



ZOOMING IN

SAIA-KZN

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Editor: Walter Peters | Assistant: Janet Whelan
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 160 Bulwer Road Glenwood Durban 4001
 T: 031 201 7590 | F: 031 201 7586 | E: admin@kznia.org.za | W: www.saiakzn.co.za
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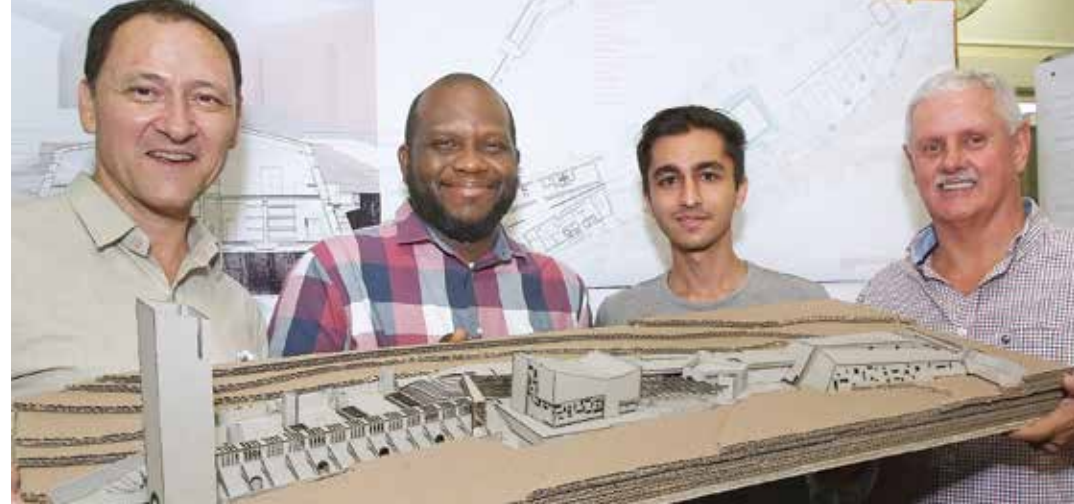
2017 COROBRIK KZN REGIONAL STUDENT OF THE YEAR

AT A FUNCTION held in Shepstone Building, UKZN, on Thursday, 18th January 2018, Yusuf Vawda was declared 30th regional winner of the above prestigious accolade. To boot, his design dissertation entitled 'Memento Mori - Remember Your Death' also landed him the prize for the best use of clay masonry.

Vawda's dissertation focused on a new place of remembrance within a portion of Durban's Stellalwood cemetery. As places for the dead have always played a significant role in shaping the urban fabric and portraying a society's attitude towards its

dead, Vawda's design takes visitors along a 'journey' as a metaphor for life, death and the hereafter. The spaces along the route are meant to evoke memories of the deceased, as well as remind the living that there is more to life than the mundane and profane.

Second placed was Joshua Montile for his dissertation 'Power and Symbolism through Civic Architecture: Re-imagining the Durban City Hall' and third was Thabo Cele with an 'Nguni Traditional Healing Centre in Durban'. Allin Dangers, Corobrik Director of Sales: Coastal, presented the prizes: R8 500 to Vawda; R6 500 to Montile and R4 500 to Cele. The prize for the best use of clay was another R4 500. *Wow!*



Above: 2017 Corobrik KwaZulu-Natal regional student of the year, Yusuf Vawda (2nd from right) with from left, Year Coordinator Juan Solis-Arias, Academic Leader, Architecture UKZN, Lawrence Ogunsanya, and Allin Dangers, Corobrik Director of Sales: Coastal (right).



Left:

Some previous winners of the title 'Corobrik KZN regional student of the year' are included in this photograph. Back row from left: Ntoko Mhlungu, Jean-Pierre de Marigny (2016, who was also declared national winner), SAIA-KZN Vice President Lauren Haiden (2009), SAIA-KZN Vice President Sikhumbuzo (Skura) Mtambu, Allin Dangers of Corobrik, and Brigitte Stevens (2014). Front row: Thabo Cele (placed 3rd 2017), Yusuf Vawda (2017 winner), Joshua Montile (placed 2nd 2017), and Andrew Palframan, lecturer at Nelson Mandela University.

Below Left:

Also present at the function were Mark Horner, partner in designworkshop : sa, Mphethi Morojele, director of MMA Architects cc, Johannesburg, and Rodney Choromanski, principal of Choromanski Architects.



IN MEMORIAM

Helen Labuschagne (1929 - 2018)

A GENTLE and very caring friend of KZN architecture and architects is no more. Whether it was Friends of Architectural Heritage or the Art Deco Society, Helen has kept the flame of enthusiasm burning - since the 1970s. Her dedication and encouragement set the standards for emulation. Rest in peace dear Helen.

Nina Saunders

Integrated Practice : ZOOMING IN ON THE CITY

THIS EDITION provides a glimpse into the work of integrated practices and those practitioners operating outside of the traditionally defined 'architectural' box. The range of skills and services offered far exceed any conventional definition of the role architects play in the built environment. Here 'architect: the deviser, maker or creator of anything' is a more appropriate definition than the somewhat restricting 'architect: person who plans, designs and reviews the construction of buildings.'

Practices range from town planning, urban design and architecture, to those working in the fields of education, research, community engagement, economic development, environment and landscape architecture, even art-curation, either with in-house provision of services, or as part of multi-disciplinary teams. They zoom out, in order to gain a broader perspective of work undertaken in the built environment and in the shaping of our cities. The common denominator behind this work, whether through private or public sector interventions, is exactly that, the shaping of our city.

This edition, specifically, begins at the core - Zooming in - on Durban's Central Business District. The 'We Design' issue (SAIA-KZN Journal 1/2017) gave coverage to the Durban Inner City Local Area Plan. Now the focus is on the planning undertaken for the Centrum Precinct, as well as Warwick; further fleshing out the City's intentions and direction with regard to areas that eagerly await the roll-out of public sector infrastructure to support and catalyse private sector response. These things take time (and economic growth) and no doubt the architectural responses to this framework planning will be the feature of journal editions to come.

In the interim, the private sector continues with urban regeneration initiatives being undertaken at significant scale in areas such as Rivertown, Durban Club Place, Florida Road, Station Drive and Samora Machel Street, formerly Aliwal (featured herein). Developers see the advantages of centrality, accessibility and access to key regional infrastructure, as well as favourable building stock prices, as feasible opportunities for re-development. These investments are invaluable for a city looking for rejuvenation and re-investment on the back of established infrastructure. It also bodes well for densification objectives so advantageous to our burgeoning communities. The Samora Machel piece is particularly interesting in that it reinforces the CBD's already established role of providing education

opportunities at tertiary level in highly accessible locations, whilst uplifting a significant portion of an entire street.

And whilst we are squirrelling away, building our present and future environments, history tells its tale and, in this case most eloquently through the voices of some of our UKZN students studying built form over time in Cato Manor. Meticulously detailed drawings, these figure ground images gaze unflinchingly, through snapshots in time, at the story of our urban settlements and our civil-society. Leaving us in no doubt that architecture truly is a reflection of society.

Angela Baker Guest Editor



Photograph: Kym Burmester

Angela Baker worked in Amsterdam on a technical trainee exchange and in London, prior to graduating from the University of Natal with a B. Arch, cum laude and PG Dip Arch, awarded with distinction in 1994. Formative employment was with local multi-disciplinary firms VARA, and subsequently RAP: Research and Architectural Projects (Jenny Whitehead) before embarking on a year-long post-graduate Scholarship expedition through East Africa studying pre-colonial trading settlements from Beira, Mocambique, to Lamu off the coast of Kenya. This seminal trip further ignited a passion for work on the African continent that found a home at Siyakhana Consulting and later Markewicz English, following whose dissolution Angela Baker and Associates, ABA, was founded in 2001.

