one block. The new developments tend to consolidate these blocks into super blocks, and only have a single type, or very few similar types, of enterprise.

The single enterprise is able to exist on its own, without any interaction with the surrounding area. This hinders interaction between public and private activities, and therefore allows for minimal hybridity and limits the potential for residents and workers to interact, and provide the joint economic support necessary to sustain intensive diversity.

The tenants of these developments tend to be well-established global companies that do not rely on integration and the sharing of networks in order to survive. By not engaging with the existing urban condition, not only does it not

⁵ Jacobs, *The Death and Life of Great American Cities*, 166.

New developments tend to consolidate city blocks into singular buildings. This is very different to the existing fine-grained fabric of the area. In doing so, the new developments divide neighbourhoods and social and economic networks of activity



integrate and create new symbiotic relationships, it actually serves to dislocate existing networks. Integrated networks of pooled use are now being divided by the new development.

Due to the heavily privatised nature of the new developments, they tend to eradicate street life. Instead of cafes or shops opening onto the street, they are internalised within the development, leaving the street facades as blank shop windows.

Unless these developments begin

to engage with their surroundings and create a more diverse economic network, the diverse nature will disappear. The large developments will eradicate the small businesses, and the area will become economically dull and increasingly homogenised.

It makes economic sense for the area to be rich and diverse. Through the combined economic force of the existing and new users, as well as outside users attracted to the area, it should be able to successfully sustain a wide range of enterprises; including



The existing fabric of Woodstock creates vibrant streets for social and economic activity, with a densely diverse range of activities and opportunities.

upmarket shops, budget enterprises and in-between places where these can interact.

A lively public street life should be encouraged by all current and future interventions in order to create safety, cross use and interaction.

The new developments are adding high density primary use to the area, and attracting a new economic market. However, there has not been an increase in primary uses aimed at both the new and existing residents.

In order for the area to achieve a high level of density and diversity over an extended time frame, it is necessary to introduce additional primary uses that cater for both the users of the high end developments, as well as the current users of the existing small enterprises and residential area.

This should serve to increase interaction amongst the areas users, resulting in a wide range of different people, there for different reasons at different times, using the same street and some of the same facilities.

Across the road, the new development struggles to create any street life. This only serves to jeopardise economic and social activity and safety.



Due to the commercial developments, a series of new secondary diversity has begun to occur within the area. This secondary activity generally tends to be trendy lunch venues and boutiques. These enterprises depend solely on the users of commercial developments and outsiders attracted to the area, as they do not cater within the existing resident's financial bracket. Small enterprises that existed before the new development began however (such as convenience stores), receive business from the existing users, the new users, as well

as outsiders, and therefore have a far higher chance at success.

This secondary diversity is possible due to the wide range of buildings of varying age and condition within the area. These buildings are able to house established low to mid-yielding enterprises, as well as acting as incubators for new enterprises.

As developments catalyse secondary diversity, they also threaten the very buildings that allow for this supportive framework to exist. If

The Kitchen is a small eatery that has recently moved into Woodstock. It caters for healthy lunches and sandwiches to the office workers in the surrounding buildings. It was clearly drawn to this area because of the new developments, but would never be able to afford rental within one of them. Hence, the older buildings allow for reasonably priced spaces for secondary diversity.



development continues at the current rapid rate it could eradicate all the old building within the area. An area needs to have a gradual cycle of aging and development. As discussed in the earlier section, when developments have larger prearranged rehabilitation strategies, it can result in homogenisation.

The new developments are all promoting the area as a new design district, which excludes the existing local enterprises. This could severely hinder the area's ability to hybridise,

and become increasingly vibrant and diverse.

The new developments increase density, they attract outside visitors, and they promote secondary diversity. However, they also serve to undo much of the existing positive characteristics such as a vibrant street life, and integrated system of pooled uses. This is not irreversible, and if the negative impacts could be addresses, the developer can aid urban hybridity in areas where it is very much needed.

Maybe an underground jazz club, or a local food market, could interest the students from Cape Technicon, the advertisers from Ogilvy, the mechanics from the auto repair shops and the current residents.



In a country with such as a high level of unemployment and poverty, and a history of segregation and inequality, we really need to optimise the positive potential that a diverse and vibrant city can offer us.

If a city is given the right tools, it will become dense and have equitable access to opportunity. Even though many of these tools are supplied by city policies, infrastructure and amenities, as designers, we also have the potential to add the tools that will encourage this process.

Through utilising urban planning methods, such as the ones described in "The Death and Life of Great American Cities" one can give a city the needed support to create diverse and equitable areas:

In order to provide equitable access to opportunity a city must provide a high ratio of areas that can act as incubators for new and small enterprises. With such a high unemployment rate, it is essential to assist informal trade and new enterprises as much as possible. We must encourage a city



The following maps (left and right) show the change in fabric over time. One can see remnants of District Six in 1973, and how over time developments have created larger city blocks

of opportunity, which fulfils the perceptions of a wide variety of people, to become a reality.

By allowing for different users, for different reasons at different times, to share areas within the city – we can encourage inclusive diversity and interaction. These areas need to allow participants to use the space in a fluid manner, to allow for the hybridised nature of contemporary society, identity and place making. Places need to accommodate the needs of a wide variety of users, over an extended period of time, in order to stay active, and be socially and economically successful. This allows for safety, opportunity, economic potential and growth and social integration:

providing a platform for people in the city, to not only make a better life for themselves, but achieve the dreams and desires they seek within the city.

In order for Woodstock to reach its maximum hybrid potential, every building that is occupied, renovated or rebuilt needs to aim to facilitate and encourage the maximum density and diversity. It needs to encourage cross-use from the current residents, the new residents, office workers, factory workers and outsiders in order to increase the concentration.

Through creating interventions that encourages variety, density, cross-use and equitable access to a wide range of different people, a lively street that



encourages all people to develop a genuinely vibrant city life and street culture can be encouraged.

By utilising the hybrid urban framework one can begin to blur the boundaries that currently exist in the area. The diversity hybrid urbanism provides can begin to bridge the current socio-economic divide, and create a new hybrid identity for the area.

As an area that acts as a gateway into the city centre, Woodstock can form a hybrid identity that thrives on diversity, opportunity and integration: an area that acts as an incubator for small enterprises and entrepreneurs, through a network of symbiotic

relationships. The area can not only become a physical gateway into the city, but a metaphorical gateway that opens the door to social and economic opportunity.

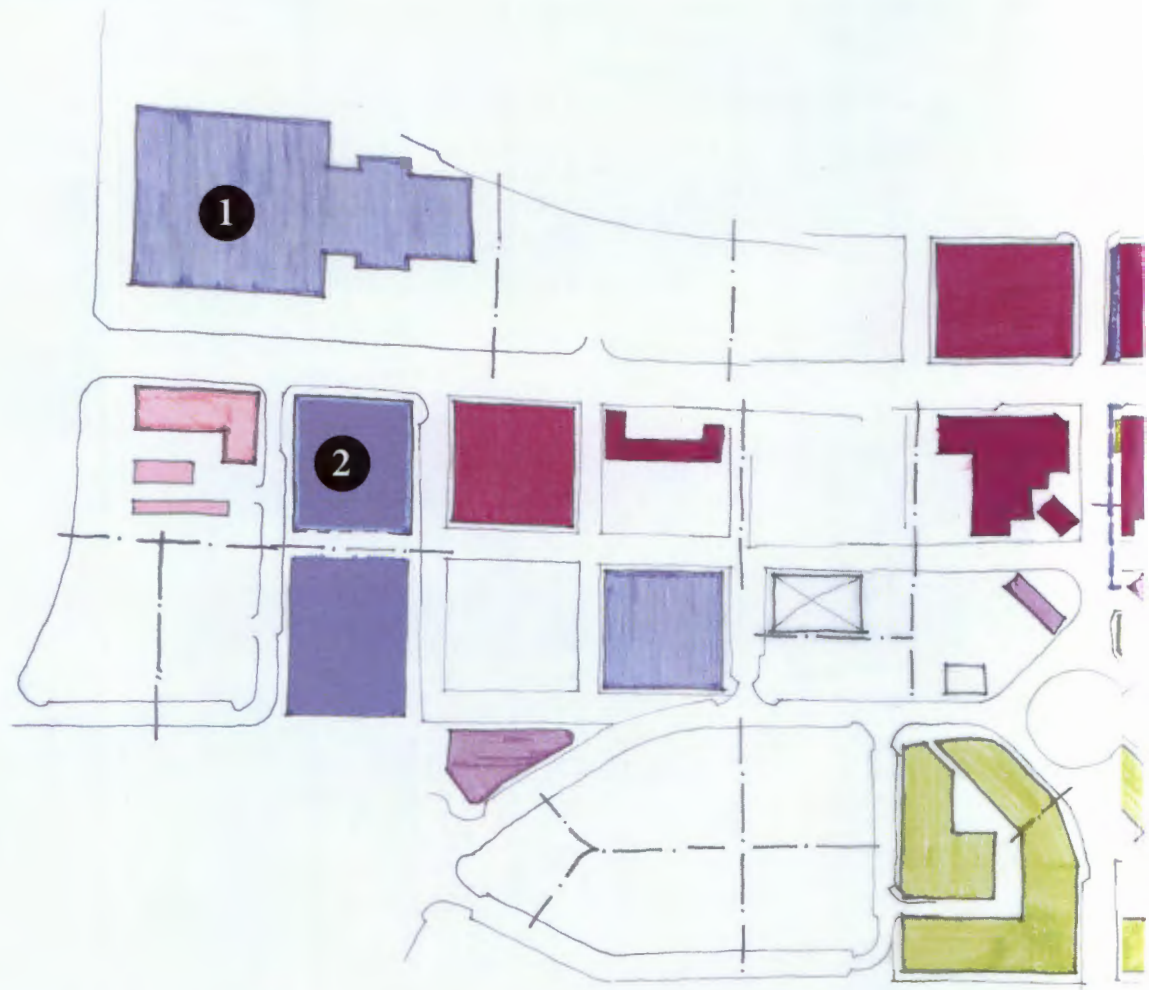
These ideas can further more be utilised within buildings in order to create intimate relationships within the community. By creating relationships between the existing and the new users, Bhabha's notion of equality within difference can become an inherent quality to the area, aiding the city in densification and desegregation.



This map shows the different programmes and activities that occur in the area. One can see how often similar programmes group together, forming pools of use and symbiotic networks. One can also see how the new developments tend to minimise the diversity contained within one block. This study was helpful in understanding what existing networks exist within the area, and what the predominant programmes are



This study shows density and diversity levels, success of developments, and facilities. It is helpful to compare this map to the previous one, in order to analyse which programmes create density, diversity and opportunity. This can guide choices in the design process in order to implement programmes that encourage hybrid relationships.

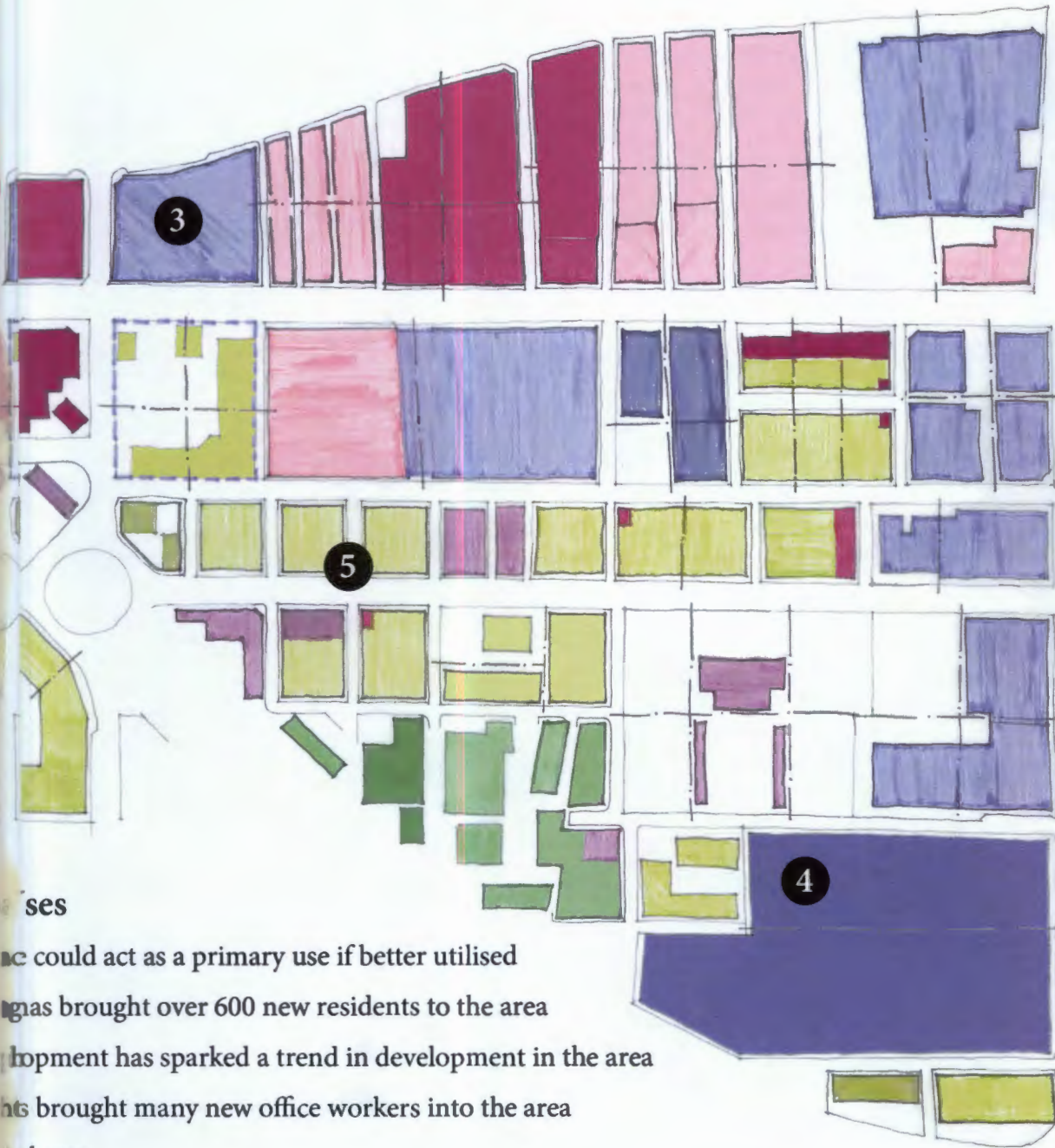


Density and Diversity

- medium level of diversity
- underutilised diversity potential
- public/community facilities that add to diversity
- high level of diversity
- low density at low cost
- mid density at low cost

Mixed Primary Uses

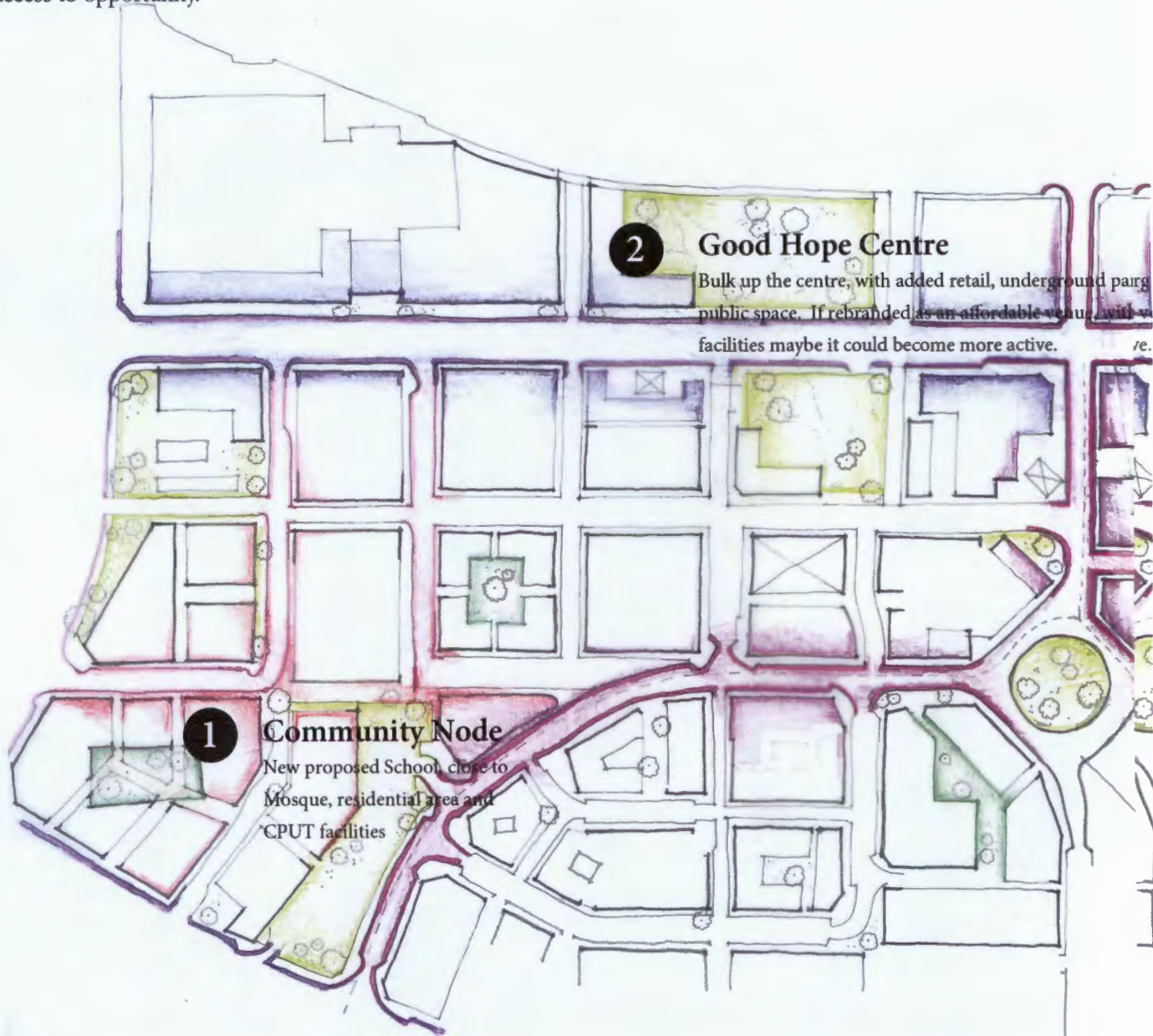
1. Good Hope Centre could ac c
2. "Six" development has brought
3. "The District" development hop
4. "The Boulevard" has brought b
5. Low cost residential area al
6. *not on map* CPUT brings a b



ses

- could act as a primary use if better utilised
- has brought over 600 new residents to the area
- development has sparked a trend in development in the area
- has brought many new office workers into the area
- al area
- a' brings a lot of students into the area

This conceptual urban design proposal incorporates lessons learnt from previous studies, the urban framework, and hybrid theory in order to facilitate urban hybridity through density, diversity and equal access to opportunity.



