EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT

: Towards an African Artisan Trade Centre

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DECLARATION

Submitted in fulfilment of the requirements for the degree of Master of Architecture, in the Graduate Programme in Architecture, University of Kwa-Zulu Natal, Durban, South Africa. I declare that this dissertation is my own unaided work. All citations, references and borrowed ideas have been duly acknowledged. I confirm that an external editor was not used. It is being submitted for the degree of Master in Architecture in the faculty of Humanities, within the school of Built Environment & Development Studies, Kwa-Zulu Natal, Durban, South Africa. None of the present work has been submitted previously for any degree or examination in any other University.

Kirsten Leigh Harrington

08 December 2020

Date

ACKNOWLEDGEMENTS

DEDICATION

To the communities that find themselves in unjust spatial environments that one day your voices are heard, and future city development may evolve with its community in mind creating just spaces, economic opportunities and the much-needed regeneration within the city.

ABSTRACT

This thesis proposes a possible solution to Durban's underlying problem within the CBD region, The Point, The Esplanade, and South Beach. Since the ending of Apartheid Durban's city saw an influx in marginalised non-whites as well as white fleet. With the lack of civic investment, building adaptation and poor urban maintenance this resulted in a slow decline in Durban's building stock. Leaving the city in need of improved services and a need to adapt to existing community needs. The lack of community opportunities to participate in shaping the urban fabric expresses the current disconnect between authorities and community members increasing the socio-spatial disparities. Through the study research it was evident that area lacks opportunities for both commercial artisans and professional artisanal tradesmen as the industry expresses little to no opportunities for work integrated learning between the private sector and academia which puts a setback on development and skilled, employable artisans. The research explores adaptive reuse architecture as a catalyst for community empowerment through proposing an African Artisan Trade Centre that hopes to bridge the gap between the public and private sector while improving community infrastructure and services for the changing needs of the city's inhabitants. The institution will be located within an area of need utilising derelict buildings as future opportunities to explore and test ideas extending the idea of regeneration with its citizens in mind.

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PART ONE

BACKGROUND RESEARCH ON ISSUES

IMAGE 1: The Points Derelict building

SOURCE: *Author*

CHAPTER ONE: INTRODUCTION

1.0 IDENTIFICATION OF VARIABLES

1.0.1 Independent variable

Community empowerment

1.0.2 Dependent variable

Adaptive reuse architecture

1.1 INTRODUCTION

1.1.1 Background

During apartheid, the Acts that were implemented separated educational systems hindering trade for people of colour, as well as took away their right to own land in "white" areas known as the city centre. This resulted in Indians and Blacks living on the outskirts of Durban in places like Phoenix, Chatsworth, Umlazi, KwaMashu, and Inanda. Other implementations were residential segregation, political exclusion, and commercial suppression. Communities were forced into spatial planning that showed no understanding of their heritage and identity or even dignity as humans. Expression was muted through the west, imposing their culture and built form of power and control. The industrial revolution further aided the oppression of the working poor. The urban planners grouped functions of similarities for production efficiency. While the working poor heavily relied on relations between functions for a living, this separation put a strain on the informal working poor.

The suppression of the poor and informal has been evident ever since apartheid and segregation. These eras often left the working poor in unbearable living conditions working for a minimum wage in the city. In 1911 the less fortunate and black community were forced to live in barracks if they wanted to live in the city. However, back then, this was seen as a legal accommodation despite its harmful and unhygienic conditions. The chief constable at the time called the compounds "*by no means attractive. There are no windows, and the buildings are low and uncomfortable and even unsafe*" (Callebert, 2017). In 1948 No change had been made "*This accommodation is in deplorable condition and unless completely renovated in the immediate future, will cause loss of human life to inmates. It is definitely not fit for human habitation*" MNAD acting manager expresses (Callebert, 2017). No maintenance was ever scheduled; instead,

buildings just deteriorated, and people were moved to barracks in lesser condition, but no new accommodation was established, which led to more discomfort for existing spaces. These unified social restrictions on the oppressed, although being a stance towards segregation, brought about a new diverse community. Black communities began to mix with Indian communities and Coloured communities. This is evident in the ANC's armed wing, the MK. Many MK operatives were from different ethnic backgrounds, and as such, formed a multi-national front. A sense of community and empowerment was kindled within shared hardships. Communities build cities and exist due to the relationship between its people, space and the connection with its neighbouring environment. In its simplest form, the community exists as a result of the architecture and its manifestation. The reverse is equally true, where the community shapes the architecture according to its requirements. Specific characteristics concerning daily human life define a community. Colonization, Apartheid and the industrial revolution has played a significant role in disconnecting people, their neighbourhoods and communities in the discourse of planning parameters.

The ending of Apartheid saw an influx of marginalised non-whites migrating back into the cities for work and hopes of a better life. This rural to urban migration trend sadly resulted in investment and wealth fleeing the city centre and creating new centres of wealth and business districts like Umhlanga and Ballito. With the lack of investments and upkeep of the city for the new inhabitants, Durban city has experienced large areas of neglect, abandoned buildings, and vertical slums. Consequently, to this day, the city of Durban still experiences marginal segregation of race, wealth, and inequality in its infrastructure and development, which leaves a lot to be desired. Access to adequate and affordable housing is considered as a human right stipulated in the International Covenant on Economic, Social and Cultural Right (UN-HABITAT, 2008). It is stated that in 2010 62% of the urban population were living in slum conditions. "*The African slum population is on a growing trend, as two-thirds of new urban inhabitants are expected to be housed in informal settlements*" (UN-HABITAT, 2008). Xola Thwala shares space in city life student accommodation with a friend under the same death threat conditions, and he said, "*that there are a lot of buildings like this that he knows of, and there is no use in complaining. Accommodation is in demand, and if you don't want to take the place, someone is always waiting to take it*" (Durban slums a disaster waiting to happen, 2015).

The proposed intervention should focus on empowering the cities inhabitants through processes of participation in evolving the neglected areas due for upgrade into inhabitable spaces while improving community skills. The response will act as a platform for community empowerment and urban regeneration by the people and for the people through public participation and, relevant public-private investment.

1.1.2   Motivation/ justification of the study

The research stems from identifying the misuse of dilapidated buildings in the Durban area. This problem arises from the social effects of colonization, apartheid, and the industrial revolution that have translated and can be seen in the built environment today. Durban shows signs of segregation through wealth, race, class, and status. This social pattern has led to multiple nuclei that have generated a clear divide in Durban between the rich and poor, developing areas and neglected areas. Urban flight and social divides leave areas drained of resources and upkeep as well as building stock neglected and ill-equipped for its current users.

Urban inhabitants are multiplying in Africa. This is caused by a natural rise as well as the rural to urban migration. Policy circles and the academic readings have voiced their concern of citizens experiencing alienation and little to no access to necessary resources.

1.2   DEFINITION OF THE PROBLEM, AIMS AND OBJECTIVES

1.2.1   Definition of the research question

"*Modern cities are experiencing the greatest rural to urban migration in human history with more than half of the world residing in urban centres today*" (World Urbanization Prospects 2014,2014). In Durban, it is evident that these migration patterns lack the aid of development. The research stems from recognizing the lack of housing, lack of building adaptation for current users and, work-integrated learning for the marginalized. The working poor and marginalized are found utilizing industrial and commercial structures as housing and working spaces illegally. Social Housing Company(sohco) expresses the current housing situation found in Durban's city as "*a nine-meter-square partitioned cubicle in an illegally modified commercial building with limited access to ablutions, plumbing, electricity, and cooking facilities. Despite poor living and working conditions there remains a significant demand for these units. An estimated*

12,000 people live in such buildings, run by slumlords" (Nextcity.org, 2014). Durban's Point area draws the marginalized community as desirable to work; the living aspect is seen as a necessary aspect that should be paired with the community's work interests for economic reasons for cutting down unnecessary travelling costs.