Angela has worked extensively in the private and public sector on health, housing, educational, informal trade, environmental and urban design related projects and ABA continues to collaborate with multi-disciplinary teams on built and social environment projects.

Centrum PRECINCT PLAN

THE CENTRUM Precinct Plan (CPP) is one of three focus areas completed during the formulation of the inner city Local Area Plan (LAP) prepared for the eThekweni Municipality, 2015-17 (see SAIA-KZN Journal 1/2017).

The Inner City Local Area Plan



The Inner City LAP posed many questions for the stakeholders involved in its formulation. What will the city be like in 20, 50 or 100 years' time? How many people will live in the city; how many in the inner city? What will the public environment be like? How will people move around? The inner city LAP paints a development scenario of the future city based on the desires of stakeholders, taking into account development in other cities and giving tangible substance to the rapid urbanization contained in studies like the *State of South African Cities* report of 2016. From this, eThekweni can expect another 2 million residents to be living within the city boundaries by 2040!

Major infrastructure projects have been planned for the city over the years. Some of these projects have been initialized or completed. Public realm upgrades such as the beachfront promenade (see *KZNIA Journal 3/2010*) and transport projects such as the 'Go Durban BRT' are two examples. These projects have a galvanizing effect on both the public and private sectors. The promenade is known and loved by residents and visitors alike. Precedents have shown that transport projects such as the BRT (Bus Rapid Transit) will have a positive effect on the city. The inner city LAP incorporated and developed ideas about these large projects, and the making of a successful inner city

public realm (the spaces between buildings) was one of the main outcomes of the process. After all, it is where most people actually experience 'city'.

The spatial principles of the LAP filtered down into each precinct plan. A CONNECTED, WALKABLE, INTEGRATED vision for the city was formulated based on an understanding of the way in which the city developed over time. Developmental objectives were incorporated into the city vision based on economic imperatives. The vision explored the potential to make the inner city a place of greater opportunity for all who live in Durban. A primary outcome of the 'zoomed out' vision was the potential to increase the number of inner city residents in due course from 70 000 to 450 000. The idea of this increase in population focused interactions between stakeholders at some 150 gatherings undertaken during LAP formulation.

The Centrum Precinct Plan

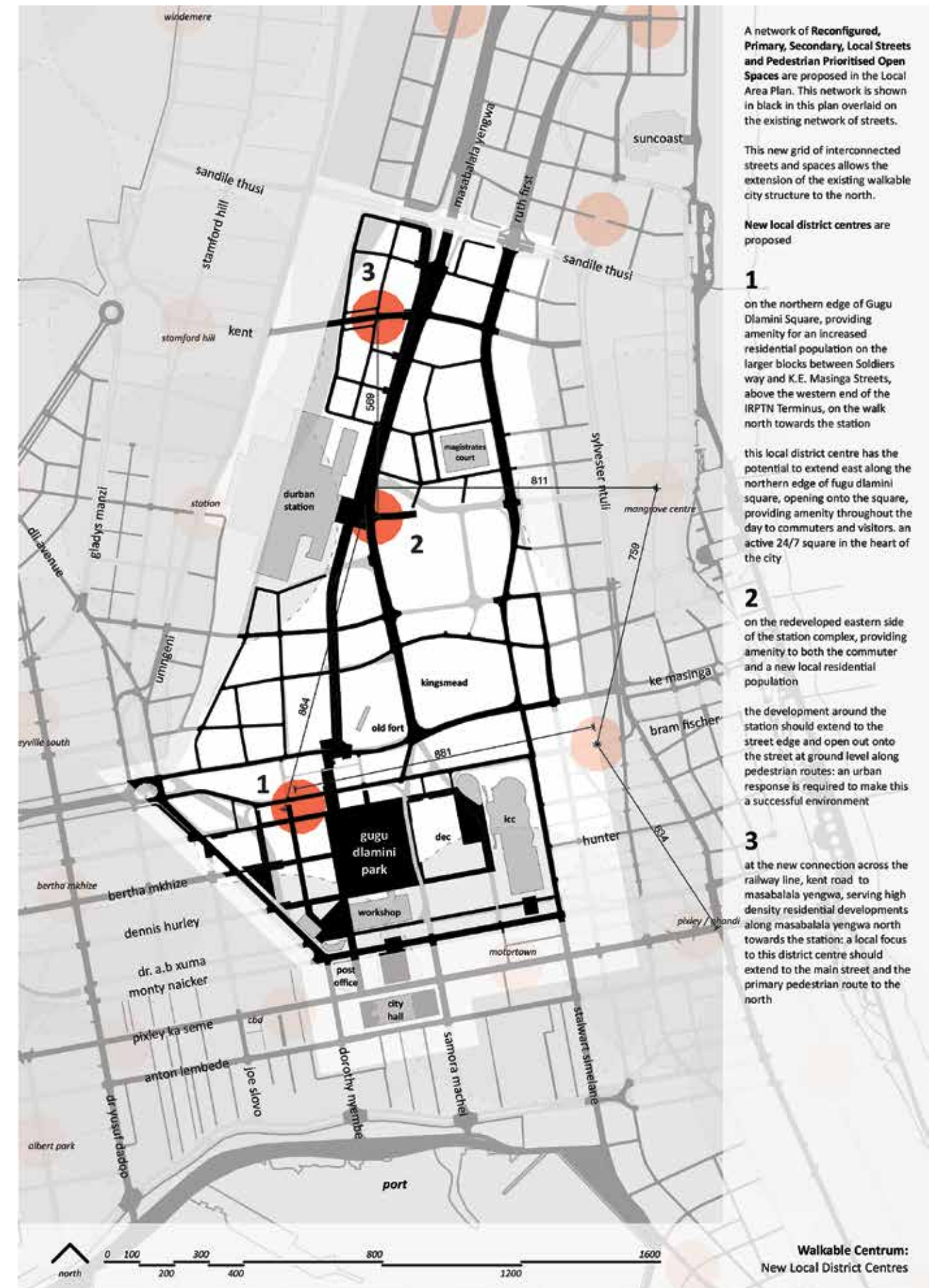
Many attempts have been made to get development going within the Centrum area. Major building projects were proposed in the 1960s and '70s. A large central library project was proposed on the site next to the Workshop. Expo '85 delivered Durban Exhibition Centre (see *NPIA Journal 1/1986*) and The Workshop shopping centre, the parking structure below Gugu Dlamini Park, formerly Central Park. Eventually the Albert Luthuli International Convention Centre (ICC) was developed in the late '90s (see *KZNIA Journal 1/1999*).

Some of the projects did not take into account the future development of the city, their fenced surrounds and blank façades made for unsafe and unfriendly spaces in which walking around became a harrowing experience. The modernist ideals of a utopian environment failed to a large extent. The sites and their surrounds are characterized by a lack of connection (unless you drive a car of course, Le Corbusier would be proud), a lack of variety (try and find a place to eat outside the ICC during conferences) and a lack of density (very few people live there).

The Centrum Precinct Plan proposes three things:

1. Walkable Centrum : New Local District Centres

An interconnected system of TWO-WAY streets created to open up developable land parcels across the precinct. This finer-grained network of streets intends to ensure pedestrian priority, in which streets are designed for pedestrians first rather than being car-dominated 'highways of steel'. Existing land uses that form barriers to connectivity, like the municipal complex (City Engineer's building), should be reconfigured to connect outwards to streets rather than be inward focused around a sea of baking cars. Connections between transport modes are also highlighted. A new rail line from the airport, connected to the BRT system, is one of the 'zoomed out' projects with an influence on the future development of the area.