- High density and commercial diversity
- Mid-High commercial, community and residential diversity
- Mid commercial, community and residential diversity
- Public open space
- Private open space

Zonnebloem/Woodstock



design.

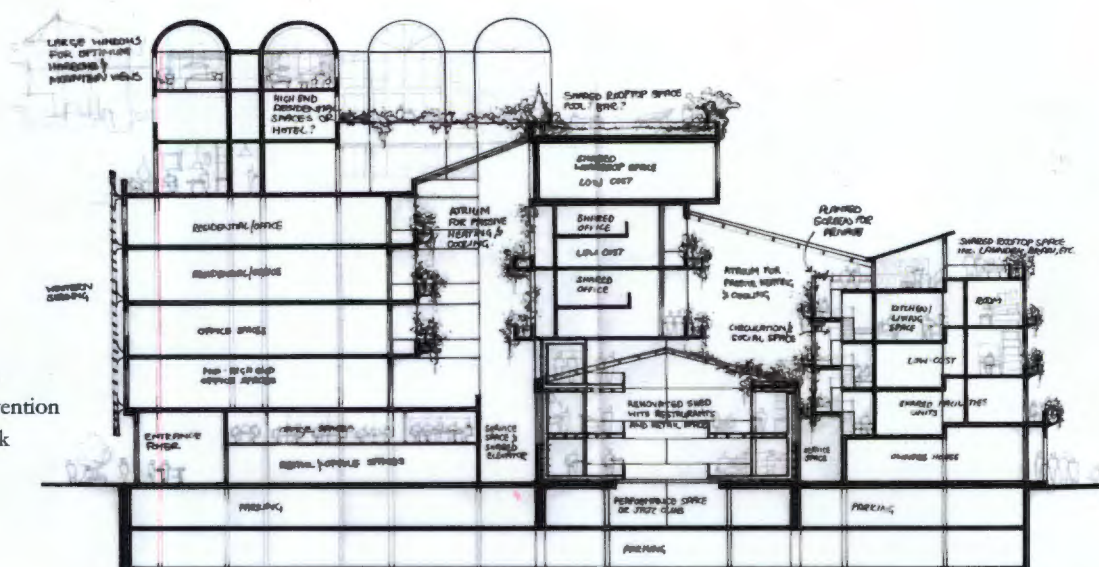
design approach

In formulating a design approach I have attempted to draw links all the way through the research on hybridity and within the context of Woodstock. The aim is to link the various aspects; social, urban, architectural and contextual, in order to create a considered hybrid design approach.

Reflecting on the initial conceptual images (society, hybridity, place and identity) I have attempted to respond to these varying criteria accordingly to the context.

My primary concern is of how redevelopment is affecting this particular area of Woodstock. This redevelopment has the potential to do so much good, yet also so much harm. Through this design I attempt to tackle the negative aspects of commercial development, in a hope to find an alternate means of development for the area: one that will utilise the strengths of commercial development, whilst redefining the negative impacts into positive conditions.

Conceptual drawing of a hybrid intervention in Woodstock



By drawing inspiration from the complexity of cities, I intend to create an intervention that allows for the positive attributes that urban hybridity allows for; such as density, diversity, equitable access to opportunity, integration and equality within difference.

By using a hybrid design approach I intend to address the existing contextual social, economic and spatial boundaries. Through blurring and exposing these boundaries I hope to initiate change.

From the theory on hybridity I have learnt that hybrid culture is susceptible to being overwhelmed by powerful influences. In much of Bhabha's post-colonial theory, he speaks about the alienation that many hybrid cultures are affected by. Therefore it is important to understand the powerful drivers in this area in order to address them, and ensure that the existing society and new potential hybrid society thrives, and is not overpowered.



1. Buchanan Square

2



6. Francis Street



10, 11, 12. Erf 8104 Heritage Building

The commercial developer is the key driver in the area. The developer is concerned with risk and viability, not social conscience. Hence, the current developments that are occurring tend to disregard the existing community, as they do not fall within the desired target market.

Due to this condition, I feel that it is essential that I address the current nature of development within the area. It is my intention to create

an intervention that is not only commercially viable, but integrates the existing community, nurtures a new hybrid identity for the area, provides equitable access to opportunity and breeds social and economic interaction. By utilising the strengths of commercial development, such as the fact that it is a good driver of density and primary use, and rethinking the negative aspects, such as privatisation and exclusivity, this



2. Nelson Street (north)

3. Whatnot Shop

4. Nelson Street (south)

5. Goodman Gallery



7. Dorset Street (north)

8. Osborne Street

9. Osborne Street Heritage Houses



13. Sir Lowry Road, Opp. Site

14. The Kitchen

intervention will try to “recondition” the existing conditions into positive drivers of hybridity.

Hybridity allows for the exposing and blurring of these boundaries in a way that can create a new spatial and social identity for Woodstock. Not as an old semi-urban poor area, and not as a chic business park, but as an area where established business generates and supports new and entrepreneurial economic diversity. Where people

can interact, socialise and share ideas on a vibrant street with different people, and where people feel safe not because they have high walls, but because they know that their neighbours are looking out for them.

Maybe this is idealistic, but if we cannot imagine a brighter future for Woodstock, let alone Cape Town and the country, what chance do we really stand for change?

site analysis

The chosen site is in the directly surrounded many of the existing conditions mentioned. It borders a commercial development to the west, low cost residential fabric to the south and east, and has secondary diversity to the north and within a building on site.

Much of the site is underutilised in terms of density, and I therefore chose it as a prime example as strategy for a hybrid development. By using the intervention to tie the conditions together, I hope to achieve my aims

of urban hybridity.

The site is divided into three erven. I have decided to treat the three sites as individual clients, with separate briefs and requirements. This decision was made to counteract the trend of developments to consolidate sites into large city blocks. This will hopefully, not only allow for a highly mixed use proposal, but also the opportunity for shared spaces to become hybrid spaces. This condition is also reflective on the current condition of the area: very different things next to



each other.

I hope that this will allow for a programme that aims at a diverse target market with a variety of different choices. Each site must fulfil the expectations of a commercially viable development such as risk evaluation and profitability. This is to ensure that the project is as realistically as possible, in order to truly challenge the existing development strategy.

The largest erf will be the most traditionally commercial development

of the three. This is to include a high density primary use, which can support secondary diversity within the other two erven. It will be a mixture of middle to upmarket retail, office and residential space.

The middle erf will be predominantly light industrial workshop space, in order to encourage entrepreneurial endeavours. It will also include a large hall that can be used for events and sports. This will hopefully become a large space that is utilised by all three buildings for various functions, as

well as the surrounding community. It could house sporting events for the nearby school, concert space for the trendy retail spaces, market space for the entrepreneurs and recreational space for the residents. This intensity of use will make it an economically viable programme for the client.

The third erf will be predominantly gap market housing. This is to create residential density within the area, at a price affordable to the existing community.

The intervention will aim to create a socially and economically diverse

node, as well as encourage a wide variety of people to engage with each other. This is in order to create a new identity for the area, one of integration and diversity.

zoning, bulk & restrictions

Gen. Business: C3

Total Area: 5 040 m²

Bulk Factor: 3.7

Bulk Area (area x 3.7): 18 648m²

Height: 7 storeys

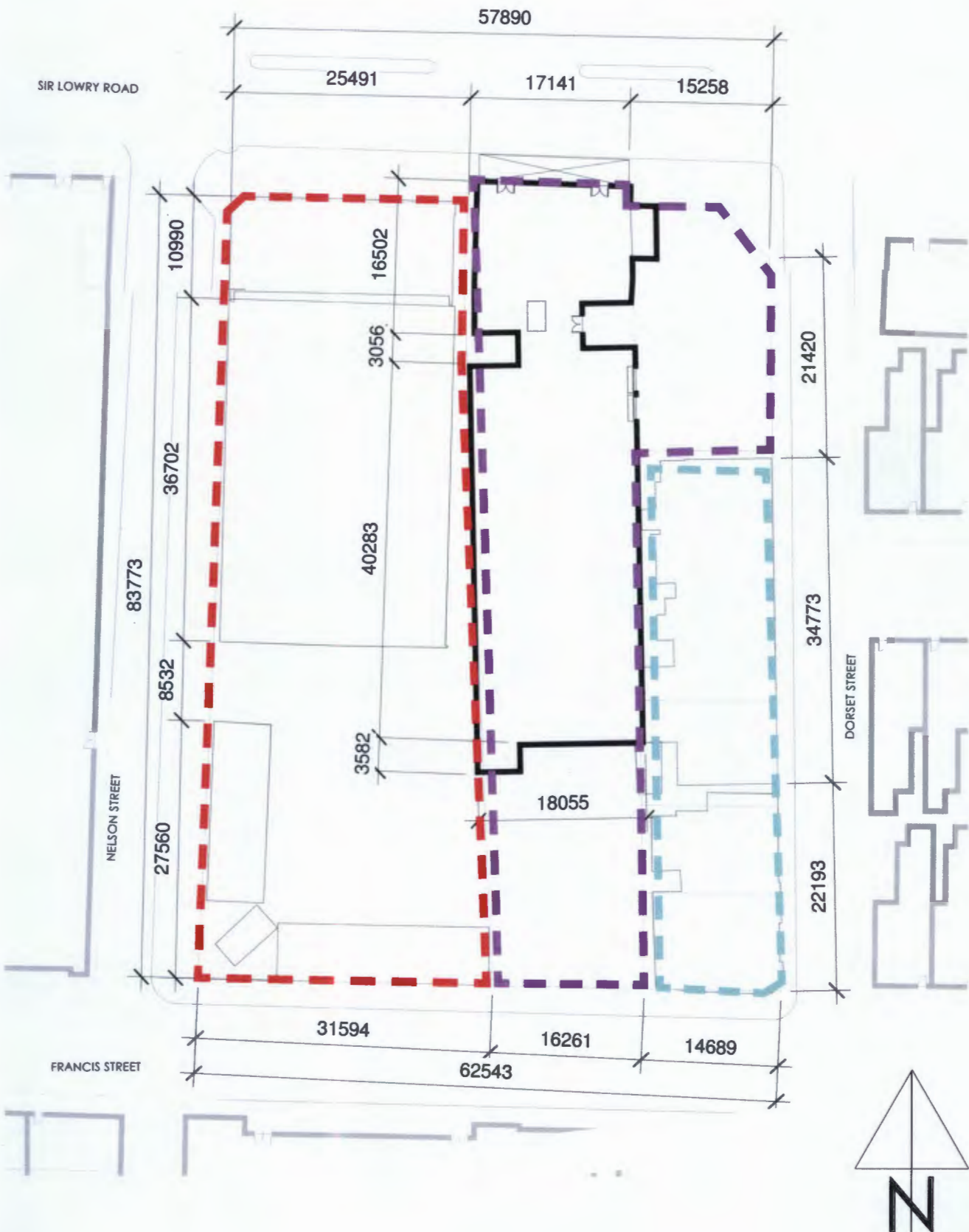
Habital Rooms (bulk/34): 548 rooms

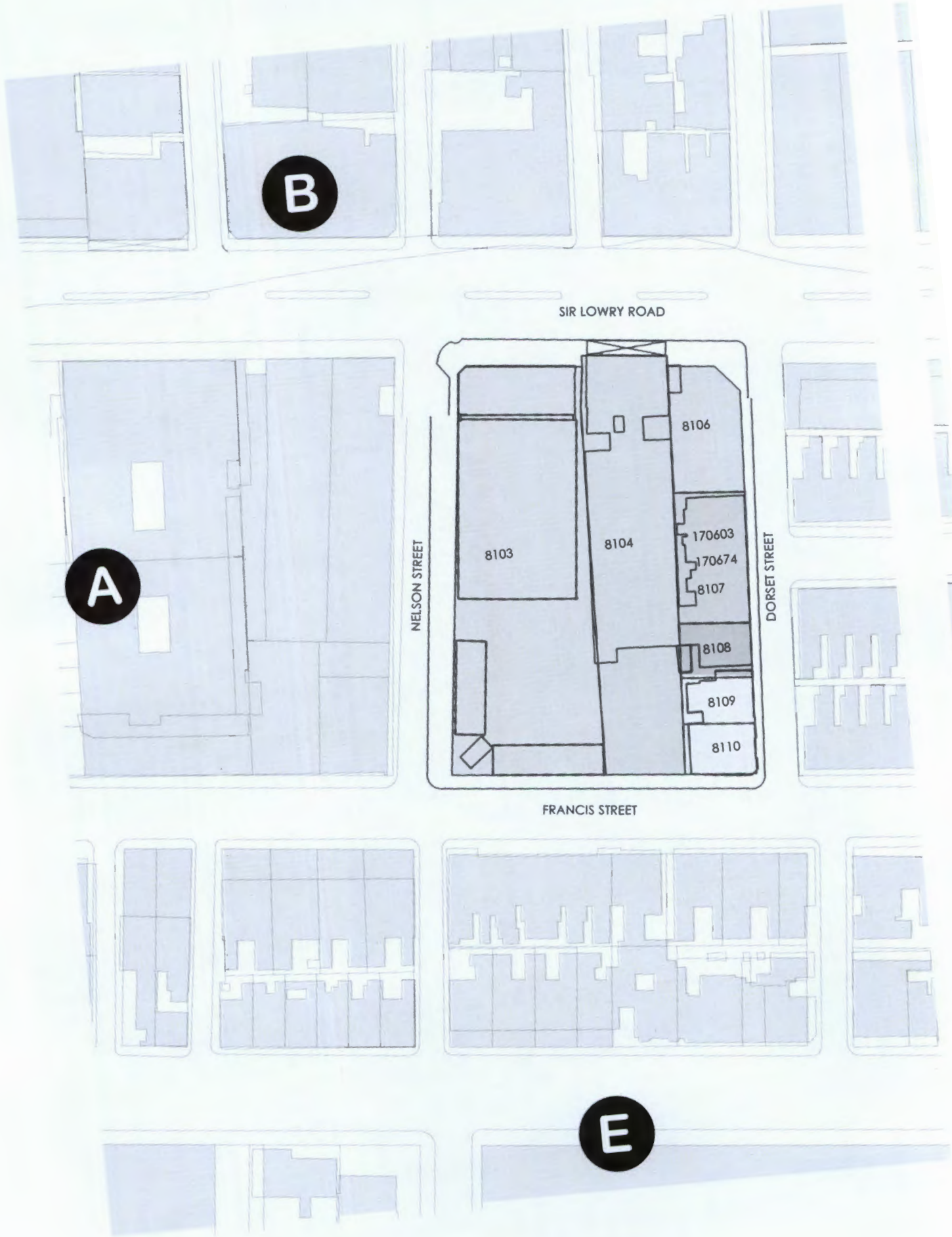
Min. Floor Height: 3.6m

Max. Floor Height: 4.8m

Max. Height: 33.6m

site dimensions and existing buildings





site information and restrictions

ZONING RESTRICTIONS

Zoning C3 General Commercial

Bulk factor: 3.7

Habitat Room: 34

Height: 7 storeys

Setback Street: sec. 60(3)