In 2016 120 non-compliance plots were located and identified by the city's Inner-eThekwini Regeneration and Urban Management Programme 120 rundown buildings in Durban CBD (Property News from IOLProperty, 2020). Roughly 39 buildings are within the Mahatma Gandhi Precinct (Point) alone (Dawood, 2020) with a large number of these building being hijacked for housing and working by the marginalized and informal sector. The built environment and the artisan industry have the potential to adapt its current structures use to aid the change in today's social and human necessity of the right place to work and live. The artisanal industry expresses a lack of work-integrated learning between the private sector and academia, which puts a setback on development and skilled, employable artisans. "*Through interviews, opinions and perspectives were sought on government's initiative to reach 30 000 artisans by 2030. This includes interviews with TVET colleges and commentaries from SETAs. The most striking theme is that of a need for more private sector and academia partnerships; particularly around structures like Work Integrated Learning"* (economic and development growth in eThekwini, 2020).

1.2.2   Aims

This thesis aims to explore adaptive reuse architecture as a catalyst for community empowerment through an African artisan trade centre.

1.2.3   Objectives

The objectives of this study are:

1.   To explore the potential of adaptive reuse architecture as a response to artisan trade.

2.   To understand how adaptive reuse architecture can be implemented in the built environment.

3.   To investigate the importance of adaptive reuse architecture.

1.3   SETTING OUT THE SCOPE

1.3.1   Delineation of the research problem

The intervention aims to respond to the current miss use of existing city infrastructure and the social injustice of the marginalized community. The research does not solely focus on housing people but on providing them with the platform to obtain skills and knowledge as well as a voice of action towards the spatial challenges they face in the city. The development should act sensitively to its users and the context of its surroundings allowing room for growth and constant collective expression, creating a platform to integrate the public-private sector and academic partnerships to aid a community and built environment in need. Acting as a catalyst for change, which establishes community empowerment, meaning, and identity through the built form—enhancing the urban experience and quality of life.

1.3.2   Definition of the terms

Artisan- Someone in a skilled trade, often working with their hands as tools.

Workhouse community- People that find themselves in desperate need of an affordable place to stay and work generally located near the city centre.

Derelict building- A building has become deserted or neglected due to management.

Gentrification- Gentrification looks at the urban poor's powerlessness to remain in urban areas as previously affordable land value increases.

Marginalised community- Communities and individuals that experience exclusion from social, economic, educational and cultural life. These Communities often experience social injustice and spatial inequalities.

Transitional societies- Societies that are in the process of moving from one place to another. In this instance, informal urbanites who have left the rural and are still in the process of adapting and finding their place in the urban environment.

Justice- To be fairly treated and perceived.

Social Justice- Fairly distributed wealth, opportunities, and privileges within a community.

Spatial Justice- "The fair and equitable distribution in space of socially valued resources and opportunities to use them" (Soja 2009).

Spatial Disparity- Unfairly distributed resources and services within any given context.

1.3.3   Stating the Assumptions

It can be assumed that restrictions are still being placed on marginalized communities that express foreign aspects, individuals working in the informal trade as well as communities without work that find themselves residing in buildings unfit to meet their human needs. This bracket of people shows potential in their shared goals and other aspects that express a community. Many theorists suggest community empowerment as a way to help aid the action towards unifying a community in hopes of accomplishing their goals.

1.3.4   Key Questions

Primary question

1. How can adaptive reuse architecture promote community empowerment through artisan trade?

Secondary questions

1. How can adaptive reuse architecture be a response to artisanal trade?
2. How can adaptive reuse architecture be implemented in the built environment?
3. Why is adaptive reuse architecture necessary today?

1.3.5   Hypothesis

It is hypothesized that an African Artisan Trade Centre can be used in the context of the built environment to assist towards the cities much-needed upkeep and adapting its infrastructure to suit the needs of its current oppressed users. The intervention will play a vital role in economically and socially empowering

the marginalised to participate in the shaping of their environment in achieving their goals as a collective and obtaining new skills.

1.4   CONCEPTUAL FRAMEWORK

This chapter aims to explore concepts and theories that further unpack social and spatial injustices/justices that have developed over the years and have penetrated the city's existing social and spatial structure. The conceptual framework will work towards generating responses to these various challenges placed on the marginalised and the cities deterioration.

1.4.1   The Right to The City

The Right to the City will explore readings by Henri Lefebvre and David Harvey, (2016) and their understanding of the right to the city as addressing the quality of daily life in the city. Understanding the dynamics of capitalism, common good commodities and listening to the cry from the streets. Klere architects take a stance of a mediating firm that identifies the tension between two and translates it into a social architectural opportunity to defuse social injustice tension pulling together wider processes in achieving solutions. Peter Marcuse believes that the right to the city can be achieved by seeking social and spatial justice through, "changing social, political, and economic conditions which have to be empirically specified as they are historically embedded" (city, Marcuse, 2009). "*It becomes vital to understanding the common cause of which groups are deprived and alienated might mobilise*" (Iveson as cited by Marcuse, 2009).

1.4.2   Empowerment

Empowerment is defined as a set of measures designed to intensify independence and self-determination in people within their communities. Empowerment should target the individual and its understanding of creating empowering communities collectively to best suit all parties in boosting individual and collective interests. To take charge of their life's outcome with self-determination, through the use of organization participation.

Empowerment may be seen as a process where individuals learn to see a closer correspondence between their goals and a sense of how to achieve them, and a relationship between their efforts and life

outcomes (Mechanic, 1991). Rappaport (1985) describes how empowerment-oriented language can help redefine our roles as professional helpers. The contribution and role of a professional are significant in the process of empowering others. No predetermined solutions must be made without the aid of the community in need. The relationship between the two needs to be based off collaboration, acting as a facilitator as appose to an expert and counsellor. As a professional's role should enhance the communities and enable them to sustain community empowerment going forward. The professional is suggested to generate empowering strategies that look at capacity building for groups and individuals. The creates empowerment developments. Both the local working poor and foreigners are in search of a place to stay and empower themselves. They need to understand their power in unity, doubling their access to resources and competence as a community with similar goals. Berger and Neuhaus (1977) states, by increasing people's potential to become involved in a community organisation one can alleviate powerlessness, isolation and withdrawal from community living. These mediating structures give one the potential to learn new skills, develop a sense of belonging to a community build control and confidence in individuals, and improve community life. It becomes essential that all individuals understand their common goal and grow awareness of their environment and understand the behaviours necessary to exert control as an individual and collective.

South Africa's empowering words of Ubuntu should be emphasized and remembered as encouraging words to all cultures "I am because we are," or "the belief in a universal bond of sharing that connects all humanity."

1.4.3   Adaptive reuse

Due to the focus of this dissertation, the literature on adaptive reuse will be aligned with a strategic approach. (Austin,1988) (Latham,2000) and Richard Weston will help define adaptive reuse architecture in different ways and how its importance has transformed in the 21st century. The later understanding of it touches on Tectonic environmental architecture as being a way to encourage adaptive reuse methodologies taking into consideration material selection and its relationship to context, manufacturing process, material aspect, and experience.