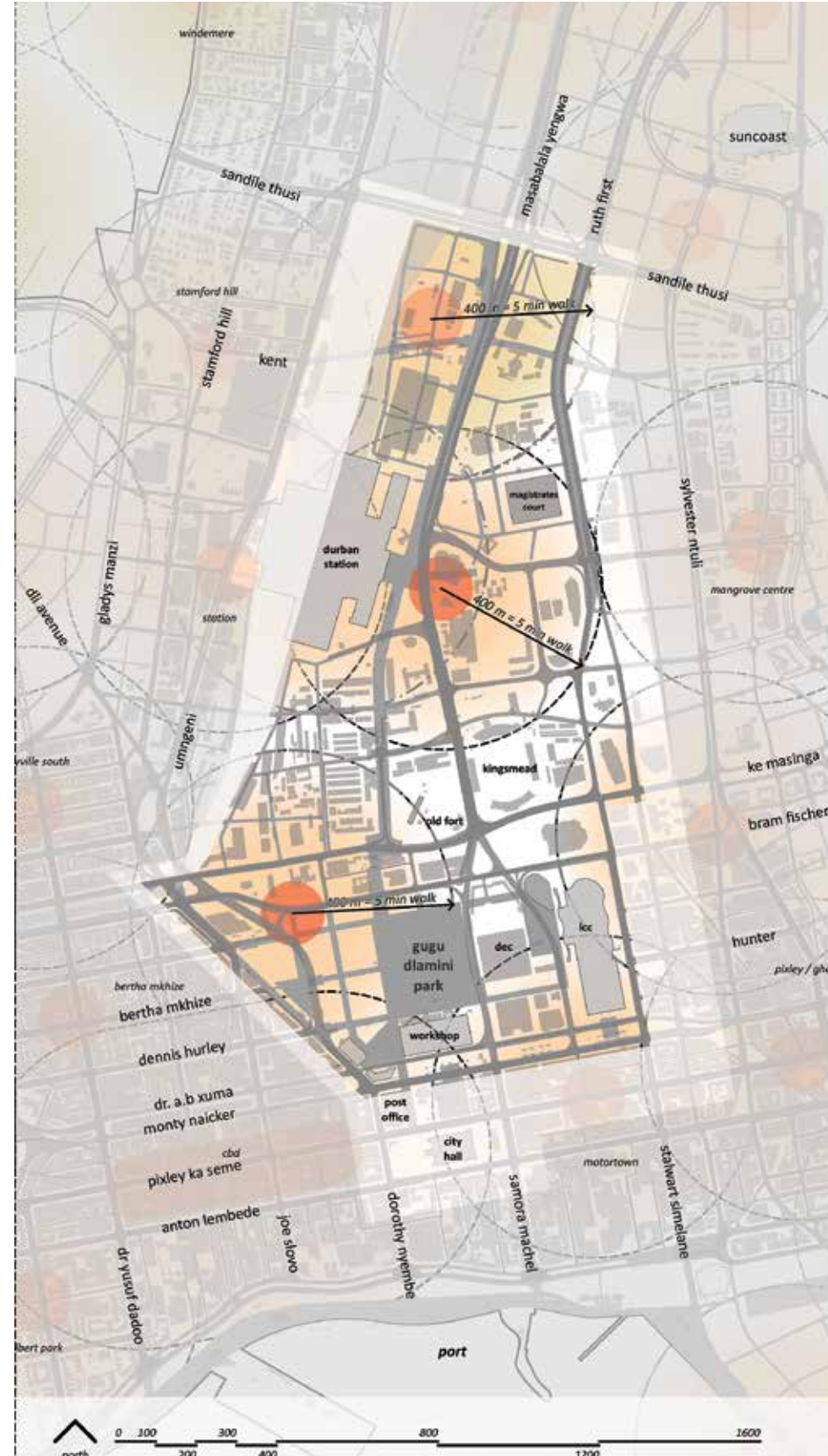


2. Walkable Centrum : Future Walkable Structure

The completed public realm. Walkable neighbourhoods are to be developed around public transport facilities including the existing train station and a new BRT terminus on the north side of Gugu Dlamini Park. Higher density, varied development should take place adjacent to these facilities including retail, commercial, public and high density residential uses.

3. The Centrum : Public Realm Projects

The public realm of the precinct has the potential to define the inner city just as the promenade defines the beachfront. Gugu Dlamini Park is doubled in size, east-west streets are reconfigured and lined with higher density, street oriented development, high speed north-south roads are reconfigured, traffic is lowered and development is encouraged on the street edge rather than behind large walls set



The proposed local district centres are connected to the existing walkable structure via the grid of streets and spaces

the walkable core of the existing city is extended northwards and integrates with the Durban Station

Larger mono land uses (ICC, DEC, Magistrates Court, Old Fort Park, Kingsmead Stadium) are ideally located at the edge of the walkable districts: Fine grained development potentials exist at the centres and larger uses are at the edges, between walkable districts

the Durban Station redevelopment has the potential to connect the existing walkable district to the east and the new proposed centre to the west: the station is a major pedestrian east/west connection between high density districts

Besides inner-city local area plans in Johannesburg and Durban, **Urban Solutions Architects + Urban Designers** has over the past 25 years carried out such projects as Wits University Development framework, urban upgrades in Constitution Hill, Newtown and Melrose Arch, and DTI Campus in Tshwane. Public buildings include Metro Mall Multimodal Interchanges in Johannesburg and Baragwanath while education buildings include the WITS Undergraduate Science Centre. The practice is currently working on a variety of both urban design and architectural projects in KZN. Editor

Walkable Centrum: The Future Walkable Structure

back therefrom. The beachfront promenade is extended around the edge of the bay and makes its way through the Centrum back up to the Umgeni River. Six sub-precincts within the larger precinct are detailed right down to project level. Development bulk is ascribed to development sites and a mix and variety of land uses is attached to each site. Each sub-precinct also has a defined set of public realm projects which range in scale.

The next stage in the process is to define the potential development responses to both large- and small-scale sites. A development code which does not prescribe what happens on a site, but rather sets the rules for how the spaces between buildings perform, would give back to the city rather than the other way around.

Paul Wygers



There are many public realm project potentials in **The Centrum**. Some are much larger than others. Larger projects should be phased with adjacent developments. Details on the listed projects can be found in the public realm drawings for each sub precinct.

- 1 Gugu Dlamini Square
- 2 Exhibition Square
- 3 Landmark Plaza
- 4 Library Square
- 5 Workshop Entrance
- 6 Shembe Park
- 7 Medwood Gardens
- 8 Arena Plaza
- 9 Old House
- 10 A.B. Xuma Arcade
- 11 Bram Fischer Street
- 12 City Promenade
- 13 Primary Street Reserves
- 14 Local Streets
- 15 Municipal Courtyards
- 16 Old Fort Gardens
- 17 Municipal Square
- 18 Pedestrian Crossing
- 19 Military Hall
- 20 Railway Edge
- 21 Somtseu Road Temple
- 22 Loram House
- 23 Temple South
- 24 Stadium entrance
- 25 Eden Gardens Terrace
- 26 SABC
- 27 Kingsmead Way
- 28 Station Square
- 29 City Promenade Underpass
- 30 Kent Road Bridge and Square
- 31 Local Parks
- 32 Magistrates Square
- 33 Court East
- 34 Kent Road Extension
- 35 Sandile Thusi Interface
- 36 Movement Corridors

The Centrum: Public Realm Projects

Warwick PRECINCT PLAN

SELECTED PRECINCT plans were prepared as part of the Durban inner city Local Area Plan (LAP) and Regeneration Strategy, carried out in 2016 for the eThekweni Municipality by a multi-disciplinary team (see SAIA-KZN Journal 1/2017). Warwick was identified as a strategic priority within the inner city regeneration programme for the following reasons:

- It is a gateway to the city.
- It is the major transport hub.
- It was identified by National Treasury as a priority.
- Lack of previous investment.
- It provides a key opportunity to re-structure the segregated city.