Setback Common: sec. 60(3)

Incl. Dwelling Houses, Groups of Dwelling Houses, Industrial Buildings, Institutions, Places of Assembly, Places of Instruction, Places of Worship, Public Garages, Residential Buildings, Restaurants, Shops, Workshops, Blocks of Flats, Builder's Store,, Business Premises, Double Dwelling Houses

ON SITE HERITAGE REQUIREMENTS

ERF 8104 GRADING 3B

1. Part of Chapel Street heritage area
2. Buildings of considerable local architectural, aesthetic and/or historical value or intrinsic value for social historical, scenic or aesthetic reasons

SURROUNDING FACILITIES & AREAS OF INTEREST

- A. Buchanan Square [1.] & Goodman Gallery [5.]
- B. The Kitchen [13.]
- C. Osbourne Street Heritage Houses [8,9.]
- D. Trafalgar Park [14]
- E. Primary School [15]

ERVEN & OWNERS

8103

SOC for Private and Commercial Earth Stations PTY LTD

06.07.2000 R1 400 000

8104

Toshman Trust, Jonathan Stoltzman, Ray & Sue Hendler Trust, Peerutuin David Leon, Classic Prop

01.04.2005 R3 150 000

8106

Toshman Trust, Jonathan Stoltzman, Ray & Sue Hendler Trust, Peerutuin David Leon, Classic Prop

01.04.2005 R3 150 000

170603

Hanifa Casker

8107

Fatima Casker

8108

Essack Essa

8109

Mohamat Kassam Ebrahim Allie

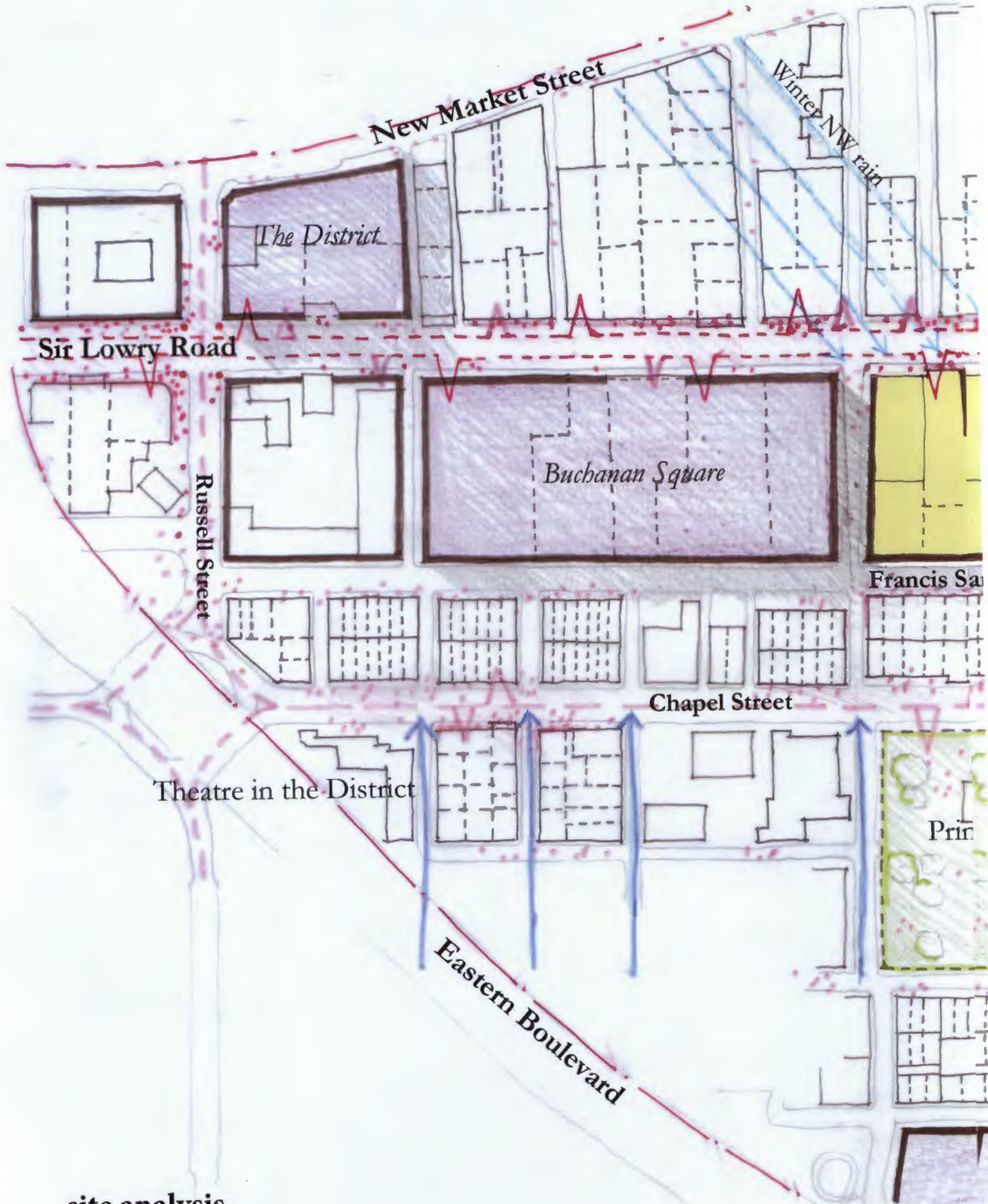
8110

Mohamat Kassam Ebrahim Allie

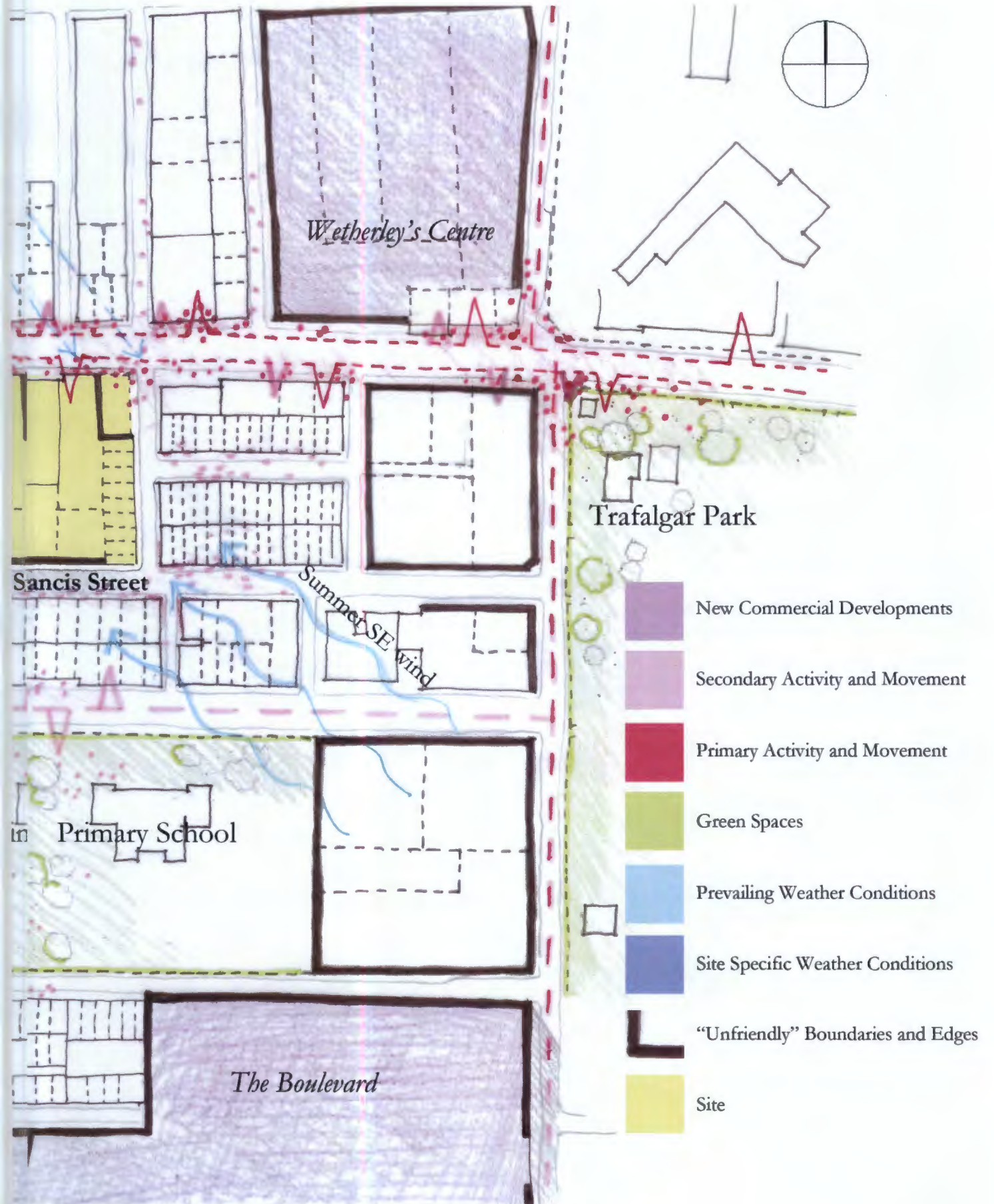


C

D



site analysis





site 8103

SOC for Private and Commercial Earth Stations PTY LTD

The directors of this company have decided to utilise some of the profits of their successful business in order to make the most of their assets, such as this site.

They have noticed the current trend of high end office spaces in Woodstock, and would like to utilise this commercial development model in order to make a high profit from the money they invest in the development.

Therefore they propose a high end office, retail and perhaps accomodation development - catering for the same market as Buchanan Square, Ogilvy and The District. With premium spaces and features, and underground parking.



site 8104 & 8106

Classic Properties

This group of developers have a mid-range budget, but would like to make the most of their property in an area where development is creating a high demand for secondary diversity.

They have seen the success of their current tenants, such as The Deli, due to large commercial developments. They would like to provide more such spaces, for young designers and entrepreneurs like themselves.

Whilst maintaining a strong heritage presence on the site, as well as

accommodating for local business, such as their current tenant, Ebrahim Stores, they would like a development that has affordable retail spaces, as well as workshop and meeting spaces. Where people can share facilities and ideas, and have the opportunity to grow their businesses.



site 8107

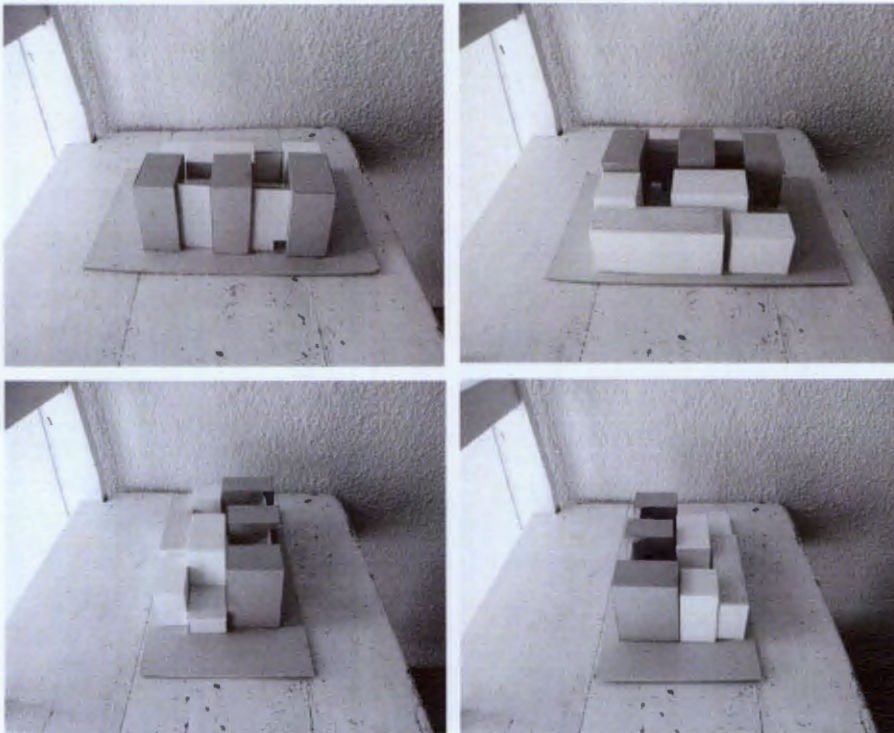
Hanifa & Fatima Caske

The Casker family have lived in these houses for generations. They have a small budget, and would like to invest their hard earned money into their property. They would still like to live on this property, but add some additional gap market housing above, creating a 4 storey walkup.

They are concerned that the area is changing so drastically and would like the building to encourage a community atmosphere, that they remember as children.

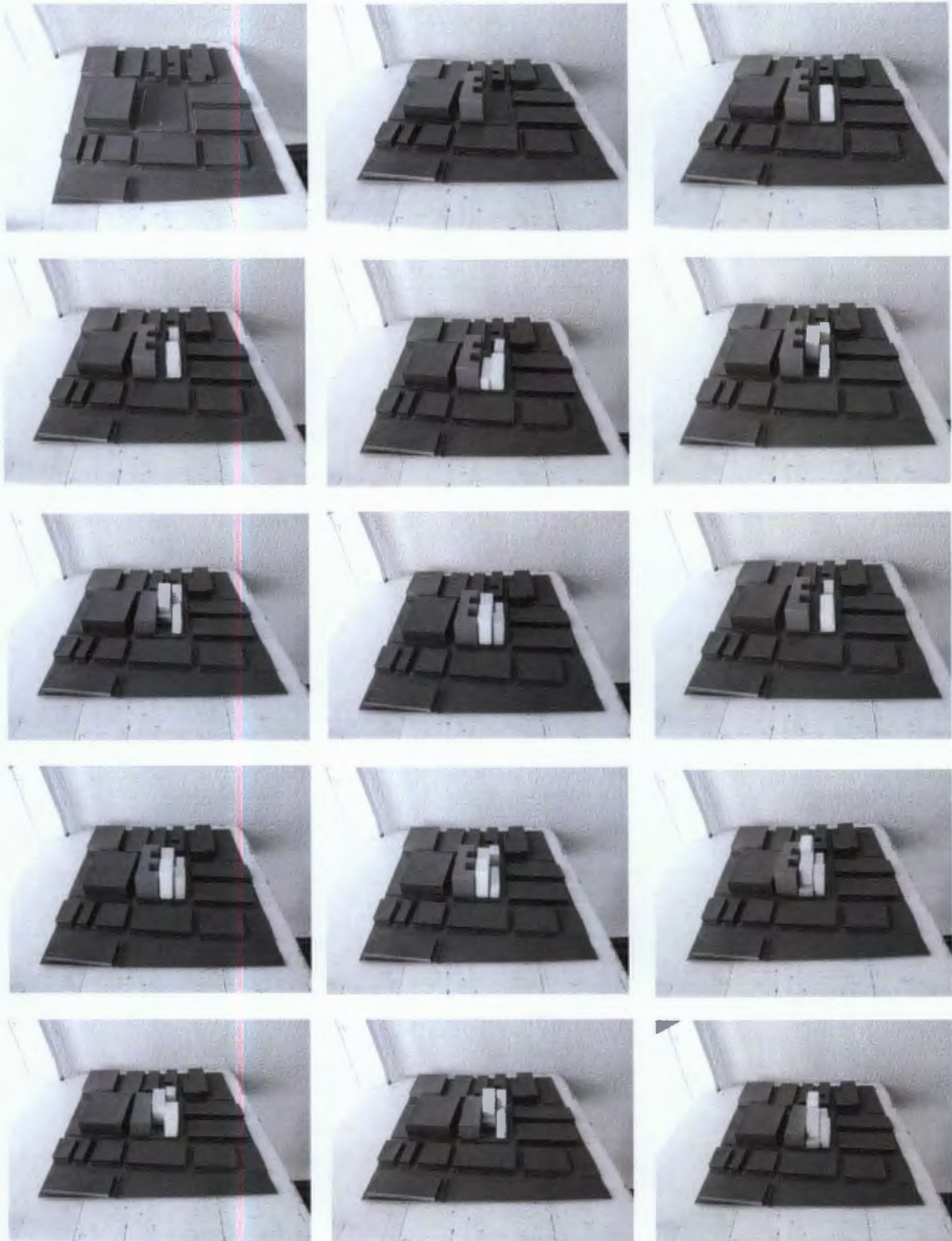
As many of their neighbours are forced to move out of the area, as rental prices escalate, they hope that they can provide housing at an affordable rate. The additional flats would also provide an income for their family when they reach retirement