This extended idea of tectonics potential for recycling and renewability heavily influences the idea of adaptive reuse architecture as a way of empowering the current community to make better use of their outdated architectural spaces that they find themselves in. To transform architecture to the current user's needs and wants.

Adaptive reuse takes into account existing structures locality, familiarity and user attachment to aid the transformation of more user-friendly space optimizing the structure's ability and resources while retaining the community's attachment to these buildings and environments. "*Tectonics is the art of using ready-made in creations of sustainable contemporary architecture. To achieve new meaning by making intelligent reuse of the existing, to appreciate the transformative possibilities in the situation at hand, to create an architectural interchange between the situational and the general, to challenge the act of juxtaposition*", Charlotte Bundgaard.

1.5 RESEARCH METHODS AND CASE STUDY

1.5.1 Introduction

This section will focus on various secondary qualitative research methods that will be used in gathering information to strengthen the research topic of adaptive reuse as a catalyst for community empowerment. This section should give guidance through views, opinions and one's perception of the topic generating social understanding and guiding architectural possibilities going forward.

1.5.2 Research philosophy and strategy

This study will focus on collecting secondary qualitative research. All sources will need to be secondary as this dissertation is written through covid 19 restrictions which has restricted the researcher from making any contact with participants. A qualitative approach is taken to gather reliable secondary interviews, data and graphics to enhance the dissertation topic. Three reliable published researchers have been chosen to help give a true reflection of participants perceptions and opinions versus just one published researcher this is done to avoid any biased opinions and to make sure the study is based off varying views. Researchers were chosen for their relevance in the study covering topics of adaptive reuse in Durban city as well as the overall urban environment. This methodology will help gather people's experiences and how individuals and communities create meaning of the built environment and

specifically the Point, South Beach area. The study is focused on the marginalized community found in derelict environments, professionals and students.

1.5.3 Secondary data collection

The literature review will look at relevant existing data and literature relating to the topic chosen and its independent and dependent variables. The literature used will give a clear direction to the thesis study, acknowledging similar contextual identity, empowerment, and adaptive reuse theory its social implications and how it can be translated through architecture.

Local and International precedent studies will analyse global architectural interventions and examples of architecture that are in line with this dissertation's intent, purpose, concepts, and themes that surround the research topic. These will be captured digitally through sketches, pictures and relevant articles. Secondary sources will include relevant published literature, reports, documents, and theses. They will focus on understanding the type of space that is adequate to live and general feel for additional spaces that will enhance the collectives' experience within the city. This could compose of workshop spaces, learning facilities as well as trading stalls. Data will be collected through photographs and sketches as well as desktop findings.

Local Precedent Studies:
1. Strollers Accommodation
2. Duduza Resource Centre

International Precedent Studies:
1. Torre Davide
2. EWHA Campus Complex

Data will be collected from online sources. The literature review will explore the role of architecture in promoting empowering and inclusive environments that aid existing communities. The expertise of the built environment professionals that focus on adaptive reuse, The Point Area and structures that empower the marginalized.

1.5.4   Research materials

Secondary sources will include:

-relevant published literature, reports, documents, and theses. Data will be collected from online sources. This research will aid in response to the research question and be used to understand the background of the problem better.

-Local Precedent Studies of various empowerment typologies: Duduza Resource Centre and Strollers accommodation. Data will be collected online utilizing photographs and sketches and text.

1.5.5   Research analysis

The qualitative data will be analysed using thematic discourse, text and descriptive methods. Visual images, graphs, and illustrations will also aid in analysing and presenting the data, as visuals will help capture the essence of the building and its spaces. This will be done through the collection process identifying similarities and differences. The key questions will be explored through the theoretical framework, literature review, precedents, and case studies.

1.5.6   Conclusion

The information that is captured from all sources around the topic matter should give a good base for a responsive, adaptive reuse approach, in the hopes of creating a more socially cohesive and empowering experience through the built form. Architecture has a social responsibility to fill the needs of its users. The intent should be to express an architect's social responsibility in creating and capturing a sense of place through the idea of community empowerment and diversity.

PART ONE:
BACKGROUND RESEARCH ON ISSUES

1 INTRODUCTION

2 THE RIGHT TO THE CITY

3 COMMUNITY EMPOWERMENT FOR THE MARGINALISED

4 ADAPTIVE REUSE

5 INTERNATIONAL PRECEDENTS STUDIES

6 LOCAL PRECEDENTS STUDIES

7 ANALYSIS ON RESEARCH FINDINGS

8 CONCLUSIONS AND RECOMMENDATIONS

IMAGE 2: The Points Derelict building

SOURCE: *Author*
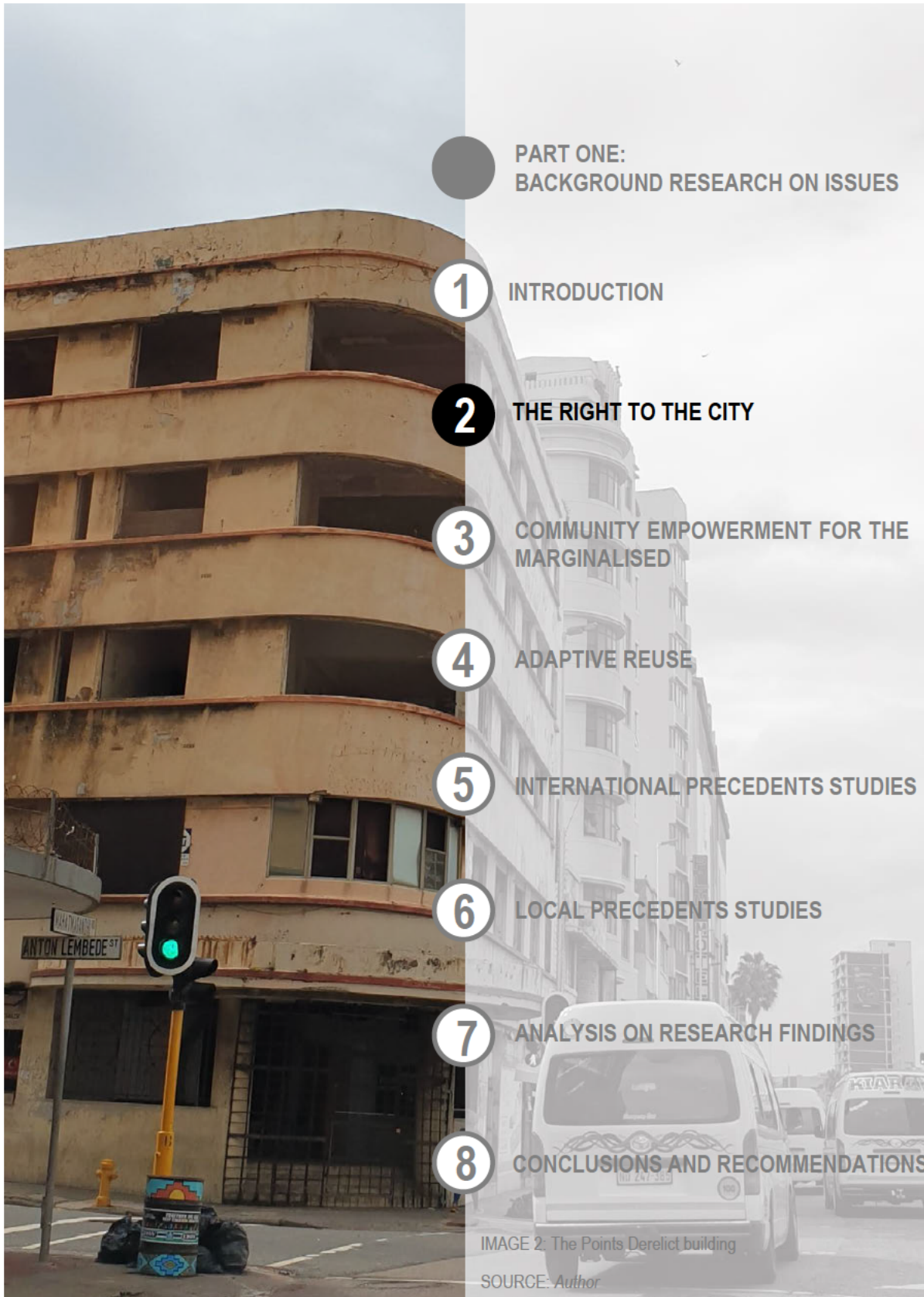
CHAPTER TWO: SOCIO-SPATIAL INFLUENCES IN SOUTH AFRICA