The directive from LAP was for bold measures, not business as usual. Goals for the inner city as a whole were directly applicable to the precincts. Specific objectives for Warwick were:

- Safe, efficient and vibrant trade and transport hub.
- Public transport nodes integrated with public space on north, south and centre.
- Adequate space and infrastructure for informal trade.
- Julius Nyerere Street as a pedestrian priority, linear market street.
- Mixed-use development – average 60% residential, including public housing.
- Local amenities and 24-hour activity.
- Market Street as vehicle priority.
- Deck over Market Street – to connect market with station and make safe connection to Bertha Mkhize (Victoria) St, and the city centre.
- Develop air-rights over transport infrastructure.
- Re-claimed problem buildings.
- Protection of heritage and cultural diversity of the area and improve tourist infrastructure.
- Integration of the precinct with DUT at both campus interfaces.

A consortium comprising The Planning Initiative, PMSA, Iliso, UrbanEcon, Cox Architecture, Urban Solutions, DesigncoLab, Urban Earth and Joe Kitching prepared the Integrated Inner-City LAP and Regeneration Plan for eThekweni. The Warwick precinct was prepared by DesigncoLab.

Joanne Lees

DesigncoLab is a new entity that evolved out of Lees & Short Associated Architects. The new company structure allows for broader collaborations, which is the core intention. Our work is diverse, across scales and disciplines, but good design, making a sustainable built environment, and creating resilience – sometimes through advocating for social change – has always been at the centre of our work.

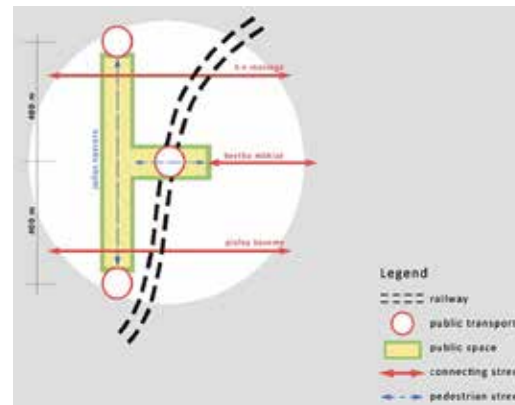
Readers are also referred to KZNIA Journal 3/2001: Warwick Junction Urban Renewal Project. *Editor*



Precinct Locality Plan



Warwick Vision



Warwick concept diagram

WARWICK PUBLIC REALM & DEVELOPABLE BLOCKS

DRAFT INNER CITY PRECINCT PLAN - WARWICK
STAKEHOLDER OPEN DAY - SEPTEMBER 2016

Legend

- primary streets new, reconfigured, upgraded, pedestrian prioritised
- secondary streets new, reconfigured, upgraded, pedestrian prioritised
- local streets new, reconfigured, upgraded, pedestrian prioritised
- public spaces hard landscaped, defined by building edges
- public open spaces soft landscaping, parks, lawn and small
- existing proposals compatible areas that have existing permits granted
- new development potential
- new development potential air rights only in the short term
- pedestrian connections / links
- residential identification using available space rule

Annotations:

- Problem building redevelopment pilot project
- Proposed Transport Depot
- Active Mixed-use edge
- Julius Nyerere Street reconfigured as a pedestrian priority linear market street with public spaces at each end and in the centre, integrated with public transport stops, trader infrastructure including storage, and public toilets
- DUT Master-plan implemented. Steve Biko Road pedestrian prioritised
- Potential for mixed-use development. Air-rights development in the short term while transport functions are still required. (West bound taxi's in short term)
- Potential for mixed-use with development. Air-rights development in the short term while transport functions are still required. (West bound taxi's in short term)
- Proposed Police & Judicial centre with associated public square
- Upgraded pedestrian bridge and public spaces at each end
- Wills Road reconfigured as pedestrian priority, with vertical public space
- Infill development on all municipal land parcels, including social and student housing
- Public realm upgrade on King Dintzulu Road
- Potential for mixed-use development. Air-rights development in the short term while transport functions are still required. (South bound taxi's in short term)
- Reconfigured public open spaces, including parking
- Reconfigured roads to rationalize and create new land parcels for mixed-use development
- Future redevelopment of Greyville race-course portion, including a new park
- New public space at northern termination of pedestrian prioritised Julius Nyerere Street
- Proposed Transport terminal (BRT ORDD & ICOD) with upper level connection to proposed concourse level deck
- Extend Charlotte Masaka to Steve Biko
- Reconfigured David Webster and Johannes Nkosa St, including decking over rail reserve, to create a major boulevard entry to the inner city, down KE Masaka, to the beach
- Mixed-use infill re-development, including social housing. Reconfigures market street
- New pedestrian link over Market Street at concourse level, connecting public transport modes as well as access to the herb traders link back to the city centre
- Reconfigure Dr Yusuf Dadoo Street as a 2-way pedestrian priority street
- Reconfigure Bertha Mkhize Street as main pedestrian priority link between Warwick and the Centre
- Expand herb traders market onto an extended deck over rail reserve, providing a link between Warwick and the city centre
- Upgraded and expanded Early Morning Market and English Market, including upper level opening into proposed concourse level deck
- Upgrade Red Square
- Downgraded Joseph Nkulu Street with new public space at grade
- PRASA station upgrade, including extended concourse, shopping centre on PRASA air-rights, and taxi rank on the roof. (South bound taxi's)
- Reconfigure market street
- Upgraded Park Street link to Albert Park
- Proposed residential development on Albert Park edge

Cato Manor : MASIHAMBISANE

TO VIEW A neighbourhood from above, as a voyeur does, distances oneself from the smells, sounds, faces and bodies that walk the street. The elevation transforms the plan view into a text, something to be read but not necessarily to be experienced first-hand.

In the reading of this text it is worth recognising that knowing comes not so much from the addition over time but in the erasure of the in-between, the white nothingness on the drawing where there once was something (De Certeau, M, 1985. Practices of space. In Blonsky, M. 1985. On signs. Baltimore: John Hopkins, 123-4).

A class exercise by Masters 1 (4th Year) Architecture students in the 2015 History of Urban Settlements module, captured images of Cato Manor in various stages of transition, its troubled colonial and apartheid pasts and the democratic present.

This project was part of an interdisciplinary exploration titled Masihambisane (let's walk together) that mapped and activated the route walked daily between Cato Manor and the Durban CBD. It was an exercise in seeing and understanding the city from multiple perspectives as a voyeur from above and as a walker with feet firmly planted on the ground.

Cato Manor, the farm of the first mayor of Durban, George Cato, within the catchment area of the Umkhumbane River, is infamous for being a victim of the Group Areas Act, promulgated 1953, which resulted in large-scale forced removal of approximately 200 000 people, predominately African and Indian, to townships on the periphery of Durban.