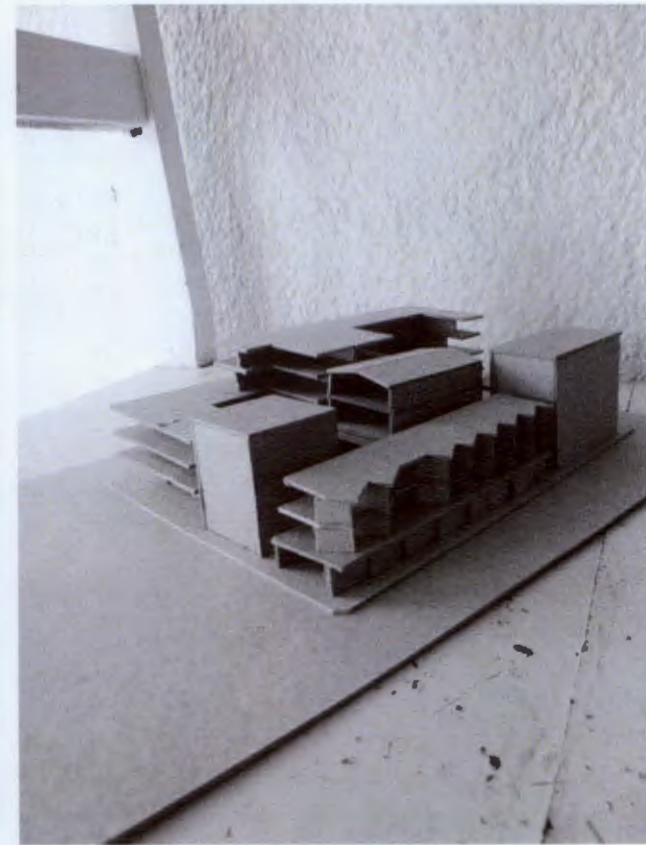
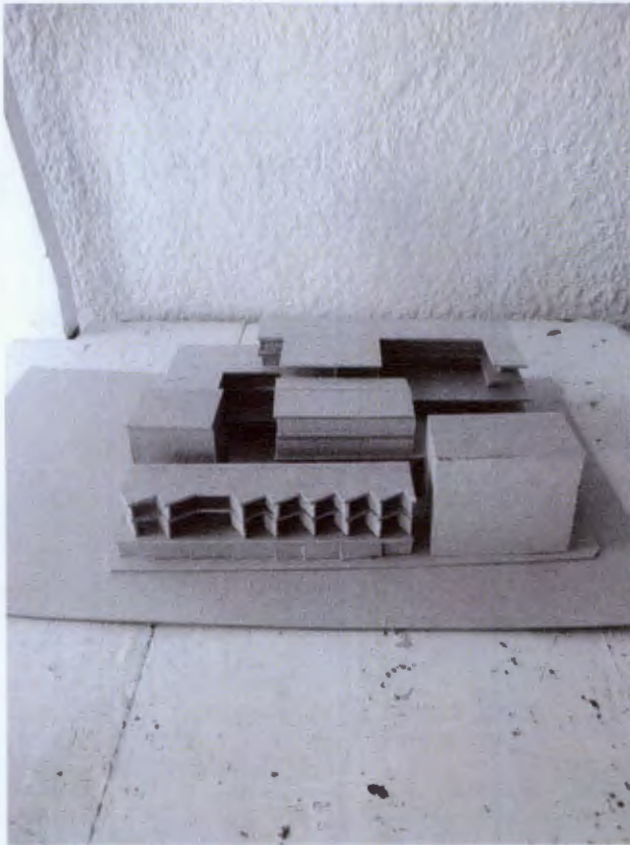
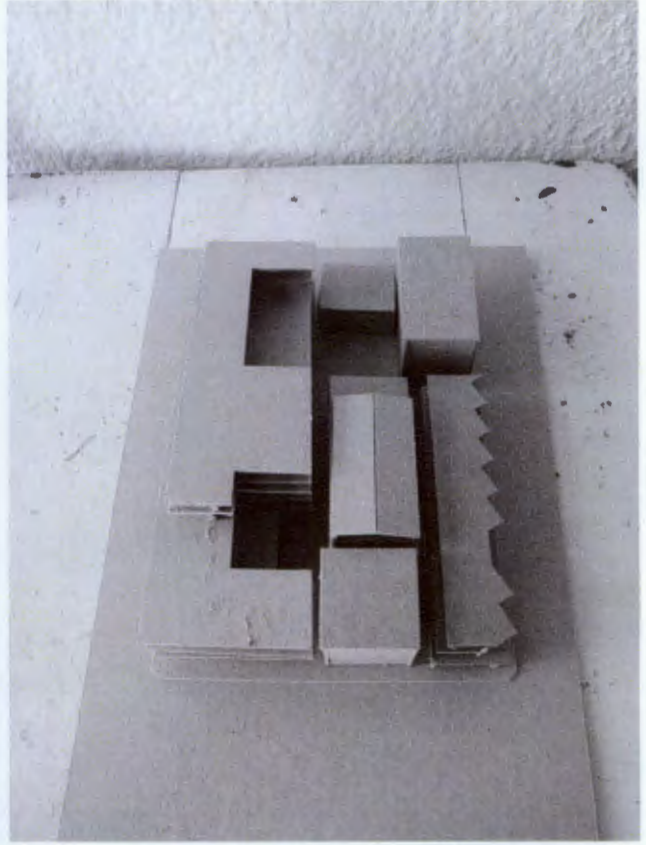
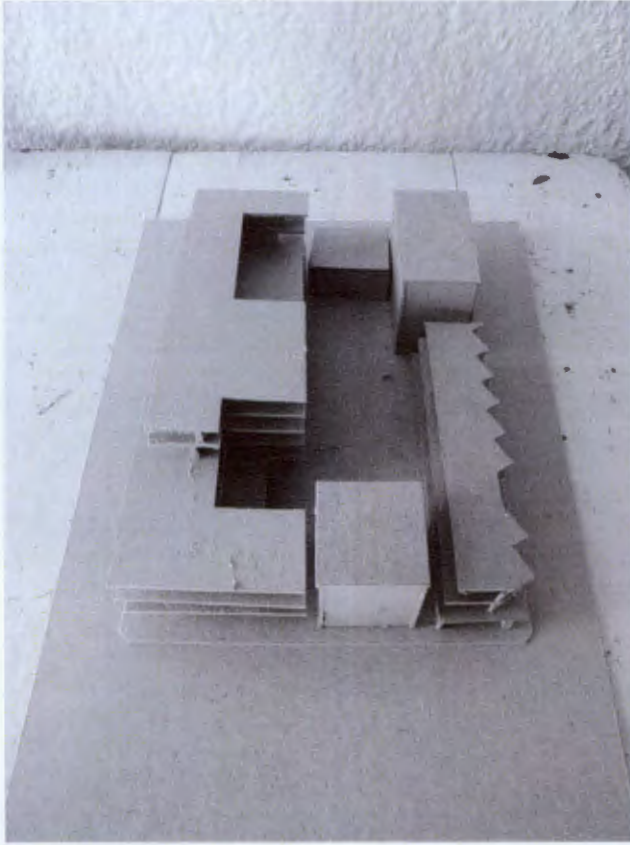
massing studies

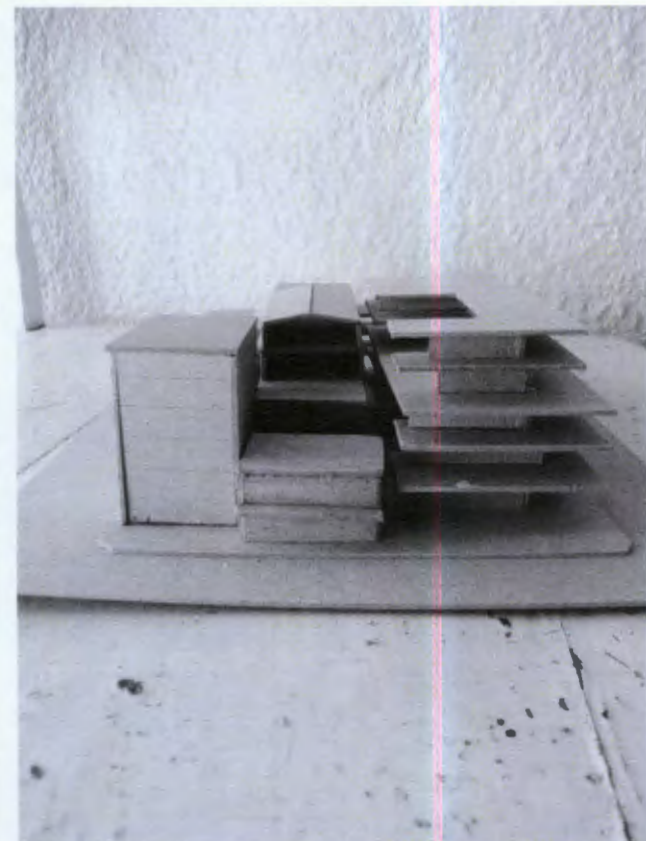
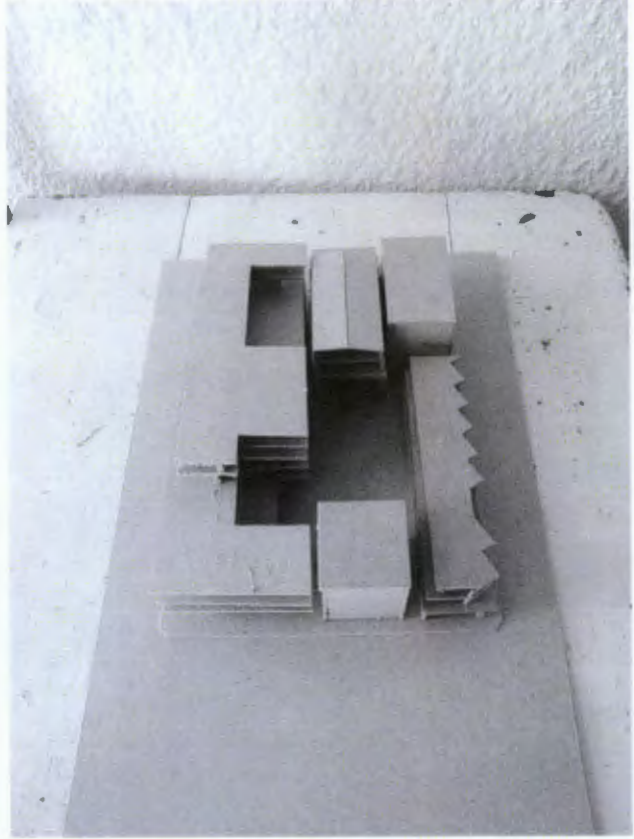
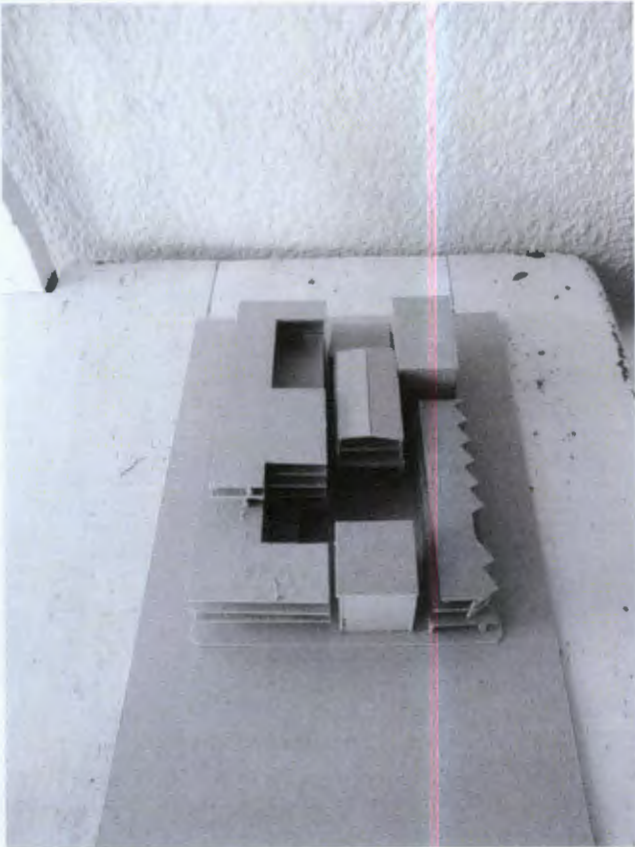


This model was built in order to test bulk density and shared spaces. Because the three sites are all narrow, they tend to be dark. A series of courtyards bring in light and ventilation, as well as form shared hybrid spaces.

This massing study was done to understand the bulk factor of the site, and how different land coverage would affect the massing in terms of context and coexistence between the three sites.







This model was built to begin to better develop the courtyard spaces and in-between spaces within the building. It also begins to deal with orientation, views and shading, light and ventilation. The model tests various options for the center site, investigating its effects on shading and shared open spaces.

hybrid spaces

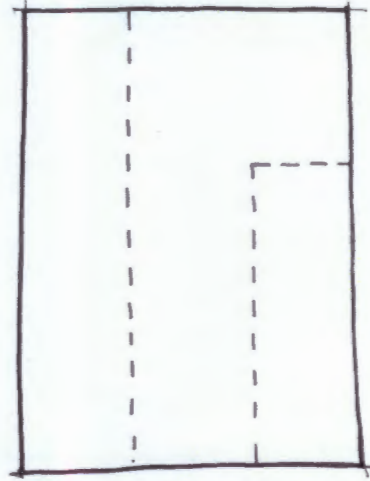
In order to blur the boundaries between the three sites, as well as the site and its context, I have decided to use a hierarchy of layered hybrid spaces. These spaces are intended to create symbiotic relationships and shared use between the three buildings and the different users, as well as the public and private.

By linking these different sites and programmes with a variety of hybrid spaces adaptability, special niches and unexpected encounters can hopefully be achieved. Whilst still adhering to

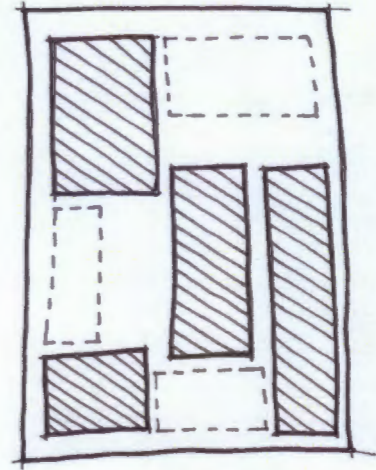
clients requirements of safety and privacy, I intend to test the boundaries for shared facilities in order to cross programme the three separate buildings.

The hybrid spaces range from large to small. Large spaces allow for the mixing of public and private spaces, bringing the context into the building. This will be the large spaces such as the shared courtyards and multi-purpose hall.

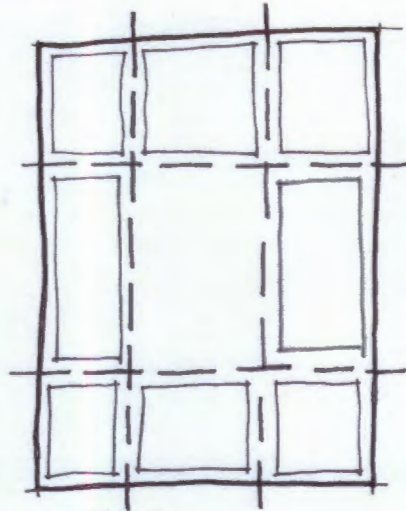
conceptual diagrams of Jacob's hybrid urban framework applied to site



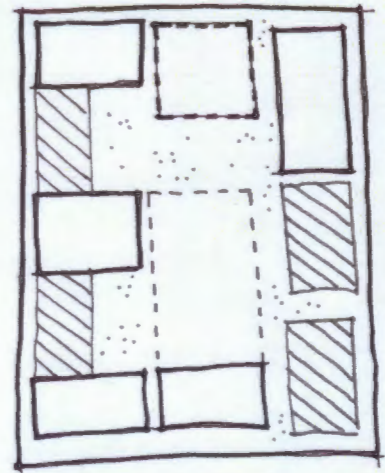
site



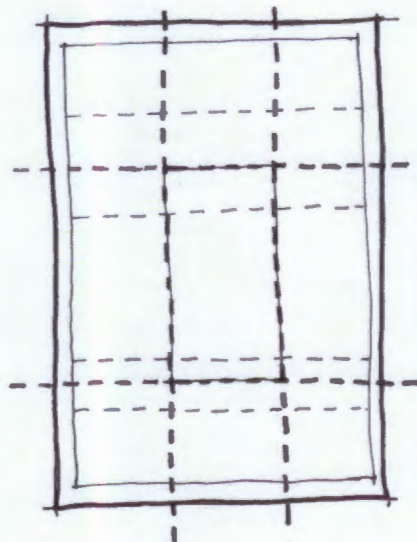
primary uses and secondary diversity



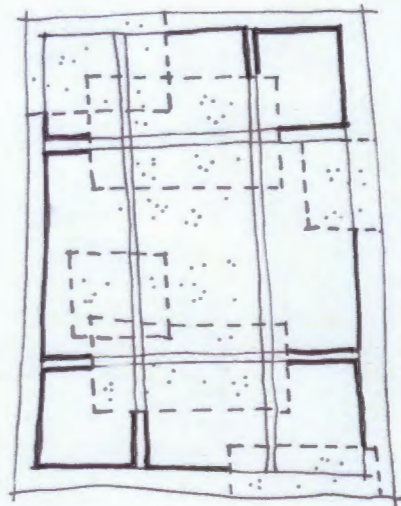
small blocks



density and land coverage

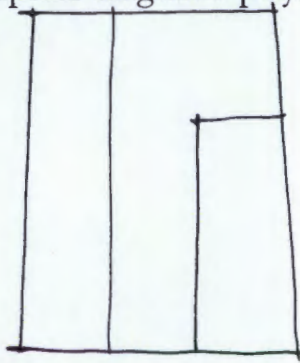


access routes



combination

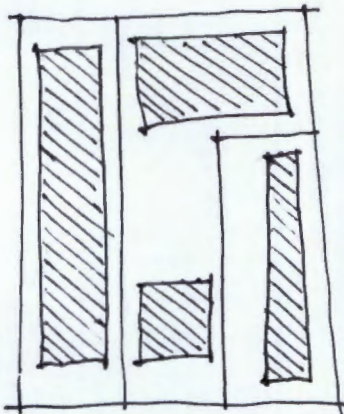
conceptual diagrams playing with site restrictions and hybrid ideas