2.1   Introduction

Philosopher and sociologist, Henri Lefebvre work on The Right to the City, will be discussed in this chapter using strategic readings. Strategic readings are understood to encapsulate a diverse group who suffer from the existing conditions of their lives within an urban society. It is important to note that spatial focussed readings on The Right to the City will be avoided as they tend to focus on professionals, architects, urban designers, and their goals of putting forward "trained" understanding of better spatial utilization. This can be seen as a superficial governing of social patterns that can tend to generate injustices which can tend to distract one from the border goals that Lefebvre sets out (Marcuse, 2014) and may even contribute to injustice. As the interpretation of Lefebvre readings is so diverse, two prominent authors, namely Peter Marcuse and Edward Soja, will further guide this dissertation. These authors will look at how urban space can be reordered as well as encapsulate the wider processes that generate forms of social and spatial injustice and justice in cities. Therefore, capturing a larger bracket of theorists and activists that can overlap in pursuing common goals.

2.2   The Effects of Social disparities on the built environment

2.2.1   Durban's Social Injustice History

The city of Durban has gone through various social eras that have paved the current spatial planning of the city and its current condition. The British arrival generated the first city formation and nucleus for
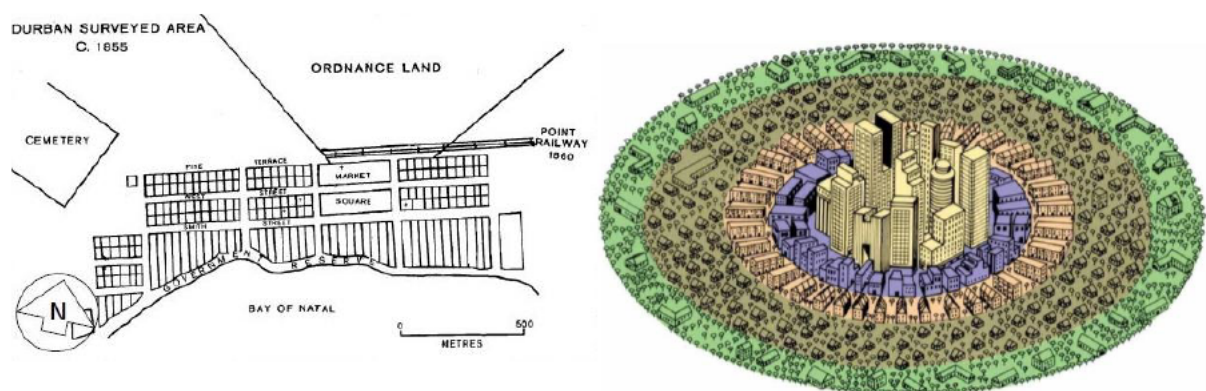
FIGURE 2.1 A: Start of Durban city planning based on a concentric model, 1855. (source: rajah, 1981)
B: Ernest Burgess Zone Model (source: https://quizlet.com/492827477/concentric-zone-model-diagram/)

Durban, based around the harbour, a market and square see figure 2.1. By 1948 the Afrikaner National Party won the election with their motto "apartheid" in hopes of strengthening its racial segregation. Apartheid had a big impact on Durban's city planning through the group areas act in 1950 which pushed the poor and marginalised into periphery areas, creating social divides between races that were then attached to social stigmas that determined how people would move around the city and the places they would associate with. Since the ending of Apartheid in the early 1990's the inner-city has experienced the percentage of urban poor increase as periphery infrastructure was poorly developed and lacked services which aided the rural to urban migration. Social impacts from Apartheid governing still exist the shift from rural to urban migration has led to a lack of investment from the wealthy, and the start of white fleet. *"City dilapidation and decay of buildings and infrastructures, overcrowding, unlawful habitation, social problems and a breakdown of law and order which has impacted the inner-city economy"* (JDA, 2010; JDA. 2007 as cited by Dwamena, 2015).

For the first half of the twentieth century, Durban became an industrial city. The industrial revolution further aided the oppression of the working class, marginalised and poor as functions were grouped for production efficiency, while the working poor heavily relied on relations between functions for living.. Since the Group Areas Act and the Industrial Revolution Durban's city model changed from a concentric model to one that expressed a sectorial model, slowly creating a spread outward and extending the city boundaries see image 2.2. The industrial revolution led to many businesses relocating in particular

1. Central business district
2. Transportation and industry
3. Low class residential
4. Middle class residential
5. High class residential
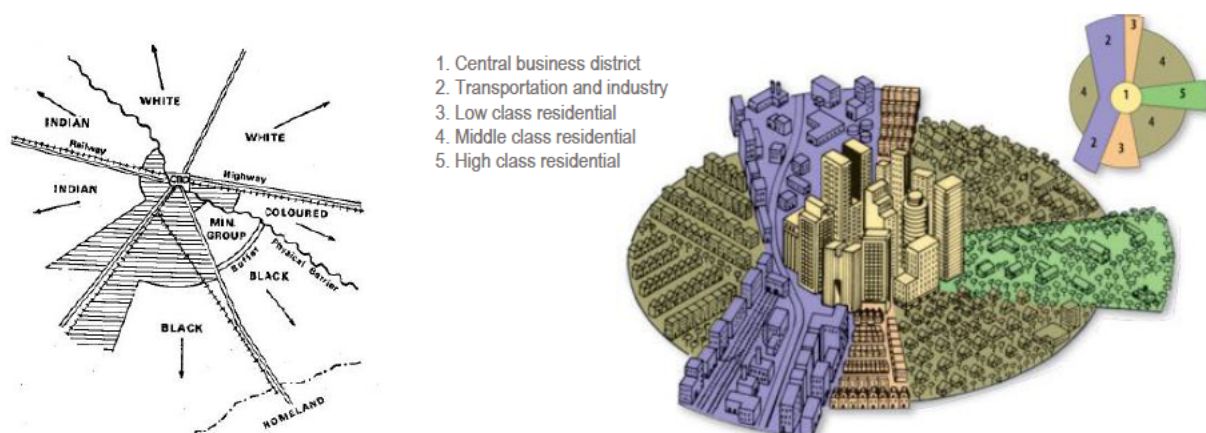
FIGURE 2.2 A: Illustration of the model apartheid city (McCarthy and Smit, 1984)
B: Sectorial Model (source: https://www.centroidpm.com/urban-management/burgess-model)