Bridget Horner

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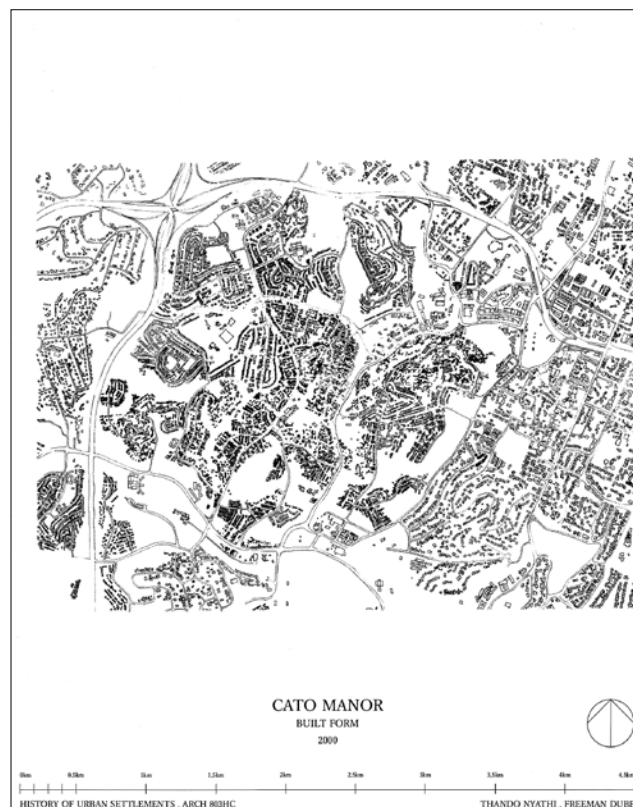
Rebuilding Cato Manor. 2000. *KZNIA Journal*, Vol 25, No 3.

Robinson, P. & Foster, C. 2002. *Institutional and planning history of the Cato Manor development, 1990-2002*. Report to the Cato Manor Development Association.

Bridget Horner is a Space Syntax practitioner and lecturer in Architecture at the University of KwaZulu-Natal. Her practice values responsibility and responsiveness, an ethos that is followed through in her interdisciplinary and collaborative work as an academic, to enable architectural student development to be more relevant and connected to the community they serve. Editor



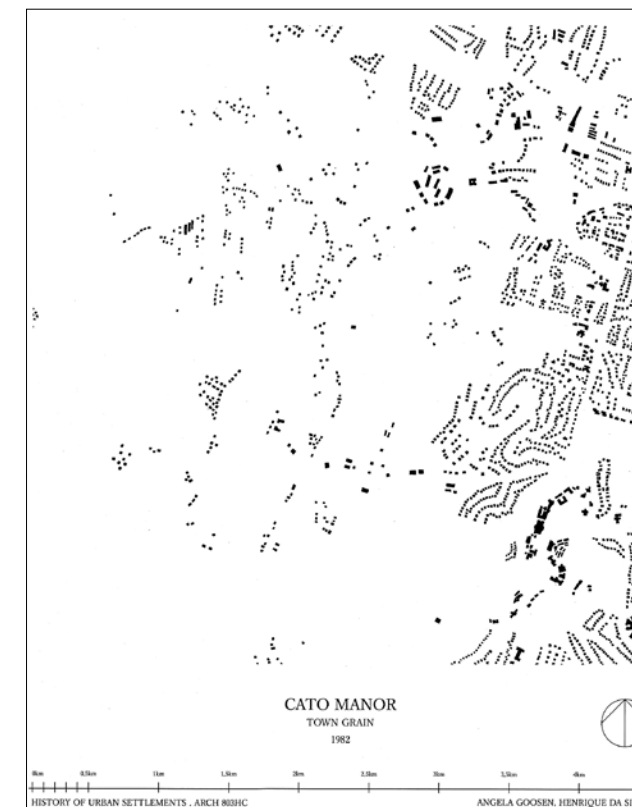
A few white owned mansions were still present at this time but most of Cato Manor farm is now owned by Indians, who either farmed on the land or rented out small plots of land to African people to build shacks; these shack settlements by the 1940s had expanded rapidly.



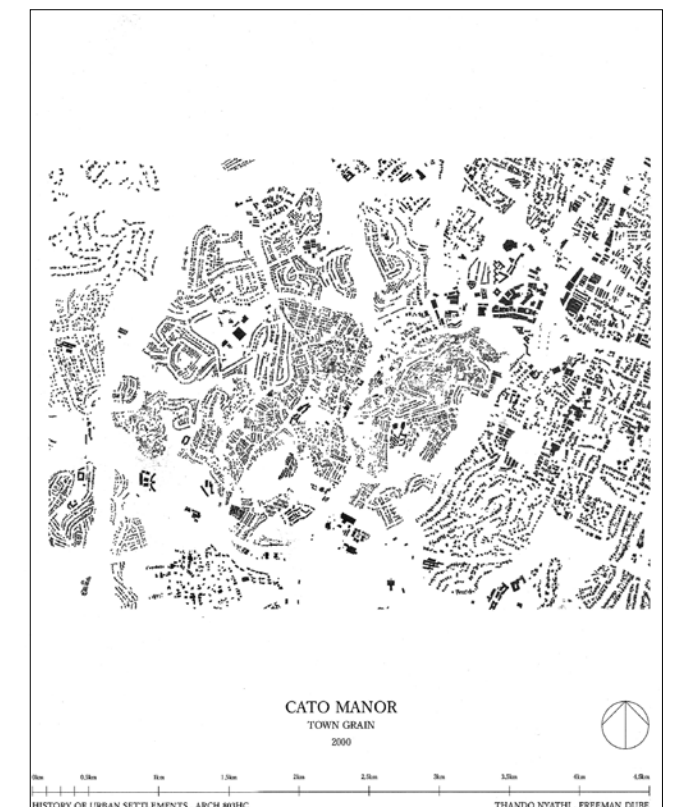
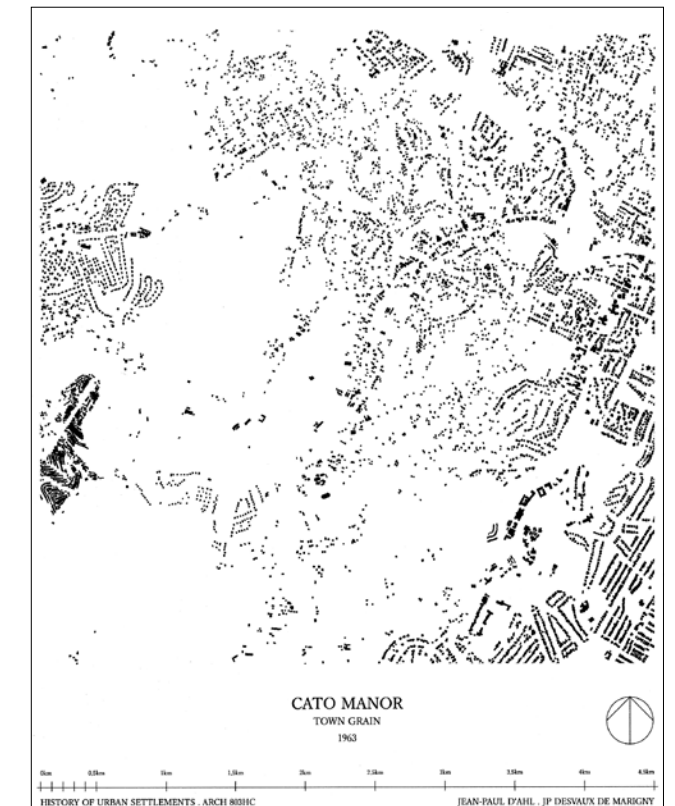
In 1979 Cato Manor was declared an Indian Area, which, with the establishment in 1983 of the Tricameral Constitution and the (Indian) House of Delegates, received permission to open a small portion of Cato Manor to private Indian land purchase. In addition, the House of Delegates gained permission to develop housing settlements at Bonela and Wiggins to alleviate the very real shortage of Indian middle-income housing.