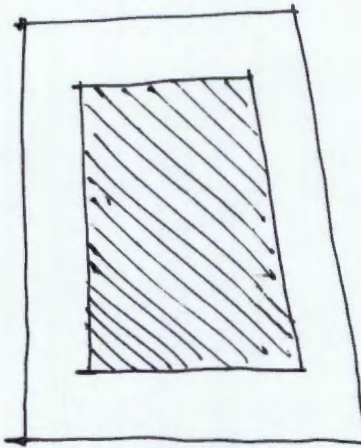
site divided



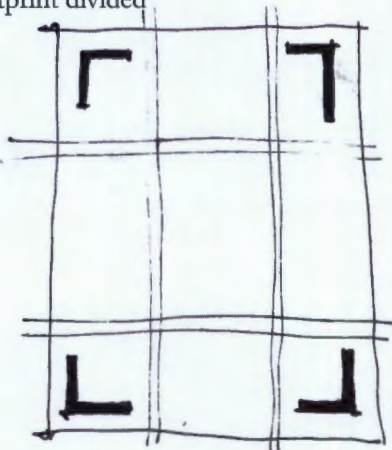
site whole



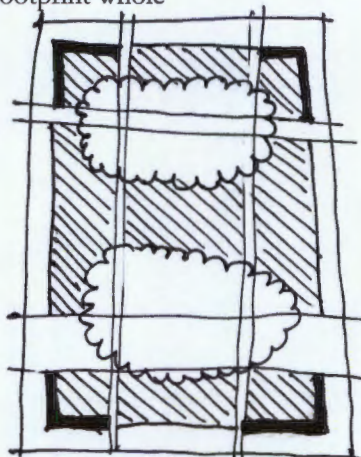
footprint divided



footprint whole



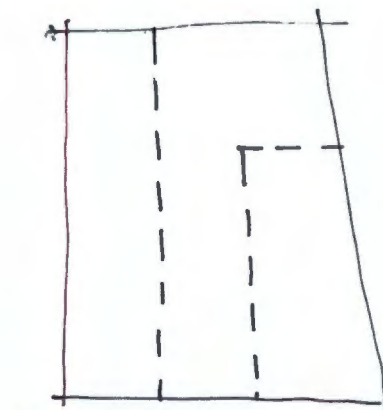
corners



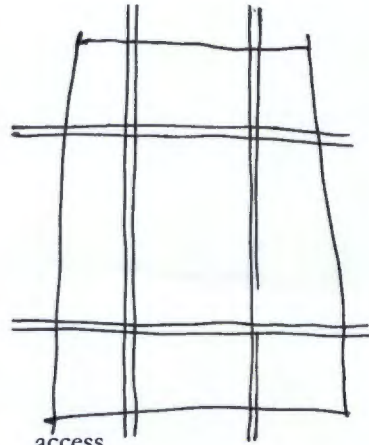
corners/access/courtyards

These spaces will be linked with access routes that cut through the site. The routes will not only serve to pull the public through the building, creating short cuts, but also become the hybrid spaces that blur the boundaries

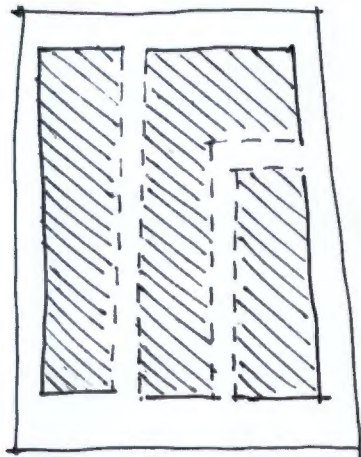
between the three different buildings. Within each building and programme there will be a series of medium to small hybrid spaces, specific to the programmatic requirements. This is intended to create a social atmosphere,



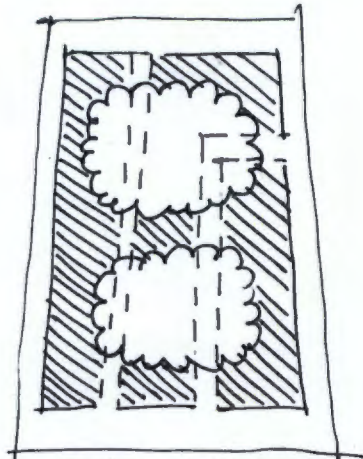
site coexisting



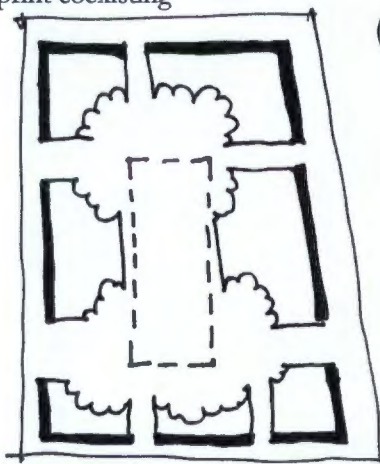
access



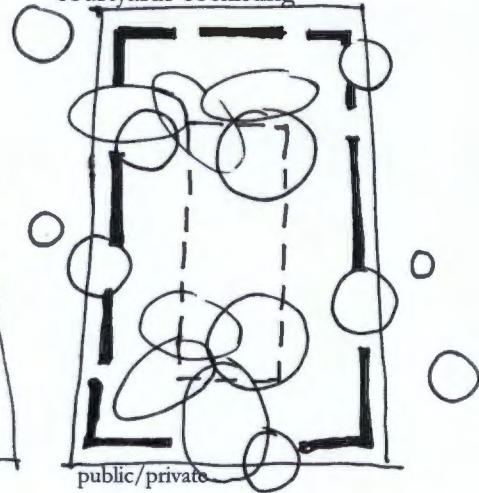
footprint coexisting



courtyards coexisting



hybrid courtyards



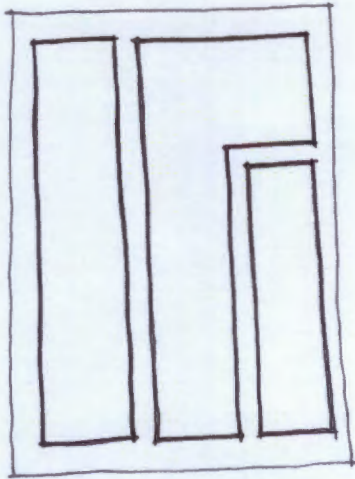
public/private

as well as rethink the spatiality of the specific programme through a series of shared spaces, and special niches.

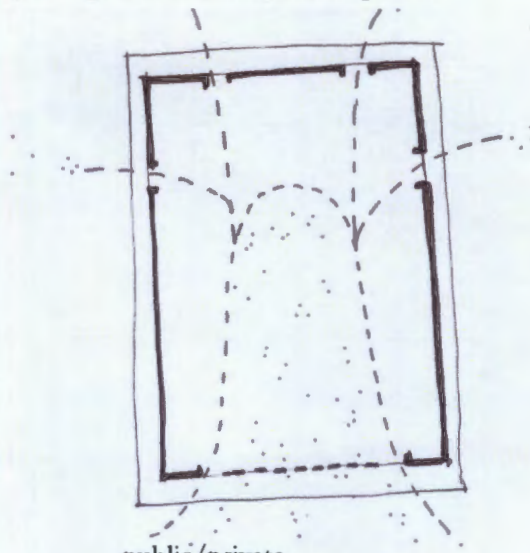
As the design progresses, my aim is to make the varying hybrid spaces as rich

and diverse as possible, in order to achieve the aims set out in the design approach.

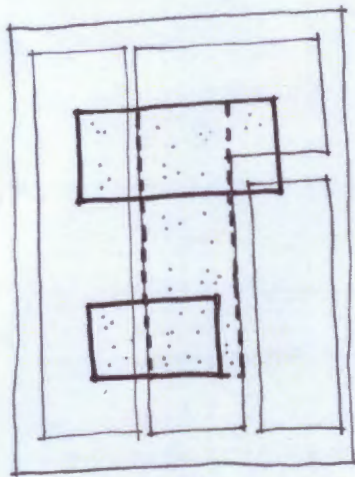
conceptual diagrams of layering different hybrid spaces