commercial head offices which further contributed to the city's deterioration and neglect. *"Durban reportedly experienced the migration of business and middle-income residence to newly developed suburban towns like Ballito and Umhlanga ridge, leaving the inner-city as a concentration hub for the poor and foreign immigrants"* (jda, 2010; rauch, 2002; sa commercial prop news, 2012 as cited by Dwamena,2015). The combination of the Group Area Act, Industrial Revolution and blight from the city centre, has shown apparent spatial disruption transforming the ideal burgess model of the city nucleus to a sectorial model and currently experiencing multiple nuclei on the periphery spreading the city's wealth to other activity areas and weakening the city centres economic strength and its ability to sustain itself and its current users. This new model of multiple nuclei can be seen to create spatial divisions as it creates individual centres detached from the city centre, which developments sprout from creating new centres of interest, see image 2.3. *"The inner-city became an area for poor residence desiring to be closer to economic opportunities with little or no municipal service, overcrowding, and exploitation by*

1. Central business district	2. Wholesale, light manufacturing	3. Low class residential
4. Medium- class residential	5. High-class residential	6. Heavy manufacturing
7. Outlying business district	8. Residential suburb	9. Industrial suburb
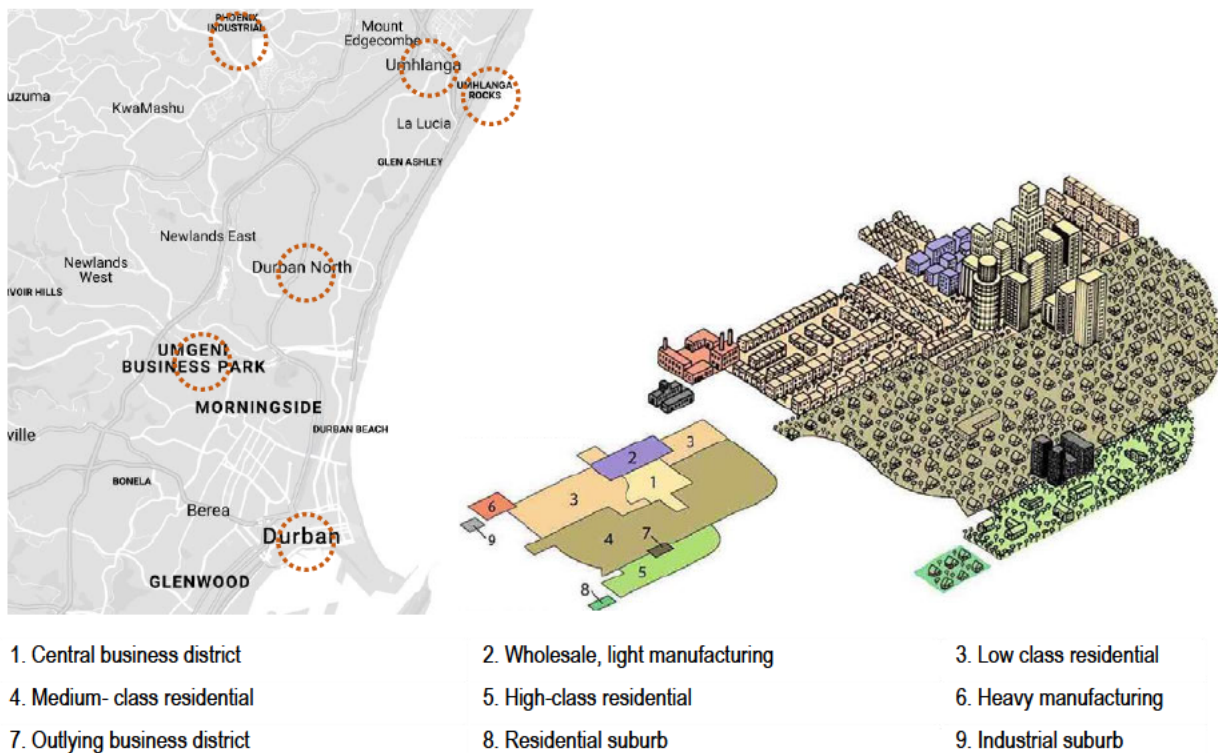
FIGURE 2.3 A: Durban expressing multiple nuclei (Source: google maps, edited by author)
B: *Multiple Nuclei Model Of 1945 By C.D. Harris And Edward L. Ullman.* (SOURCE:
https://planningtank.com/settlement-geography/multiple-nuclei-model> [Accessed 6 Novemuber 2020].

hungry slumlords this further deteriorated buildings and public spaces, high levels of crime, lack of enforcement of municipal by-laws, social problems related to the children living on the streets; homelessness; lack of social cohesion in many inner-city areas, drug and alcohol abuse, crime,

liberalized and unmanaged informal and street trading" (JDA, 2010 cited in Dwamena, 2015). Due to the slow pace of housing delivery and high volumes of migration Durban's abandoned city buildings became the property of slumlords and back yard sharks exploiting the many people coming to work in the city and needing a place to stay. Durban saw a shift in its spatial layout since the end of Apartheid from one nucleus and economic hub to many nuclei detached from the city centre, stripping the city from its investors and its constant upkeep. The spatial transformation in Durban highlights the inability of social cohesion from society, decision-makers, developers and citizens as the colonisation of the mind has rooted itself in communities, further perpetuating the informal from formal.

2.2.2   The impacts of Rural to Urban Migration

It's important to understand why and how one is labelled a migrant and the importance of the shift from rural to urban movement. Since the end of Apartheid in the early 1990s, the city has found itself as the first destination for foreign nationals entering Durban. "*It has been determined that the development of infrastructure has a direct correlation with rural to urban migration*" (Cross, 2001, cited in Moodley, 2016). "*This increase of population due to migration must be considered when planning new development*" (Cross, 2001 cited in Moodley, 2016). With South Africa experiencing a rural and a large number of salaries spent on travel. Durban has seen an increased number of migrant workers and students migrating from rural areas to developed cities. The need to plan our cities infrastructure with these migration patterns in mind becomes vital. Considerations need to be put in place for the wellbeing of these individuals and the infrastructure needed. Today Durban experiences a large shortage of student accommodation, because of this shortage, students and migrant workers are left to live in sub-standard accommodation under exploitative conditions. "The participatory right and ones right to access amenities and services are often absent. Residents (locals and rural migrants) of dilapidated buildings are unable to utilize the spaces they rent fully due to overcrowding by absentee landlords who control the way the spaces within the building are subdivided" (Heller & Kracker, 2006 cited in Moodley, 2016) see image 2.4. "Furthermore, these absentee landlords fail to maintain the facilities required to provide tenants with amenities and services they need to meet their basic needs such as running water, electricity, and a

working sewerage system" (Heller & Kracker, 2006 cited in Moodley, 2016). "It can, therefore, be said that many of the current residents in the CBD have been robbed of their right to the city by 'powerful' landlords that are driven by a capitalist system" (Moodley as cited by Heller & Kracker, 2006 cited in Moodley, 2016).