In 1958 Cato Manor was zoned as a white Group Area and by 1964 all Africans and Indians in the area had been removed, except for Chesterville, a municipal 'Native housing scheme', built 1944-6 (abutting the Pavilion shopping centre). Africans were forced to relocate to KwaMashu and later to Umlazi and Indians to Chatsworth.



In the early 1990s, renewed interest in the redevelopment of Cato Manor led to the formation of the Cato Manor Development Association (CMDA). The structure plan called for 30-35000 houses, office parks, industrial areas, schools and recreational spaces. In 1996 some 3000 former residents of the area submitted applications for land claims. A process then ensued in which it became quite clear that what was at issue was how the violent history of Cato Manor was to be taken into consideration in the planning process. The hearing chairman posed the question directly to the CMDA chairman: If the history is not given a proper place in development process, what problems will that create for us, if we take an approach that ignores the history?"

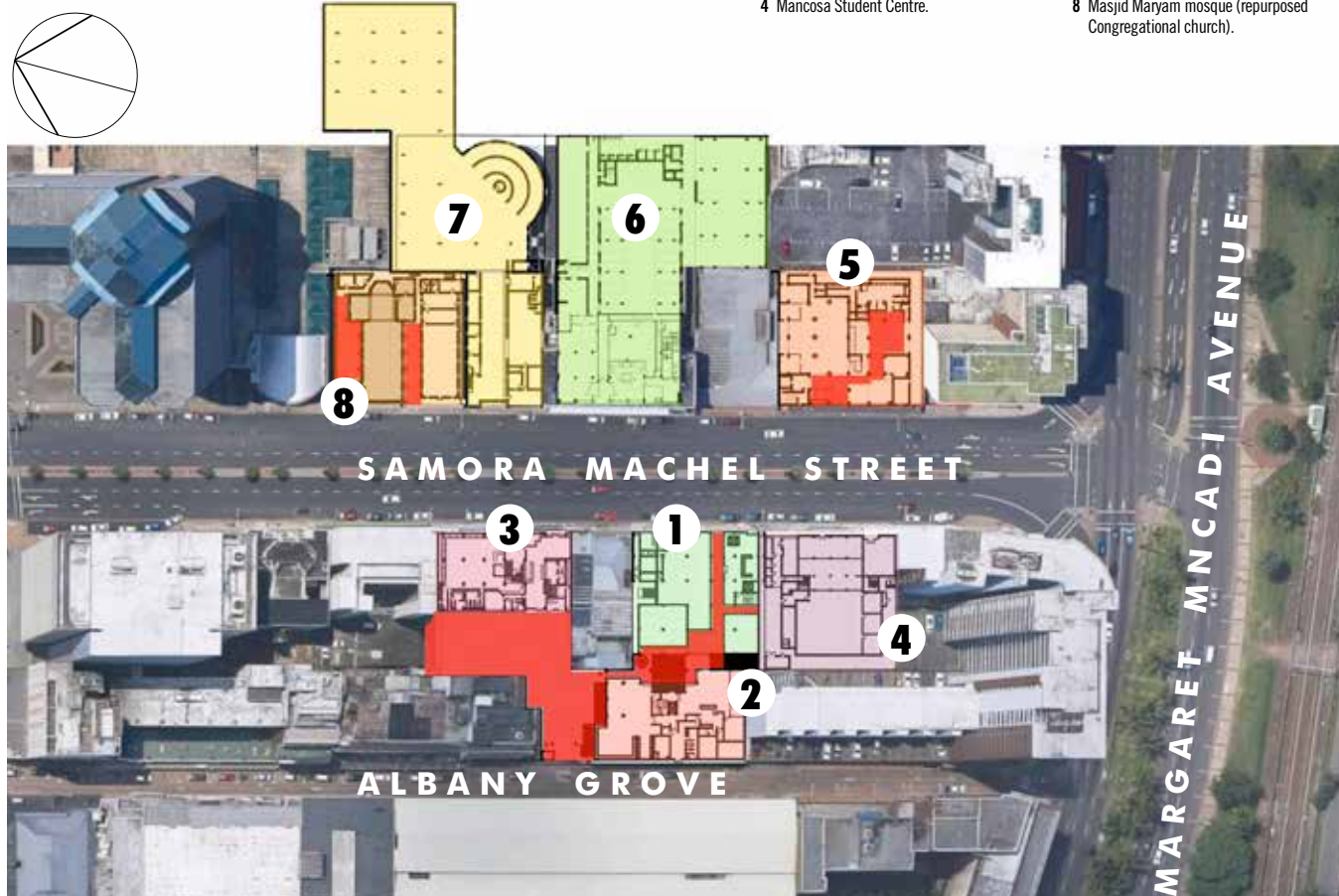


An educational precinct : SAMORA MACHEL STREET, DURBAN

MANCOSA GRADUATE School of Business (GSB), Regent Business School and the conversion of a church to mosque (p12) on Samora Machel (Aliwal) Street has turned a once run-down part of the city into an educational precinct, and in the process demonstrated that urban renewal can revive parts of cities.

LEGEND:

- 1 Existing Regent Building (21 Aliwal Street).
- 2 Regent Business School (refurbished). The courtyard contains the 'walk(a) way' bridge by Andries Botha.
- 3 Existing Regent Business School administration.
- 4 Mancosa Student Centre.
- 5 Mancosa GSB (refurbished). The lightwell contains 'read', the artwork by Doung Jahangeer.
- 6 Existing Mancosa administration (refurbished Piccadilly building).
- 7 Aliwal Street parkade (existing).
- 8 Masjid Maryam mosque (repurposed Congregational church).



The eastern side of Samora Machel Street. From left: the former Congregational church, now Masjid Maryam mosque (8), Aliwal Street parkade (7), Mancosa administration, originally Piccadilly building (6), Mancosa GSB (5), and Margaret Mncadi Road (Esplanade) with the harbour at right.

MANCOSA GSB

THE INITIAL project was to renovate a derelict building for Mancosa Graduate School of Business at 8 Samora Machel Street (5). The building had degenerated and was in a bad state of disrepair. It had a mainly cellular configuration and the only redeeming element was a largish ventilation shaft located more or less in the centre of the building.

This shaft was opened up and given a translucent, weatherproof roof, and repurposed as a central vertical, light well connecting various new functions such as lecture rooms, classrooms and a cafeteria across a number of levels. The existing roof level was utilized to create an auditorium, additional lecture rooms that required larger column-free spaces and the director's office which enjoys a panoramic view of the harbour.



The artwork in the central light well by architect and artist Doung Jahangeer is known as 'read'. The reinforcing rods at the top indicate the word *igra*, the first word revealed in the *quran*, which means 'read' in Arabic. Halfway down is the English, and at the bottom, the isiZulu word, *funda*. Between these words, is an outline of the continent of Africa, which, unfortunately, is not legible in this photograph. However, the message of the artwork is that knowledge is acquired by reading, and once accepted, there's a network with which one needs to remain connected.

REGENT BUSINESS SCHOOL

WHILST THE refurbishment of Mancosa GSB was in progress the client body purchased 18 Albany Grove (2), behind a property already owned on 21 Samora Machel Street (1). This building was also in a very poor condition and had tenants living in it without electricity, water or ablutions. The program to refurbish it for Regent was similar to that of the Mancosa GSB.

Direct access was given the newly acquired building (2) through the ground floor of the existing building (1), in which an arcade was created, that linked the new library, enrolment centre and bookshop with the cafeteria and art gallery across a courtyard.