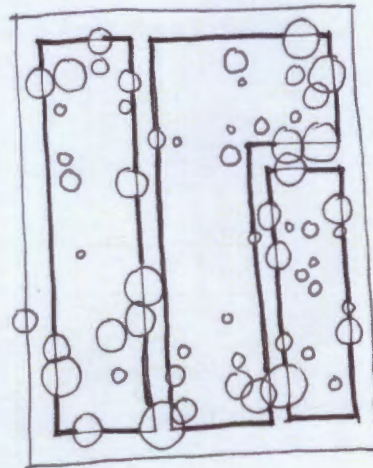
co-exist



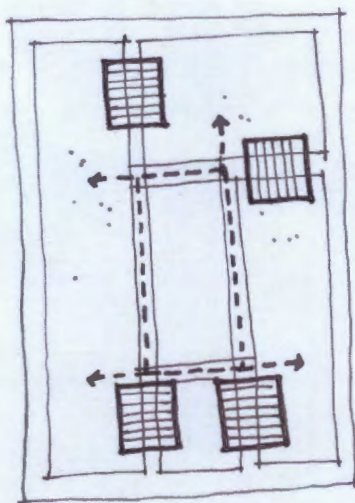
public/private



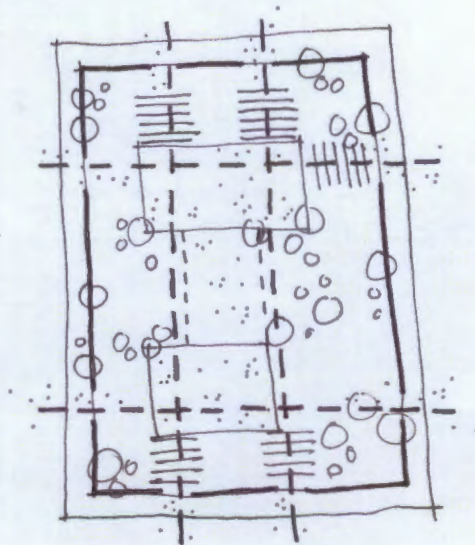
courtyard



hybrid relationships

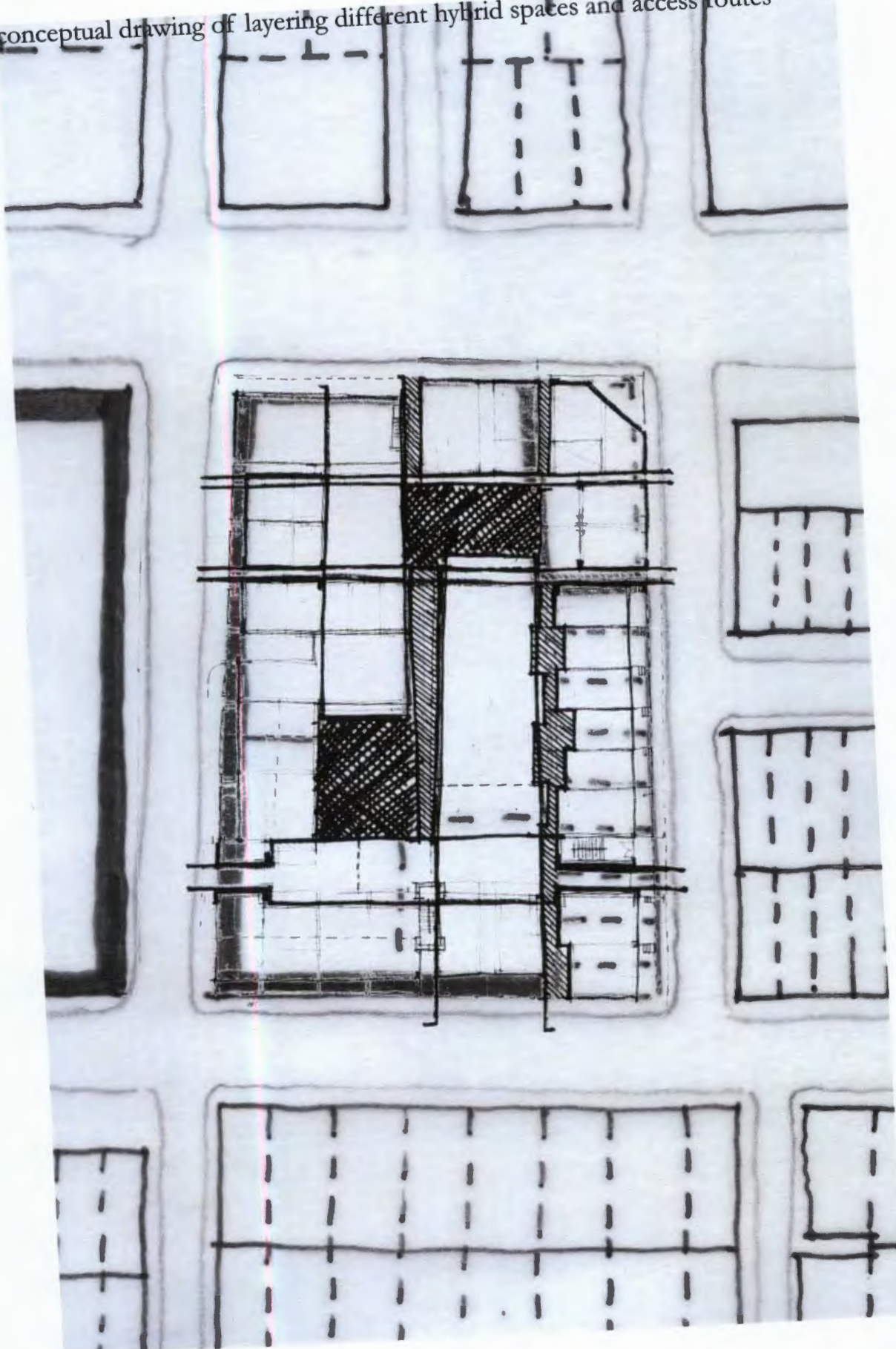


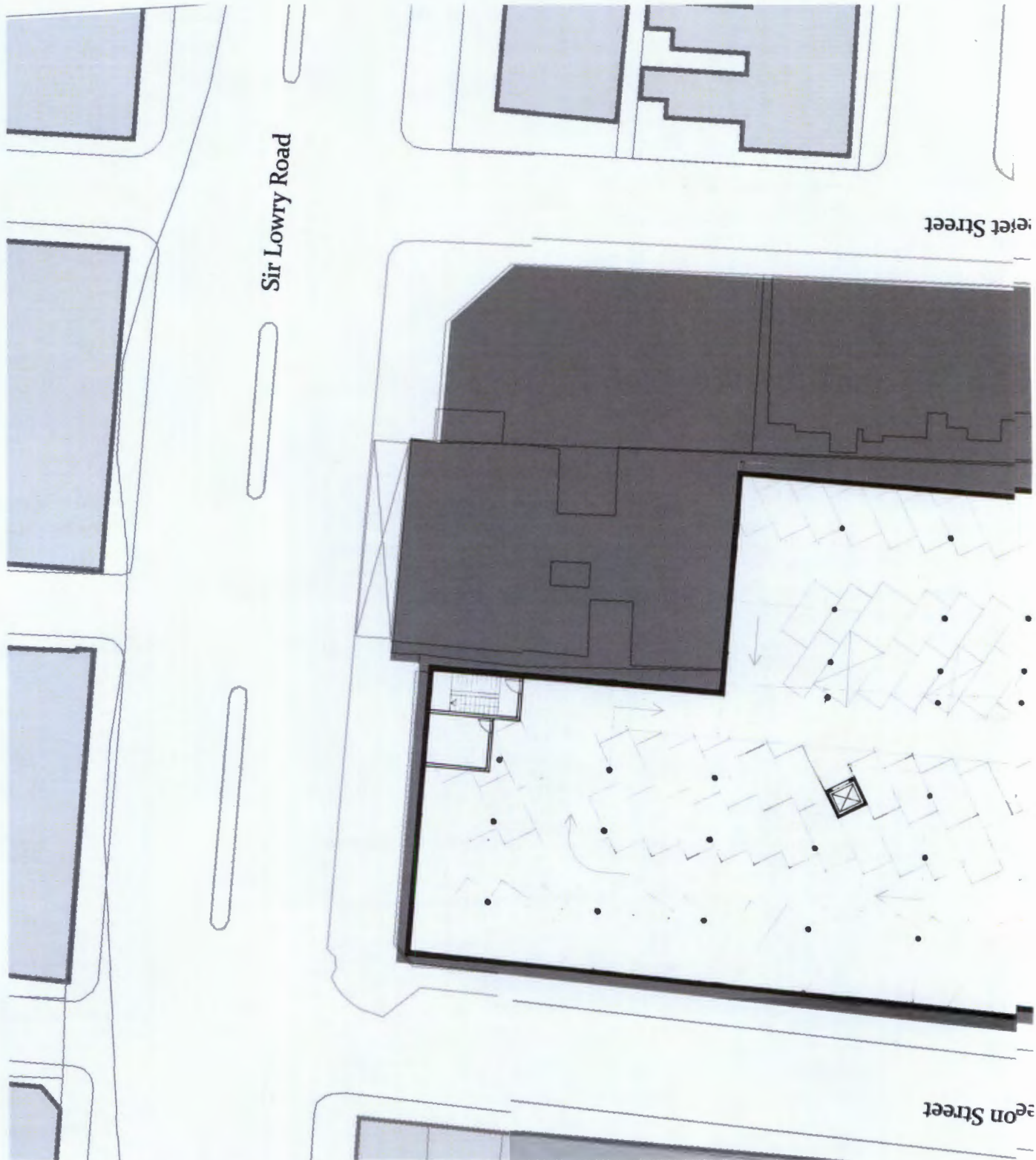
circulation



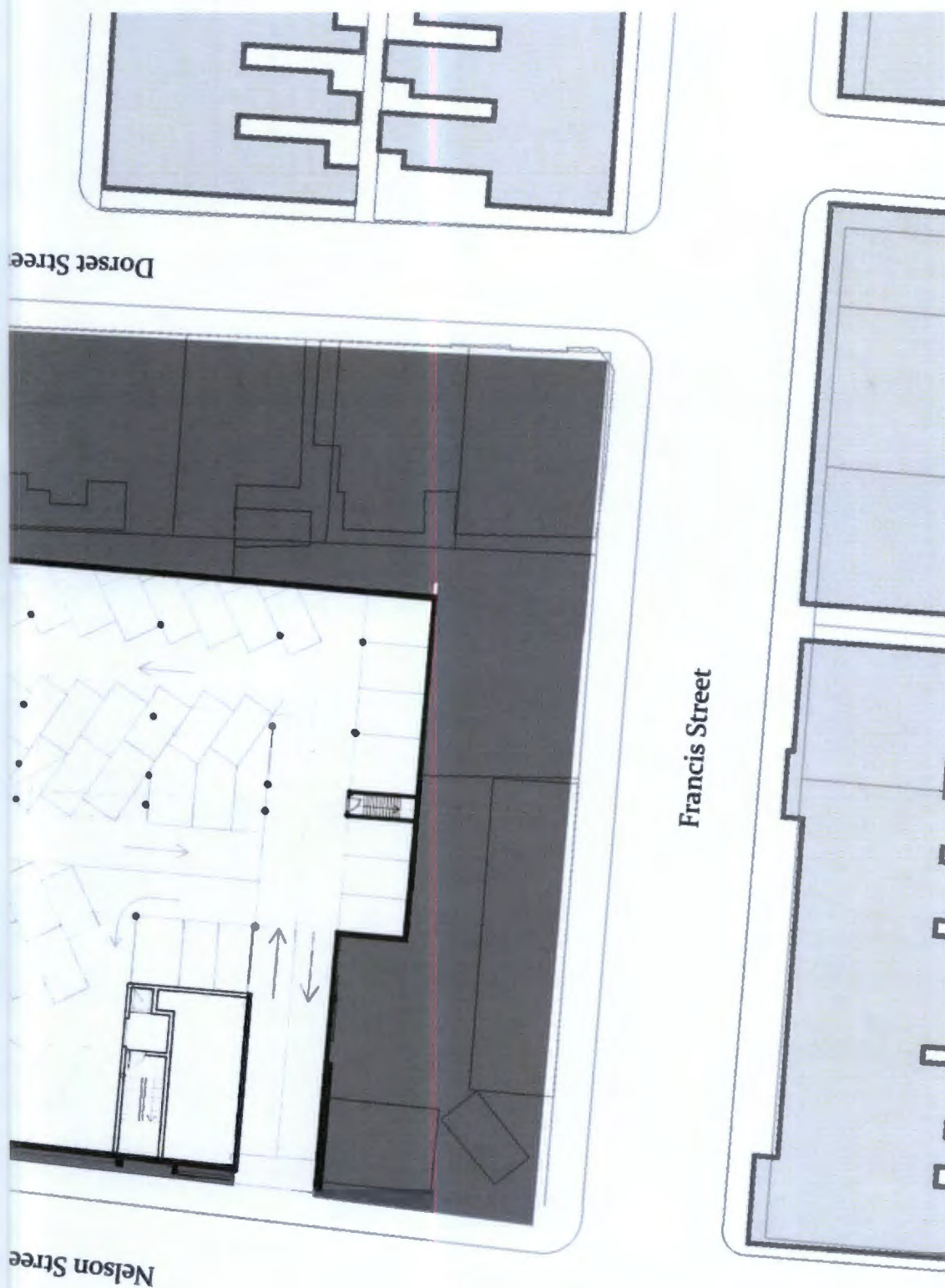
combination

conceptual drawing of layering different hybrid spaces and access routes



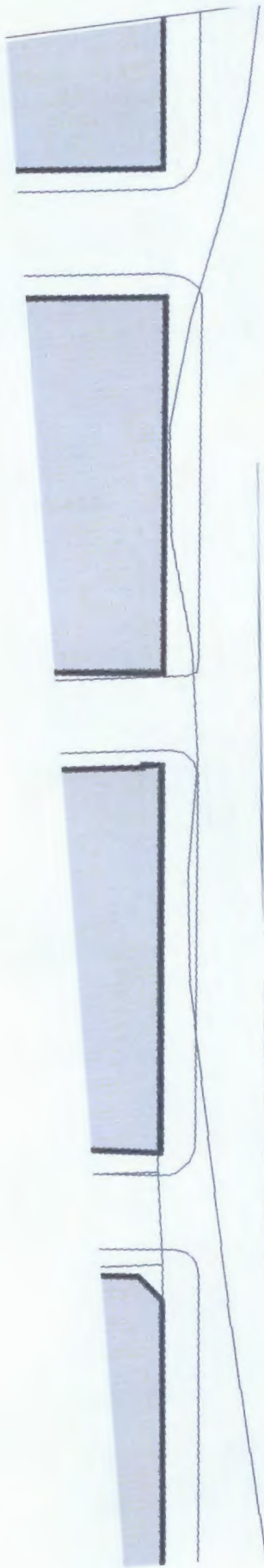


The following plans and sections are from a design review in September. The aim was to draw the entirety of the site, in order to fully grasp the scale of the varying programmes. It also begins to tackle the layering of hybrid spaces on the site.

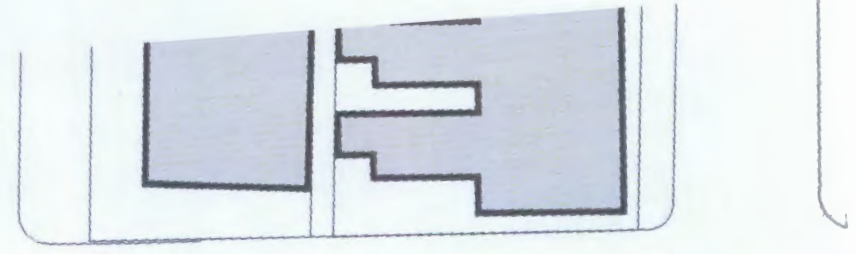


basement floor plan 1:200

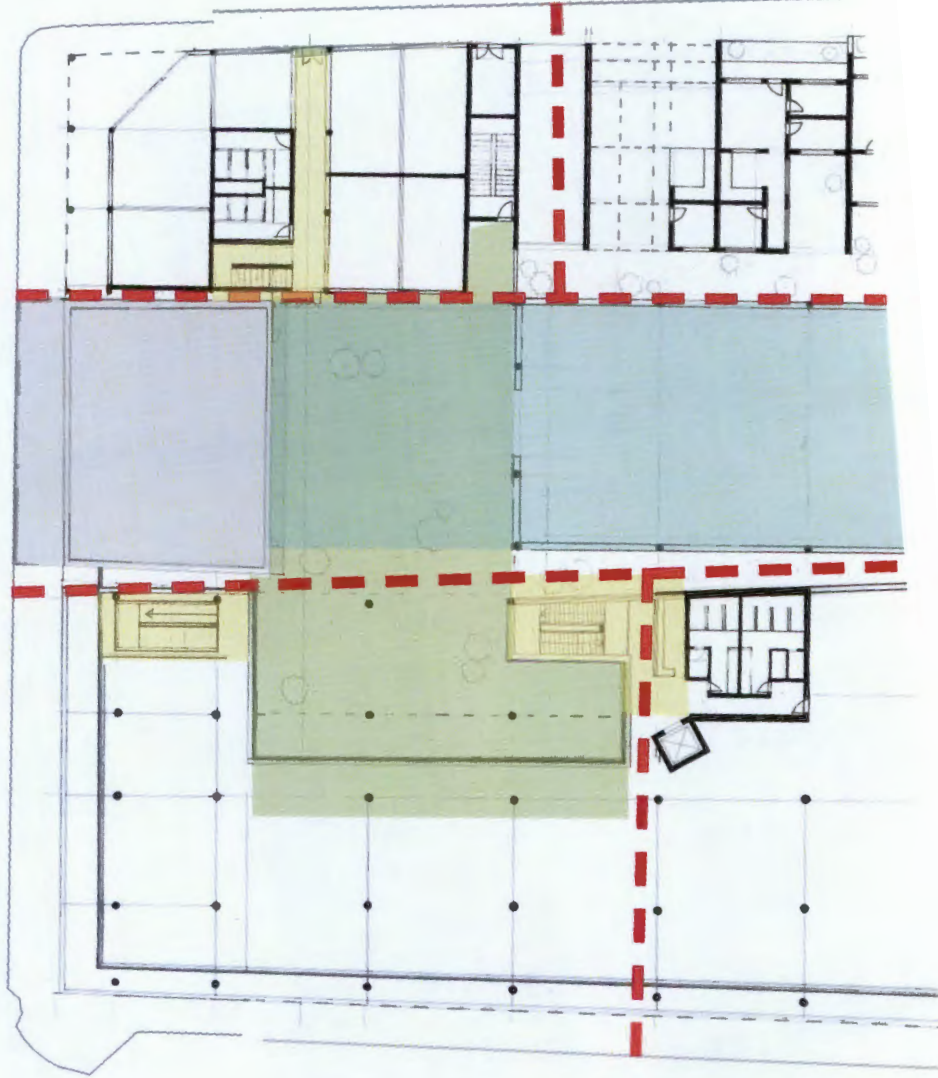
The design however, is still far from completion at this stage and is subject to a lot of change. The review brought up issues that I am currently redesigning and addressing, so therefore please do not assume these drawings to be resolved.