2.2.3   Tourism and Place Alienation

"The increase in international travel has drawn attention to socio-spatial justice regarding the impact of tourism and transnational gentrification in cities. It is suggested that the growth of tourists and lifestyle migrants can potentially shrink or even deprive a social right to the city" (Iban Diaz-Parra & Jaime Jover, 2020). "Tourismphobia" a term coined by Donaire, refers to local hatred and resentment between residents and visitors. "Over tourism is less about the number of tourist and more about social injustices and stress on the destination and its residents" (Butler, 2018 cited in Iban Diaz-Parra & Jaime Jover,
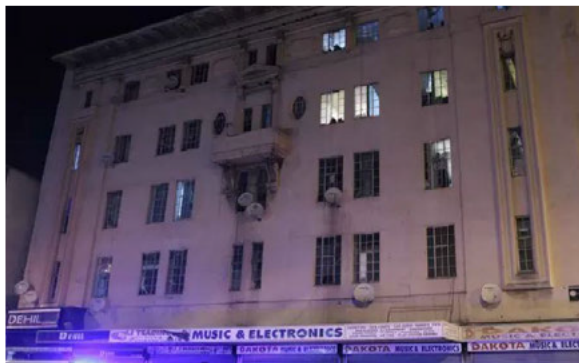
FIGURE 2.4: Durban's Hijacked Buildings Source: (*Source:* https://www.iol.co.za/daily news/news/kwazulu-natal/pics-city-raids-durbans-problem-buildings-promises-action-against-landlords-37758103- Accessed 3 May 2020)

2020), "*and is related to very specific socio-spatial and material processes such as those of rising rents and displacements of locals*" (Capocchi et al., 2019 as cited by Iban Diaz-Parra & Jaime Jover, 2020). Another socio-spatial process that contributes to social injustice is gentrification. The term is defined by Clark (2005) as "a process involving a change in the population of land-users such that the new users are of a higher socio-economic status than the previous users, together with an associated change in the built environment through a reinvestment" (Beauregard, 1986). "Most scholars associate gentrification with different types of local population displacement, direct or indirect" (Slater, 2009 following Marcuse, 1985). Discussions also involve the tensions and opportunities afforded by amenity migration and lifestyle migrants where international newcomers are often having higher buying power (Zaban, 2019). "Place alienation" is characterized by the "*feeling of displacement or inability to develop a sense of belonging towards one's current community*" (Hummon, 1992; Relph, 1976 as cited by Iban Diaz-Parra & Jaime Jover, 2020). Gentrification, displacement, and place alienation are closely related to socio-spatial processes that contribute to a place's social injustice. The opposition between appropriation and place alienation as well as the relationship between resident displacement and tourist pressure on historical centres are articulated in Lefebvre's work The Right to the City (Lefebvre, 1968 as cited by Iban Diaz-Parra & Jaime Jover, 2020). Lefebvre's work shows the opportunity to fill the gap in tourism in terms of "*what injustices arise through socio-spatial processes and the transformation of social spaces due to tourism? Are prohibition cultural tourism and the local rights to the city mutually exclusive? What roles do Lefebvrian notions of appropriation and place alienation play in a potential conflict that arises in this context? What contribution does Lefebvre's theoretical work make to current studies on over-tourism overall?*" (Parra and Jaime, 2020).

Durban seems to show attention to, "*property-focussed renewal interventions which the dominant participants and beneficiaries tended to be private sector interests, particularly landowners, property developers, and investors*" (South African City Networks, 2010 as cited in Dwamena 2015). Therefore, there is less importance on integrated movements to intervene in the economic, social and environmental concerns in urban regeneration initiatives. Inner-city projects tend to look at increasing the base of the return of the local government. Therefore, they are put I place to improve municipal rates, with developments that are perceived as prestigious and flagship projects. Whose aim is not targeted at inequality, social equity, and disparities in the city centre. Projects of such nature are accepted by policy

and decision-makers without the scrutiny of the claimed successes and more importantly, of who benefits and who loses (Dwamena as sited by Barnekov *et al.,* 1989 as cited in Dwamena 2015). Therefore, the marginalised are not considered in policies that look at putting space in its place.

Henri Lefebvre, The Right to the City (1968), offers an understanding of potential alienation that can be experienced by locals from the city through a tourism-led urban economy. Seville Andalusia, a city in Spain, expresses a form of alienation that appears through a tourism centric town. Through gentrification, citizens experience socio-spatial injustice that creates a very superficial physical attribute that makes one feel alienated from one's local space. Therefore, losing one's right to live and enjoy the city and the experience of ethnicity. A similar situation can be found in Durban as tourism focusses on social injustices and stress on the destination and its residents (Butler, 2018). This is related to very specific socio-spatial and material processes such as those of rising rents and displacement of local (Capocchi et al., 2019 as cited by Iban Diaz-Parra & Jaime Jover, 2020). Durban shows a few gentrification initiatives that drive away locals and establish a social group (amenity migration and lifestyle migrants) that pay little to no attention to their effects on surrounding areas.

"*The development framework plan of the Durban Point Development Project (DPDP) was adopted by eThekwini Municipality, to regenerate the inner-city of Durban through the reestablishment of the Point area as one of Durban's most historic urban quarters. By far, there should have been evidence of the spillover and multiplier effects of this initiative on the local economy*" (Gounden, 2010; Sher, 2009, cited in Dwamena 2015). Yet The Point continues to be seen as a place for illegal activity, and illegal migrants. Gounden (2010) mentioned that the Durban Point Development Project had been criticised for being development driven with no environmental and social regard. This generates hesitation and makes one question if the objectives of the inner-city regeneration initiatives relation with the causes of decline. One questions if the development was planned to tackle the widespread problems or was it put in place to capitalise on high end commercial and economic growth by investors and holiday visitors. An artist depicted the future of the development in 10 years as, *"glistening skyscrapers reflecting the Indian Ocean, alongside a mixed development of luxury apartments, retail, business zones, and tourist hotspots. What's more, despite its plans for mixed-income development, the new Point Road project looks likely to exclude the largely black, working-class communities who have kept Durban's city centre alive*" (The future of

Durban: is this South Africa's most inclusive public space? 2019) see image 2.5. Kaunda said, *"The promenade extension cost R 380 million, forming a small portion of the R35 billion Point Waterfront Development which aims to overhaul the entire area and further attract investment and tourists to the vicinity."*

Plans for the River Town Precinct show worrying signs of yet another gentrification project, with plans proposing private galleries, small theatres, restaurants. *"forging a cultural precinct that would offer local and international tourists a unique Durban and KZN, experience. The project is aimed at stimulating investment and development in the area"* read in an article issued by eThekwini Municipality's Acting Head of Communications. Stating the perception of the intervention's outcomes and intentions (R40m Rivertown Precinct gets underway, 2019). China mall expresses transnational gentrification of a Chinese community with higher buying power creating inequalities, and disparities in the inner-city. The establishment of foreign investment has taken away business from the many existing locals that participate in informal trade in the city. This development can further increase the value of the area and increase buying and renting prices driving locals away from the area.