The functional need for a hardened path to cross the courtyard and, effectively, unite the campus of Regent Business School, saw Andries Botha being commissioned with a creative intervention. The 'bridge' which he conceived, and was completed in January 2017, contains selected symbols or pictograms by which earlier civilisations communicated, sand-blasted into the granite floor slabs. This communication means is not dissimilar from today's use of emoji, and serves to affirm that past and present are a continuum, the foundation on which an academic institution is built. See also *The lost language walk(a)way* published by Architects Collaborative cc, 2018.

AN EDUCATIONAL PRECINCT

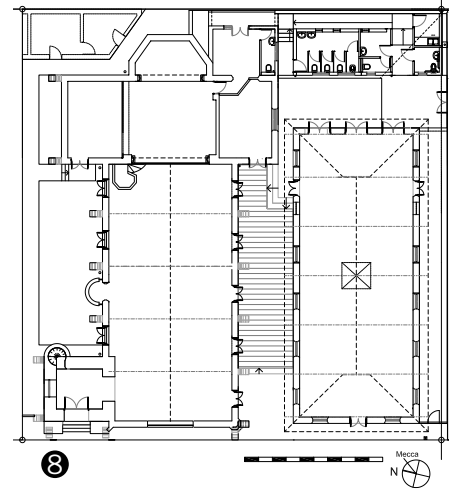
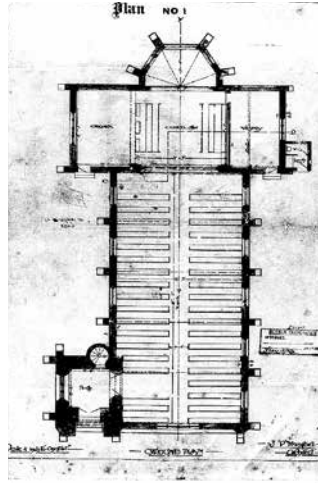
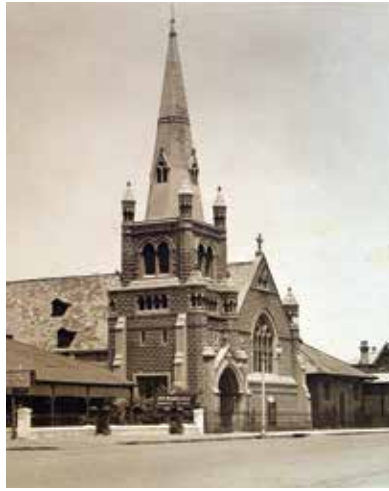
What started as a renovation of a single run-down building metamorphosed into a recognizable educational precinct, comprising a series of buildings, each containing its own unique internal or external public space, and all open on to Samora Machel Street. The dynamics around the street have changed with property values on the up. The improvement of amenities and making the area more pedestrian-friendly, demonstrate that the regeneration of urban areas is not only desirable but can add immeasurable value to the existing building stock in the city.

Yusuf Patel

Architects & Urban Designers: Architects Collaborative cc
Project team: Yusuf Patel, Feroze Ebrahim, Hash Ramjee
Photographer: Marcel Duvenage

Architects Collaborative cc was founded in 1985 by architect and urban designer Yusuf Patel, originally as an association of practices, which in 1989 Kevin MacGarry and Andre Duvenage joined. Based in 'The Courtyard' in Glenwood where it is surrounded by allied professionals and the Phansi African Art Museum, AC also engages in limited architectural publication, which it sees as an important and on-going activity. Editor

Masjid Maryam : HERITAGE MOSQUE



UNTIL THE Congregational church by architect John Mumford was complete, in 1904, services were held in the adjacent hall to the designs of Cathcart W Methwin, harbour engineer and architect. In 1982, the church was sold and became used as business premises. In 2016-17 it was converted to a mosque.

Entrance to the mosque is given off the Samora Machel Street or from the southern side boundary, through Aliwal Street parkade. The courtyard between church and hall was roofed to serve as the *sahn*, the place for the removal of shoes. Males perform *wudu* (ablutions) at the head of the courtyard, in the former vestry, before entering the prayer space, the former nave. Females proceed along the rear boundary, and worship in the former chancel, now screened off.

During the restoration, the central window in the northern wall of the former nave, now the *qiblah* wall, was altered to accommodate the *mihrab*, the niche which indicates the direction of Mecca. This and its surround was intricately decorated with *geps*, traditional Moroccan plaster, interestingly, applied by the same craftsmen who had worked on the *jama'at khanah* on UKZN Howard College campus, see *KZNIA Journal* 3/1996.

The former pulpit serves as the *minbar*, used for the delivery of the sermon on Fridays. The red colour of the interior was prompted by tiles of pressed metal which had survived, and the best have been restored and re-assembled in the former chancel. As they were borer-ridden, all roofing timbers had to be replaced. *Editor*

Architects: Lindsay Napier in association with Architects Collaborative cc



Corobrik ARCHITECTURAL STUDENT of 2017

AT A GALA function held at the Hilton Hotel in Johannesburg on 18th April, Renee Minnaar of the University of Pretoria was announced Corobrik Architectural Student of 2017. This is the most prestigious annual national architectural title, now with a prize of R50 000, last won by an entrant from the University of Pretoria in 2013.

The judges were SAIA-President Maryke Cronje of the practice Project Worx in Pretoria, Vice-President Luyanda Mphalwa of Design Space Architects in Cape Town, and Tanzeem Razak of Lemon Pebble Architects and Urban Designers in Johannesburg.

The topic of Renee's design dissertation was 'Remediator - Restoring the dichotomous relationship between industry and nature through an urban eco-textile mill and dye house'. This involved applying adaptive re-use principles to the historic gas works precinct in Johannesburg.

Guest speaker was Thorsten Deckler, a principal of the practice 26'10 South Architects in Johannesburg, who highlighted current brick trends with reference to Barnato hall, an extension to the prominently located residence on West Campus of the University of Witwatersrand. *Editor*



Members of the Management Committee of the South African Institute of Architects enjoyed the occasion: immediate past-President Kevin Bingham, vice-President Luyanda Mphalwa, President Maryke Cronje, deputy Treasurer Jan Willem Ras and Treasurer Lauren Haiden.



Renee Minnaar, Corobrik Architectural Student of 2017



Regional winners bookended by Corobrik executives. Back row: Dirk Meyer, Corobrik CEO, finalists Margeaux Adams (University of the Witwatersrand), Sarah Treherne (University of Johannesburg), this year's winner, Renee Minnaar (University of Pretoria), Su-Elna Bester (University of the Free State), and Peter du Trevou, Corobrik chairman. Front row: Finalists Yusuf Vawda (UKZN), Reply Mahlangu (Tshwane University of Technology), Warren van Niekerk (University of Cape Town) and Matthew Morris (Nelson Mandela University).

Practice Profile : STITCH

WHO ARE WE? WHAT DO WE DO? WHY DO WE DO IT?

WE ARE a London-based studio of urban designers and architects. We see architecture as a catalyst for positive social change: We find the best story for each place, we bring the community along with us on the journey, and we design around people's aspirations.

PROFILE

Sally Lewis set up Stitch in 2012 with the aim of bringing an integrated approach to urban design, master-planning and architecture. The ethos is to develop concepts and principles into a design thread which is legible and consistent in the urban design and architectural resolution.

We are housing and regeneration specialists and have achieved unanimous planning consents for over 1200 new homes, working on some of the largest regeneration projects in London. Of these over 350 homes are now completed and occupied, and three major regeneration projects are on site, set to deliver 862 new homes for London. We work with private developers and housebuilders, housing associations, local authorities and, more recently, special companies established by Councils to deliver their own housing.