Sir Lowry Road



et Street



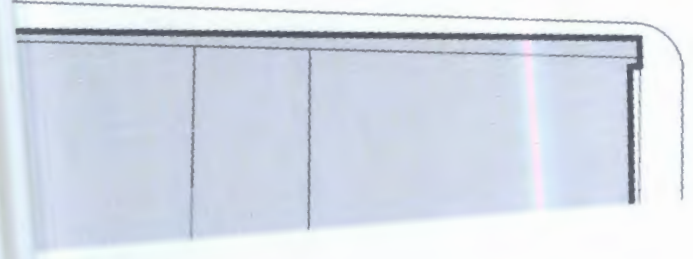
on Street



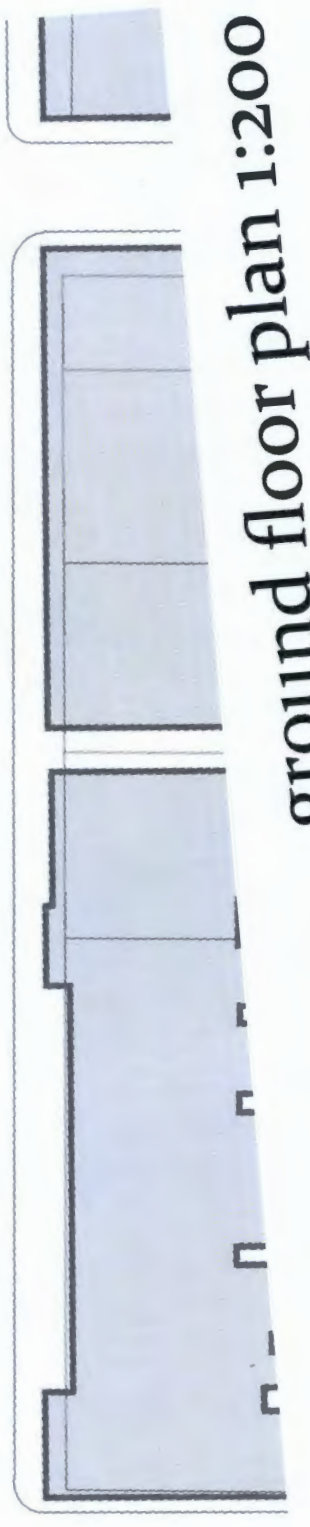
Dorset Street



Nelson Street

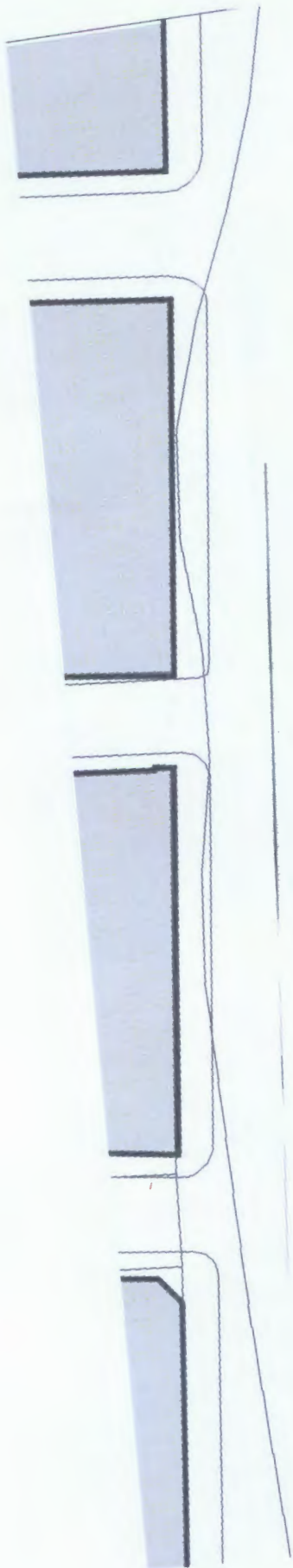


Francis Street

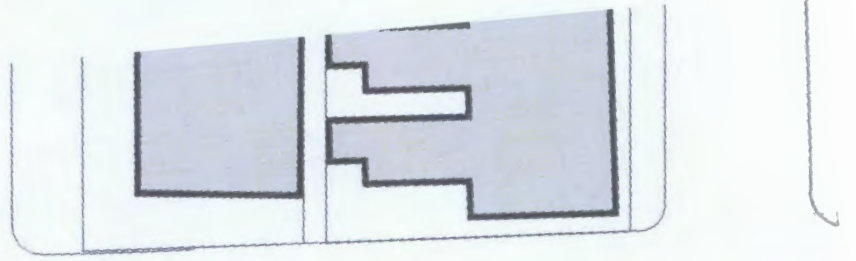


ground floor plan 1:200

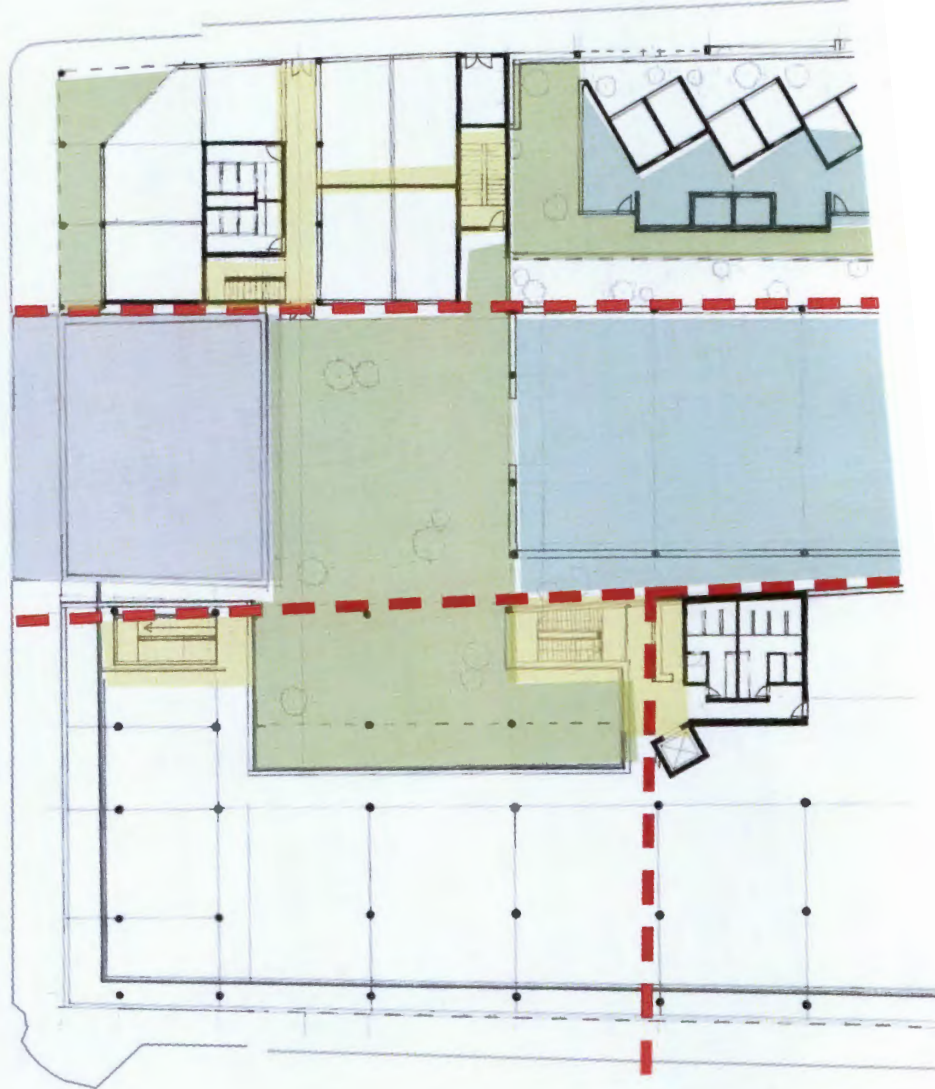




Sir Lowry Road



et Street

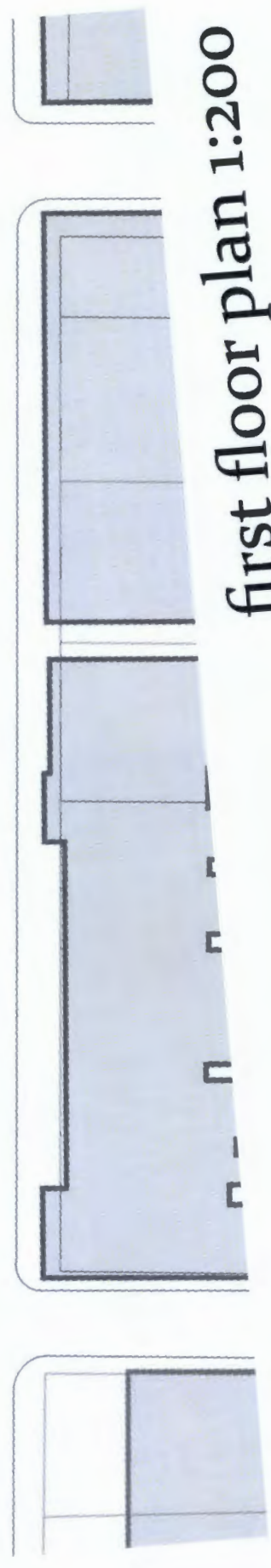


n Street

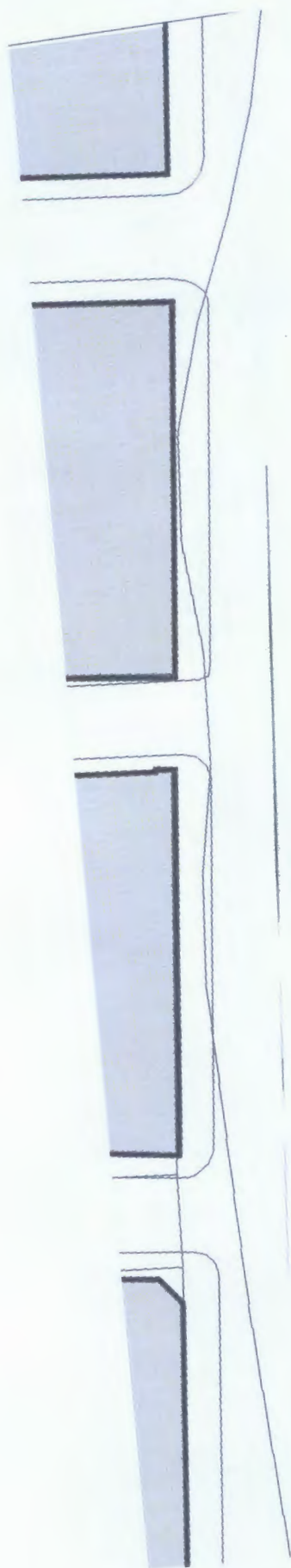




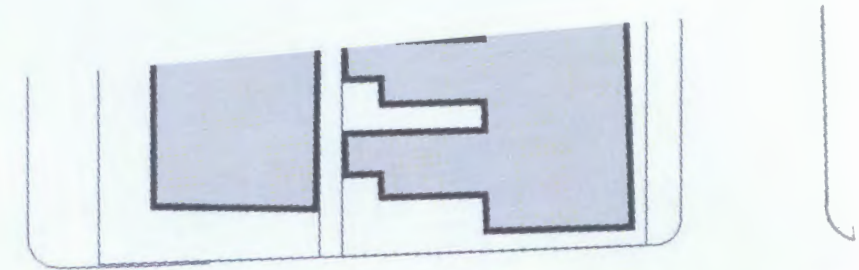
Francis Street



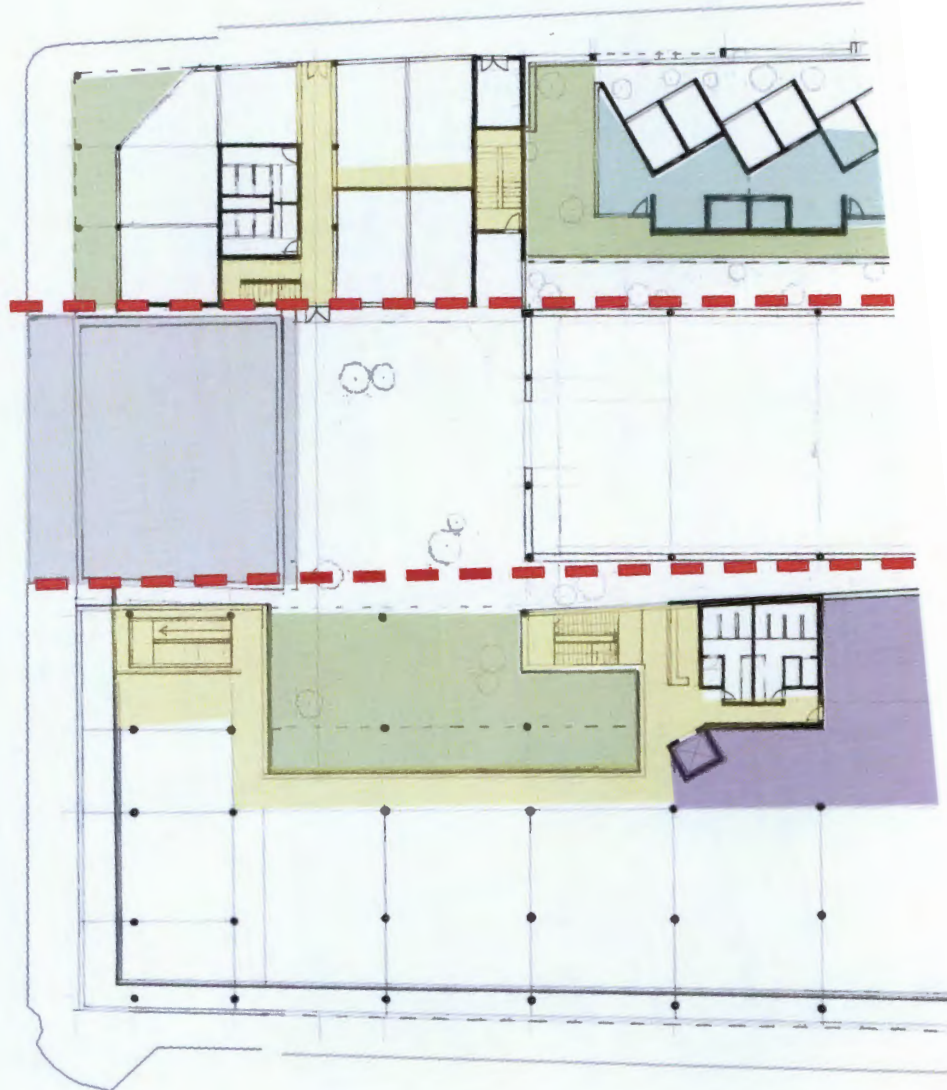
first floor plan 1:200



Sir Lowry Road



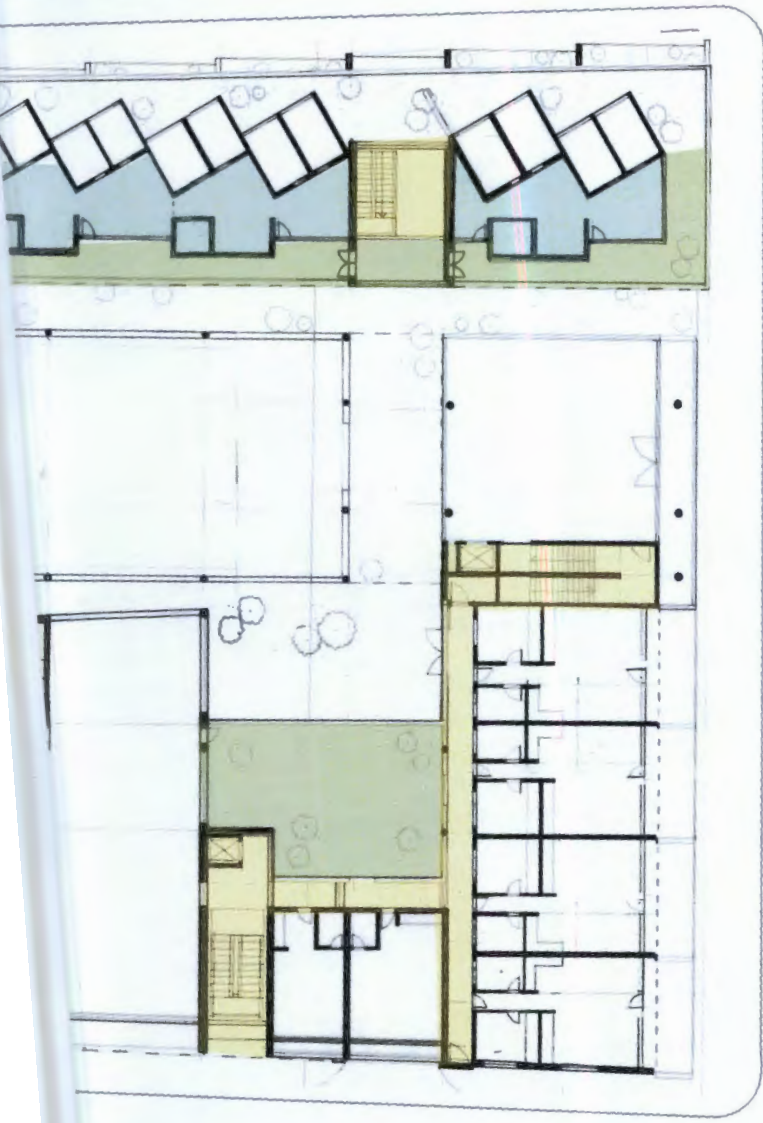
et Street



n Street



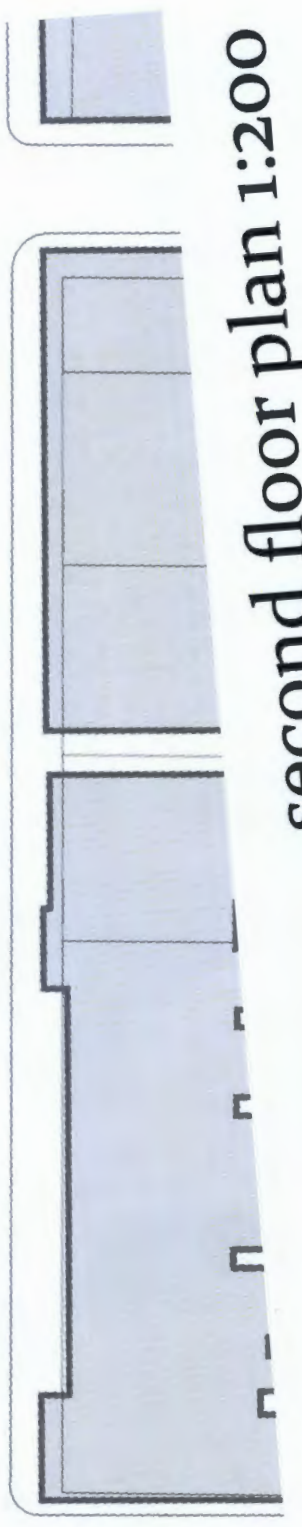
Dorset Street



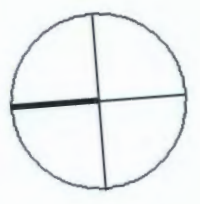
Nelson Street

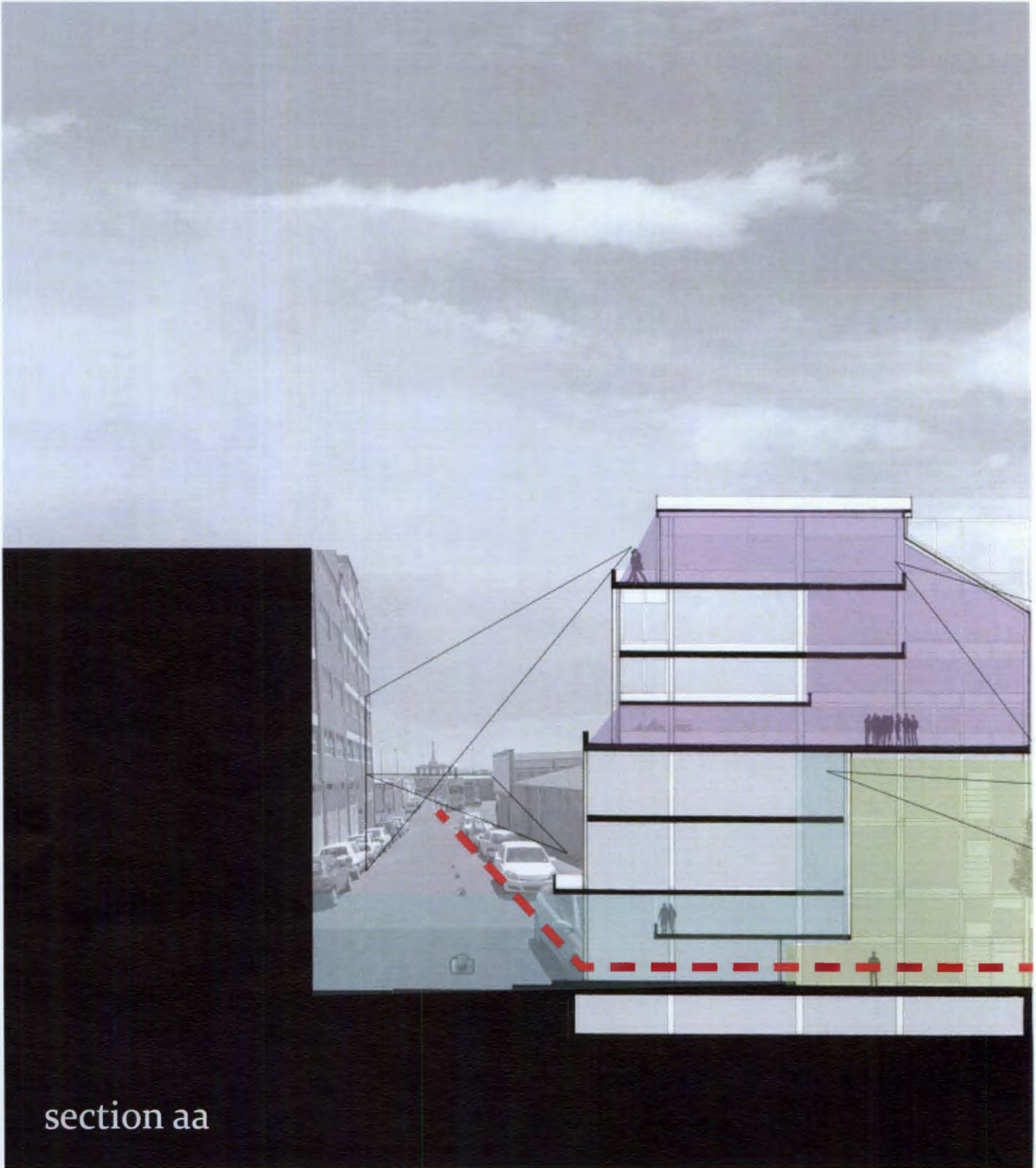


Francis Street

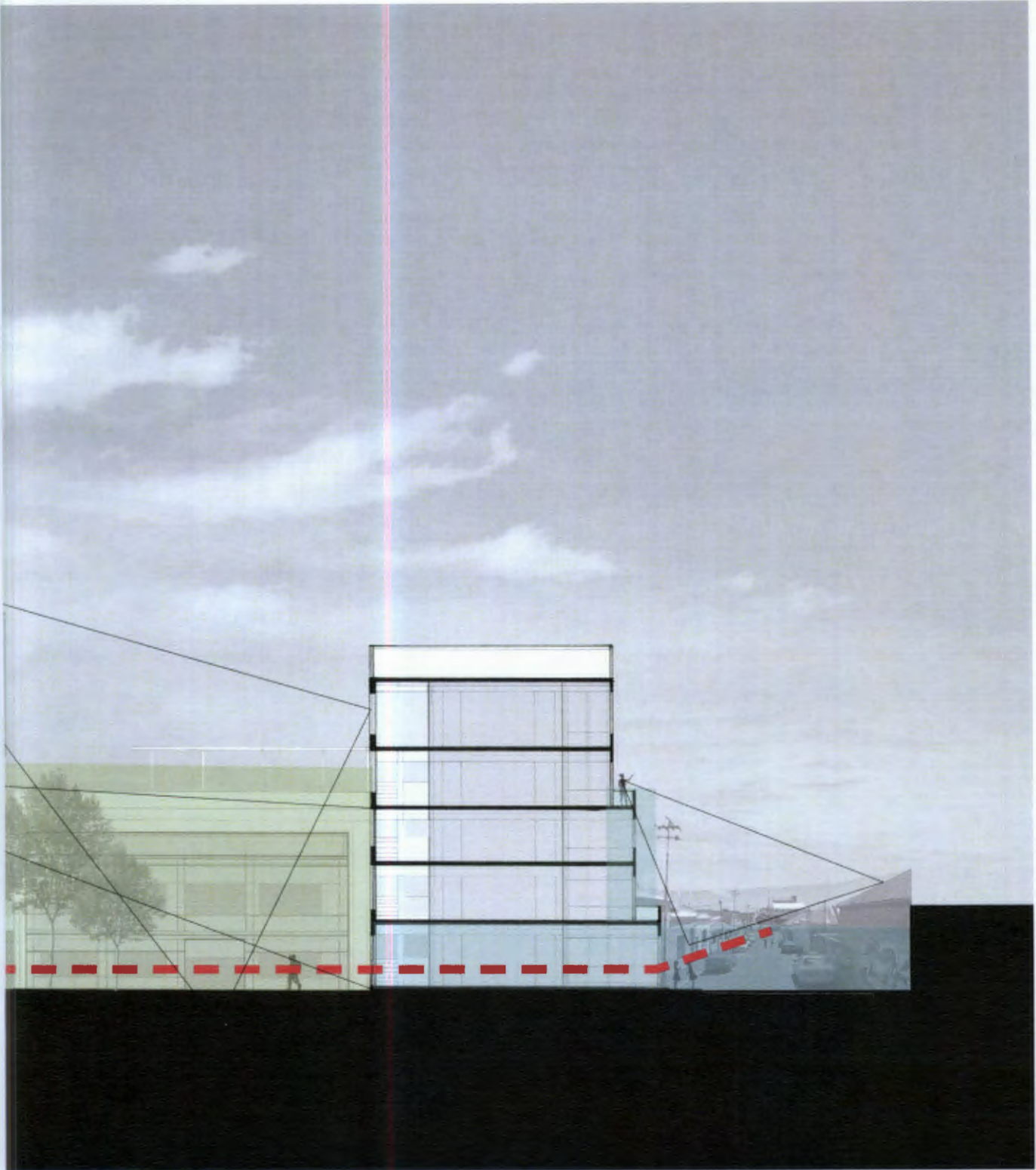


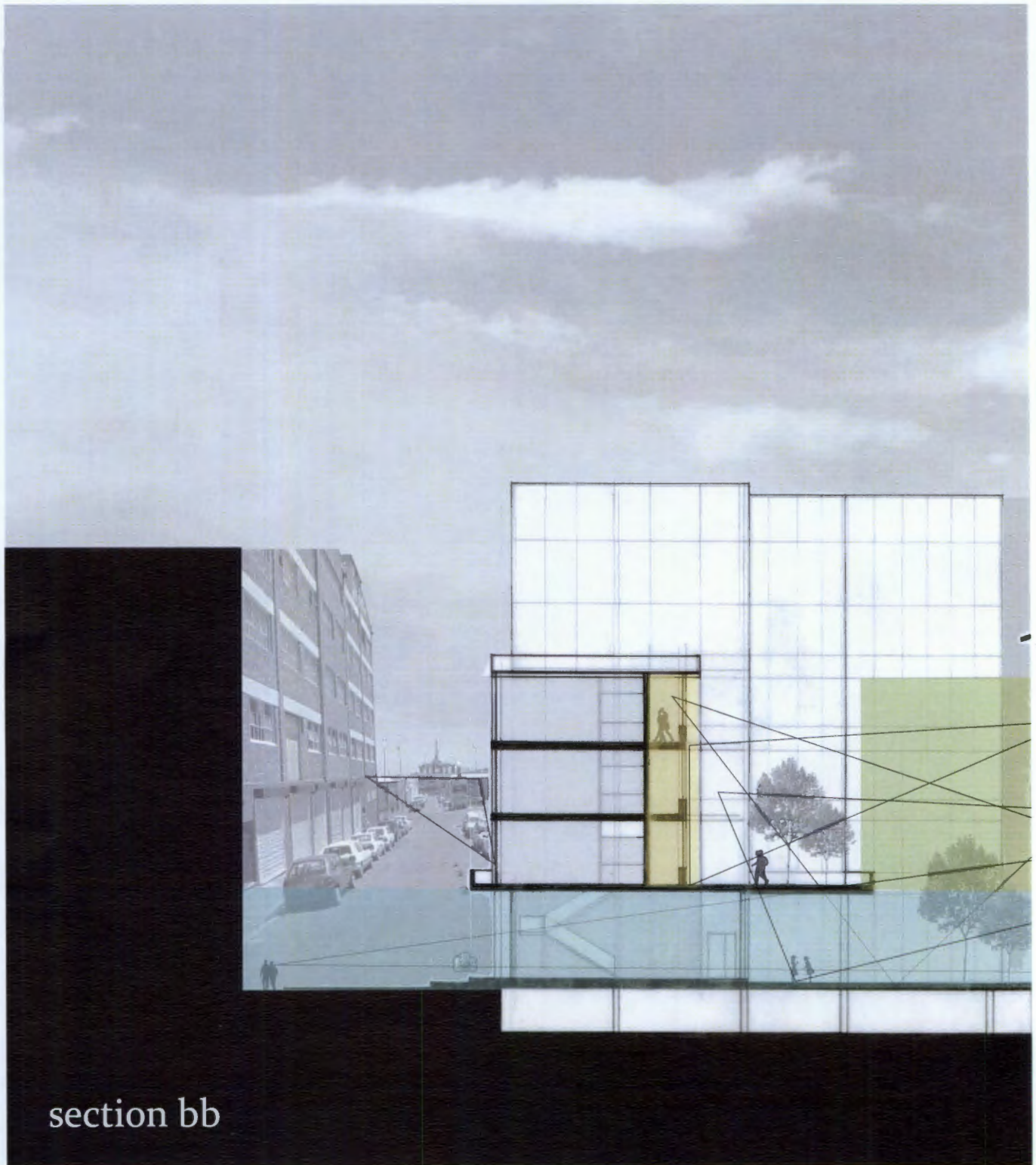
second floor plan 1:200



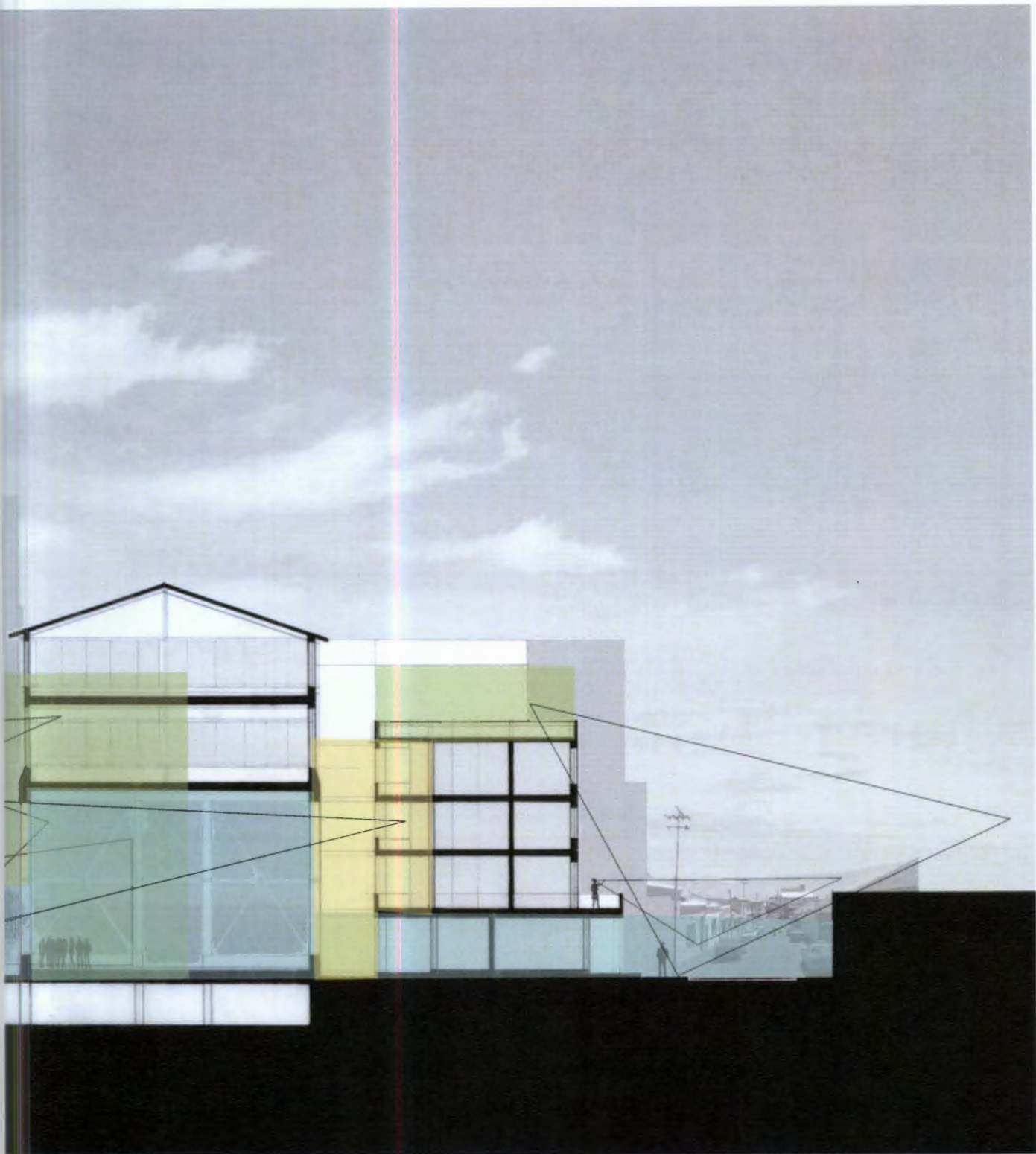


section aa





section bb



where to from here?

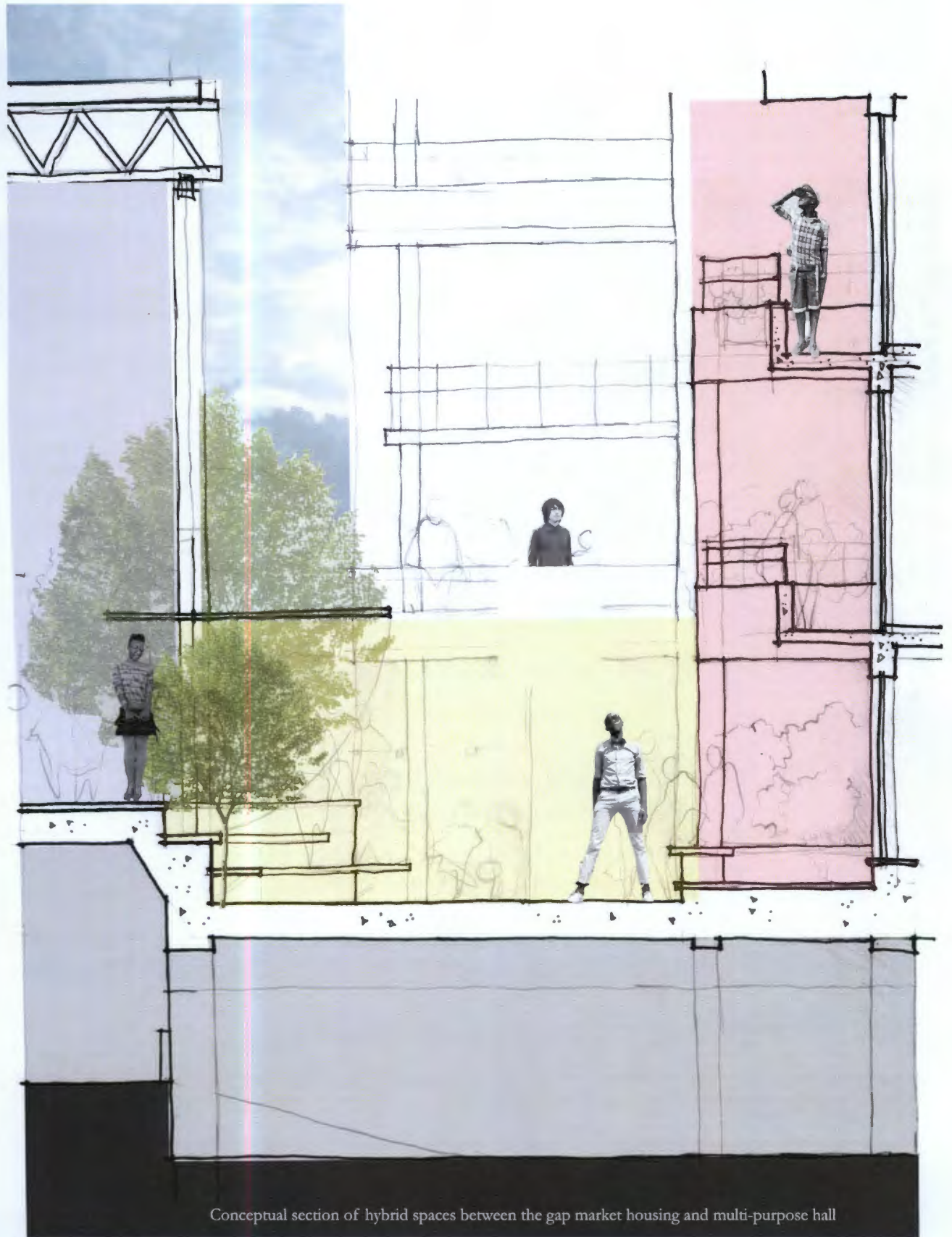
In the design stages that follow, I will be detailing the hybrid spaces in between the buildings in order to ensure that they create utilise their maximum potential for hybrid interaction.

At the same time I will be resolving each building, and ensuring that they are within their individual budgets and fulfilling their brief requirements successfully.

The building as a singular form is still

vague, and in order for me to create a new hybrid identity for Woodstock, I need to work on the design of the building as a whole.

By reconditioning the current development strategy, I hope that this building will express the potential for a new spatial and social identity for Woodstock; one of integration, diversity, density, access to opportunity, and vibrant urban hybridity.



Conceptual section of hybrid spaces between the gap market housing and multi-purpose hall

list of images

All images by author, unless otherwise stated

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- p. 43-48 A+T Hybrid Series, [aplust.net/tienda.php?seccion=revistas&serie=Serie Hybrids](http://aplust.net/tienda.php?seccion=revistas&serie=Serie%20Hybrids)
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- p. 102-104 Site Images, Google Earth.

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