Drawing from the works of Criekingen, (2003) *"it is evident that gentrification is alleged to transform deprived inner-city neighbourhoods into new prestigious residential and consumption areas are taken up*

FIGURE 2.5: A render of the Durban Point development. Photograph: Durban Point Development Company (Source: Durban Point development project to cost R35 billion, 2020)

by a new class of highly skilled and highly paid residents". With the low-income citizens at a disadvantage. It is perceived that this generates well off households migrating to neighbourhoods that in turn alienate existing citizens due to the increase in rental and property rates which is known to be associated with gentrification. "*The primary subject regarding the debate on gentrification has always lingered around the resultant catastrophe displacement of original residents by entirely different residents with dissimilar socio-economic and demographic characteristics*" (Bostic & Martin, 2003). Nybor (2008) states that "detrimental consequence of gentrification in the inner-city has been displacing the urban poor not to mention the spatial inequalities it also perpetuates." Gentrification has become this trend that correlates to urban regeneration perceived as a positive tool in changing the inner-city fabric, yet, some works of literature allude that the phenomenon remains "a negative spatial expression of capitalism" (Dwamena as cited by Granger, 2010). It encourages socio-spatial disconnect for the city's micro-spatial economy. Granger (2010) rightly put it as a phenomenon that mandates the expression of class inequality. It could be argued that gentrification of inner-city does not promote the long-term sustainability of the city but a fix quick reinvestment initiative for economic returns.

2.3   Social justice for the marginalised

When looking at ways to create social and spatial justice the focus will be on Peter Marcuse as he portrays the right to the city as a holistic approach with consideration of the wider processes which influence the spatial structure, and how to obtain more merit in the fight to justice. He suggests that it's important to find a common cause of which groups are deprived and alienated as ones that could be mobilized (city, Marcuse, 2009). In doing so, one should analyse the underlying common cause of a diverse group that is rejected of the profit motive in favour of other forms of solidarity and collectively, i.e. "cities for people not for profit". "*Marcuse suggests that the right should belong first to the impoverished and marginalized as they do not possess the power to compete with the well-to-do. Furthermore, it is the impoverished and the marginalised that are starved of basic needs such as running water and shelter, their needs should, therefore, be met before the wants of the middle class whose basic needs have already been met*" (Marcuse, 2009). To empower the marginalised, it's important to consider skills of empowerment within proximity to their choice of settlement. Marcuse states five proposals that aim to 'put space in its place', he expresses that 'spatial remedies are a necessary part of eliminating spatial injustices, but by themselves insufficient. Much broader changes in relations of power and allocation of resources and

opportunities must be addressed if the social injustices of which spatial injustices are a part are to be redressed' (Marcuse, 2010). *"Both Harvey and Marcuse put forth that it is the right of every citizen to shape the space in which they live. This is more than just a visiting right of an individual or group to access the resources that the city embodies (Marcuse, 2009), but rather the right to change and reinvent the city more after our own heart's desire. (Harvey, 2012) The city must, therefore, remain in constant flux, which will allow the citizens to shape the spaces which they inhabit"* (Moodley 2016). The right to appropriation gives citizens access to urban space as well as to evolve the space to meet their needs. David Harvey (2008) expresses*, 'the right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city."* Therefore, urban space should be perceived as collectedly owned space and not private property. Durban's informal traders express a great deal of adaptability, making the city work to their benefits. Making use of their environment and movement of people. For example, the food stalls utilizing mobile trolleys to provide food to those passing, see image 2.6. *"As a result of the shift of professionals moving away from the city after Apartheid, and the increased property value of the outskirts, the property value within the city centre has inversely decreased"* (Giuliano et al., 2010). This allows the marginalised to move close to their place of work within the city as well as reap the benefits that preferably come with the ideal city living. Having close access to schools, health systems, retail stores, public space, job opportunities and public transport. Through this shift of social structure, the new user group is now able to occupy the city to fulfil their needs. The city now showcases an opportunity for redevelopment to adequately meet the needs of the city citizens, which can increase the city's density and provide platforms to aid integration and development more efficiently.

FIGURE 2.6 A*: Street vendors selling cooked food (*Source: https://www.groundup.org.za/article /durban-street-vendors-overlooked-and-undermined-government/)
B: Mobile street vendors selling cooked food (Source: http://opencity projects.com/the-markets-of-warwick-junction-durban/)

Shack dwellers fight for their citizenship rights through The Shack Dwellers Movement called Abahlali base Mjondolo which started in 2005. Their motto is 'Talk to us, not about us.' The movement focusses advocating politics for the poor and by the poor. S'bu Zikode states: *"The time has come for poor people all over the world to define themselves, before someone else defines them, before someone else thinks for them, and acts for them. Do not allow others to define you. I'm pleading to intellectuals and NGOs to give us a chance to have a platform for our own creativity, for our own politics. Our politics is not a politics that originates from institutions of higher learning. It originates from our lives and from our experiences. We are asking the intellectuals and the NGOs to work with us to create a space where we can think and discuss together. We don't want them to think and to speak for us. We are not prepared to hear from anyone on the point of order. Not government, not NGOs, no one. Because we are prepared to talk to anyone."* The movement fights for the poor's place in the city to work and live. Most of the community choose to reside in urban slums as its close to their place of work and the transport hub; therefore, for economic reasons, their ideal place to live would be in the city as well. RDP housing on the outskirts is not something they appreciate and if given an RDP house away from the city that the same house would be rented out to someone else while they continue to live in the city, see image 2.7. In 2009 The ABM succeeded in having the Slums Act declared unconstitutional in the Constitutional Court.

FIGURE 2.7: Hostel residents, street traders and ordinary workers took part in the march that was organised by the Abahlali baseMjondolo shack dwellers' movement in Durban. (Source: https://www.newframe.com/abahlali-rejects-draft-bill-on-expropriation/)

Another example of social justice in Durban is the proposal that was made in 2010 to demolish the Early Morning market in favour of a shopping centre. The proposed development did not consider the livelihoods of all the existing traders that would lose their current income. The traders took a stand to challenge the city's proposal in the hopes of saving the market and their livelihoods. The development was put to a standstill by the existing market traders, who had no political and economic power, were treated by the South African justice system as having equal or even greater rights to space as the "powerful" individuals proposing the development of a shopping centre. The existence of the vibrant market is testament to the organization and resilience of the informal workers. However, the traders triumphed over the investors and managed to retain their place of work. No investment was put in to improve the trader's conditions at the market. The traders have been left to put in place their strategies to manage with existing facilities, see image 2.8. The traders still find themselves supressed by the city's rules which stipulates where they can trade and where they can't. The traders are, therefore, still muffled by their ability to shape the city as active participants. In many instances, the traders are only granted visiting rights to the city "allowed" to work within prescribed guidelines but unable

FIGURE 2.8: Early morning market (Source: https://www.marketsofwarwick.co.za/)

to integrate in a meaningful manner as there is such a lack of accommodation available. While the legal system has protected the marginalized individuals, demonstrating good social justice, the failure of these individuals to shape their city demonstrates the poor spatial injustice which exists in the city of Durban. A community that is known for fighting gentrification successfully is the Bo-Kaap community, see figure 2.9. This community originates from skilled labours from all over the world acquiring a place to live which was situated close to the Cape Town's city centre, they were called to work and live there for their skills and not as slaves. The people that needed to be close to town were known as the ones building the city and servicing its needs. Today it is known as a place rich in Cape Malay culture as it also served as the birthplace of Islamic practice in South Africa which the community fought for. This aided in strengthening the community and its values. At the beginning of 2018, the historic Bo-Kaap was placed under threat through gentrification acts by developers that show no respect for their culture, community and architecture. The Bo-Kaap community had pulled together to stand against the wealthy developers trying to make profits of the tourist attraction in which they lived. By the end of the year, the community had successfully won their fight with the city taking on a public participation process towards the selection of heritage sites that the community felt strongly connected to and important to preserve.