We have included here a few examples of recent work illustrating the different scales and complexities which characterise working in the London context.

SOUTH ACTON AND PHASE 3.1

The regeneration of the South Acton estate is a large scale dramatic transformation from an inward looking troubled estate to a connected seamless neighbourhood. The key principle in developing the masterplan was to 'bring back the street' and for every home to have a street address.

Since inception in 2012 Stitch has been part of the process of transformation – both of the place itself and of the growing community that calls it home. Having worked on the 2350 home masterplan, Stitch has been involved in delivering two phases.



Master plan with phase 3.1 in red

Phase 3.1 was the first phase of South Acton's regeneration and was completed in 2016. The heart of the 124-home scheme is a south facing communal garden overlooking existing allotment gardens. A mixed community of homes in three tenures (social rent, shared ownership and private sale) is arranged around the shared garden. A new Station Square framed by the buildings is the site of a public art project - the 'Tree of Life' mural completed by local artists and apprentices following extensive community engagement.



Tree of life



New Station Square

CHURCHILL GARDENS, BROMLEY

Stitch designed the bid winning proposals for the regeneration of Churchill Gardens in Bromley Town Centre. Our vision for Churchill Gardens is to reflect an essence of Bromley in a distinctive collection of buildings and spaces that form a high quality 'piece of town', celebrating the cultural activity around the town centre's theatre and library, and connecting the new neighbourhood with the high street and the nearby public gardens. The design approach of the 400-home mixed-use scheme is to create a new urban quarter that emulates the timeless quality and proportion of the London mansion block.



Model in office



New link

CROYDON SMALL SITES

In 2016 Croydon Council initiated, through their development company Brick x Brick, a borough-wide programme to deliver over 1000 new homes on council-owned infill land, with six architectural practices selected to deliver detailed planning permissions on 50 sites. Stitch was appointed as architect for six sites, and is working to develop robust design solutions unique to the opportunities and constraints of each particular site, and to be responsive to local resident aspirations and concerns. Whilst each site presents a different design solution, there is an ambition to enable procurement through modern methods of construction and off-site fabrication. The project won the NLA Housing Award in 2017.



Typical infill



Unique typologies

Sally Lewis (Director) and Iain Sherman (Associate) studied Architecture at the University of Natal (now UKZN) before pursuing diverse careers. Over 20 years later they are now working together at Stitch.

Sally will be remembered in Durban for her role in delivering KZNSA Gallery (won in competition by Walters & Cohen, 1995, see KZNIAJ 4/1996). See also KZNIA Journal 2/2016.

Iain collaborated with Durban firm Koop on Addington Beach Node (see KZNIA Journal 3/2010), and with Joy Brasler Architects in delivering residential and hospitality projects. Editor

Travel Diary : CHINA

STILL HAVING some unfinished exploring left over from Prac. year, toward the end of the last century I decided to go on a little trip to the Middle East. One thing led to another and I became a tour leader for a travel company. At some point this led me to China and a few steps up the company ladder. After some years they said they wanted to 'put me in charge of Asia'. Fearing that Asia would be as intimidating by the prospect as I was, I sensibly declined. Already being in love with China and its warm, welcoming people I decided to find something new to do here.

I live in Guangxi Province in the south of China, in Yangshuo, a small town popular with tourists because of its stunning scenery. The area is scattered with ancient villages nestling between rice paddies and towering karst peaks.



Over the years I'd watched dejectedly as beautiful 19th century Qing dynasty houses were torn down to make way for new multi-storey concrete and brick atrocities.



When I asked why none of the gorgeous old grey brick buildings were preserved I was told they have no use (which is a remnant of the Cultural Revolution's goal of stamping out the 'four olds').

These villages have grown organically over time, with no formal town planning, mostly on land least suitable for farming. The courtyards and spaces between the buildings are often as important as the houses themselves as this is where so much daily life is lived. No matter what time of day it's nearly always possible to see a grandmother clutching chopsticks and a bowl of rice, scattering chickens as she pursues a high-speed grandchild down a cobbled lane. Thinking there may be some use in preserving this beneficial link between living space and lifestyle (sadly not evident amongst the new houses) I decided to try and rent a few old buildings.

There is no private land ownership in China. All the land belongs to all the people, as represented by the Communist Party, who doesn't officially allow building on rice-paddy land. So if you want a new house often the only option is to build where the old one is. Even if land is available often money is scarce, so people need to harvest and re-use building materials from old houses. Since traditionally, in the countryside, women marry into a man's family, and the concept of 'face' is still very important, men need to get at least part of a new house built in order to improve their wedding prospects.

I therefore had to find a place where there were still old buildings possible to reuse. After many false starts I rented my first house in a village named Juxian. Negotiating in Chinese was arduous and nobody could actually prove ownership of the building. Also the house had been split in the '60s during the Cultural Revolution, so I had six families of landlords. After half a year of negotiations were complete I handed my life savings to a man named Mao on a motorbike. He vanished into the distance but happily returned with a signed contract that I couldn't read, but I had a house and was ready to roll.

The word for 'architectural conservation' didn't seem to exist in my Chinese dictionary. This felt about right as I was constantly advised to knock the old houses down. When I tried to explain they are beautiful, better adapted to the climate, suitable for the village lifestyle, and encapsulate important aspects of local culture it was suggested I build some new 'old buildings'. My persistence on spending all my money renovating these houses resulted in me being given the Chinese name 'Fengzi' - literally madman or lunatic.

I tried only to use local farmers from within Juxian Village to do the renovation work, but they have a very relaxed work ethic. The village is split between four different surnames and I am now surnamed Mao. Since it is a tight-knit community, whenever there is a wedding, funeral, etc., everyone in the village with the same surname attends the days of inebriated festivities. Often I'd only know workers weren't showing up when they didn't show up. If it was an important work day I'd pop around some houses in the morning and over rice wine and boiled intestines try and drum up some enthusiasm for having a go at building something.

The same lack of laws and controls that resulted in the destruction of the ancient buildings allowed me free reign to do as I liked renovating them. After an exhausting year, interspersed with



occasional bursts of conflict resolution through rice wine, I had created a small hotel. I proudly named it Secret Garden since the house's courtyard reminded me of the book I read as a child (and there was no proper road to the village so it was almost impossible to find).

In a happy turn of events, eventually the secret got out and people found the hotel. The trickle of money was enough to rent and renovate an extra house every year until after five years I collapsed exhausted. The baton was picked up by Chinese people following the same approach and has become something of a blueprint in the region and strongly favoured by the government as it helps improve the lives of the local community. They are less concerned about the actual buildings, but the whole village has been preserved anyway, and now generates income for these wonderful people who treat me as family.

Phase 2 - how to build comfortable and beautiful new houses - is now taking its first tentative steps forward.

Ian Hamlington



Ian Hamilton (left) with 'brothers' in Yangshuo. "Now I sit with my brothers in the village having dinner in my own mud-brick house listening to them complain how hot, mouldy, uncomfortable their new buildings are. Even though they come over to my house because it's more pleasant (and lacks a resident mother-in-law) they are still never going to live in an old house themselves. But due to the financial benefits they are now fans of preserving ancient buildings".



On graduating from Natal in 1993 (BArch, PG Dipl Arch), Ian Hamlington worked with BESS (Built Environment Support Group), Mike Jacobi and Paul Dekker, while nurturing his avocation as a model builder. Then tour leadership grabbed, and Ian familiarised himself with the Near East, South Central Asia and the Far East, which resulted in China becoming his choice of residence in 2002. Editor



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