2.4   Public-Private Partnerships and The Right to the City

The Right to the City will be explored through a strategic understanding of the readings by Peter Marcuse and his intent to 'put space in its place'. This will aid in giving a broader understanding of the right to the

FIGURE 2.9: Bo Kaap protest and expression through built form (Source: https://www.sapeople.com/2019/01/06/cape-towns-famous-bo-kaap-under-threat-from-development/)

city through encapsulating the necessity for groups of varying backgrounds and similar injustices to come together to fight common underlying problems. A Public-Private Partnership is necessary as it helps the government Link public finances and infrastructure needs. A public-private partnership is a partnership between the government and a private party that looks at providing public services and public infrastructure.

Surface analysis of Durban shows Durban as being home to a diverse group of people but yet segregated at the same time. Durban still experiences segregation through wealth, social economics, race and ethnicity that creates a divide between people's engagement and investment. The absence of social services compounds a city's socio-spatial segregation. Therefore, *"development should be community inclusive (bottom-up) this results in the needs of the immediately affected community being met while also allowing for the economic development and upliftment of the area, to increase revenue for the state as well as private individuals"* (Fainstein, 2009). A lack of investment contributes to social injustice; therefore, the balance between investors, and community participation is necessary.

In the West street project renewal, the municipality recognised that *"uncontrolled and unplanned growth of the informal trading sector will negatively affect the city and that informal traders are important contributors to local economic growth"* (eThekwini Vuna application: 2006). Therefore, the municipality put in place training for the informal traders on business, leadership and customer services to improve the skills of the informal traders. The Metropolitan Council, known as eThekwini since 2001, entered into a partnership with the private sector aimed at reversing the decline of the inner-city, *co-ordinated by*

FIGURE 2.10: West Street Formalisation of street traders (Source: google maps)

Durban based artist-architect Jane du Rand who operates a studio called MOSAIC. The intervention was aimed at involving participants from previously disadvantaged backgrounds, as a way of empowering inhabitants by learning through participation and let their experience further increase their economic standing and make a career from it. Participants were involved in the preparation of the design which was carried out by students and recent graduates of Fine Art at the Durban Institute of Technology as well as the installation on site of all the pre-made elements, e.g. pavers, bollards, benches, and tree surrounds, see figure 2.10. In 1986 the ending of influx control which was governed by the 1955 native's amendment act lead to informal traders migrating to the pavements to claim parts of the city for business. This action shook investors' confidence and resulted in a flight of capital and jobs from the CBD. The city-initiated apartheid transformation of business ownership by creating defined areas for pavement trading and issued vendors licences as well as installing fixed furniture. Later the city partnered with The Renewal & Urban Management Programme (iTrump) to initiate an Informal Economic Policy. This managed and supported the informal economy, and identified precincts for its implementation, which included the upgrading of the streetscape and the accommodation of public realm trading on Durban's main street, West Street. With the help of Interarc Architects; Seedat & Seedat Architects, the design proposals for this precinct were prepared and presented at the end of 1999 and carried out during 2002/3.

Lefebvre (1996) states, "*the right to the city, complemented by the right to difference and the right to information, should modify, concretize and make more practical the rights of the citizen as an urban dweller (citadin) and user of multiple services. It would affirm, on the one hand, the right of users to make known their ideas on the space and time of their activities in the urban area; it would also cover the right to the use of the centre, a privileged place, instead of being dispersed and stuck into ghettos (for workers, immigrants, the "marginal and even for the "privileged")".*

Strategic readings perception of The Right to the City has been understood by (Marcuse, 2014) as a step towards Lefebvre reading in practice, The Right to the City Banner, taking into consideration public and private individuals. The mediator between the two can be seen as an educational institution acting as a platform for the public-private sector to engage. Therefore, social groups and people within a given area would consist of aiding all levels of participants within the institute diffusing the polaroid opposites within one given area.

Seeking Spatial Justice by Soja highlights the importance space contributes in attaining justice, "*The renewed recognition that space matters offer new insights not only to understanding how injustices are produced through space but also how spatial analyses of injustice can advance the fight for social justice, informing concrete claims and the activist practices that make these claims visible. Understanding that space - like justice - is never simply handed out or given, that both are socially produced, experienced, and contested on constantly shifting social, political, economic, and geographical terrains, means that justice- if it is to be concretely achieved, experienced, and reproduced- must be engaged on spatial as well as social terms. Thus, those vested with the power to produce the physical spaces we inhabit through development, investment, planning- as well as through grassroots embodied activisms- are likewise vested with the power to perpetuate injustice and/or create just spaces… what a just space looks like is necessarily kept open, but must be rooted in the active negotiation of multiple publics, in search of productive ways to build solidarities across difference. This space- both process and product- is by definition public in the broadest sense; the opportunity to participate in inscribing its meaning is accessible to all… justice is therefore not abstract, and not solely something 'handed down' or doled out by the state, it is rather a shared responsibility of engaged actors in the socio-spatial systems they inhabit and (re)produce*" (Edward W Soja 2003).

Edward Soja emphasises the need for sustainable solutions that look at top-down and bottom-up approaches, emphasising a need for amalgamation solution. This gives responsibility to both parties as wealthy parties to provide investment and the users to maintain a spaces true intention of being just, through active participation and evolving a space to evolving needs. The Department of Higher Education shares and understands the need for student housing initiatives and the possibility of partnering with education institutions around this potential. They have highlighted their key challenges in student housing as being:

- The production of a range of mostly illegal low-cost accommodation establishments because the demand for affordable inner-city public housing has been largely unmet. This often contributes directly to urban decay. Processes for dealing with slumlords and dysfunctional buildings are onerous, lengthy, and expensive (eThekwini Inner-city Local Area Plan, 2016).
- Specific engagement with tertiary institutions is needed to understand their student housing needs

- Demand for decent unconventional residential accommodation, such as live-work, temporary or periodic rather than permanent, and accommodation with shared facilities, in the inner-city
- No clear strategy for poor non-nationals who are not accommodated in The Housing Code

Their key opportunities are:

- The 2010 Homeless survey indicates higher levels of skill and education than might be assumed and often short-term circumstances as the reason for being temporary without shelter
- An Inner-city that comprises walkable neighbourhoods characterised by integrated mixed-use development, which are safe, attractive, and vibrant (economically and socially)
- Regional, metropolitan, and local social facilities and services that match user population needs and numbers
- Aligned, and appropriate infrastructure and services investment, which must be sustainable in the long term, taking into account water and energy resource limits, climate change, and its effects. New development must be planned for potential localised infrastructure systems such as electricity micro-grids and co-generation, organic waste to compost in large open spaces, etc

It is evident through city analysis that medical facilities and educational institutions provide an anchor for urban regeneration as their place in a city is generally permanent and provides goods and services for the existing community. These institutions have the potential to contribute to a much needed vibrant and diverse 24-hour economy.

"The complexities of inner-city development and urban management require the specific capacity to be developed. In the emerging regeneration strategies, the creation of an Integrated Inner-City Development Facilitation Agency is proposed. Specific residential sector capacity must be included in such proposals, especially to initiate and support potential partnering between public and private sector parties" (eThekwini Inner-city Local Area Plan, 2016).

2.5   Conclusion

The right to participation and the right to access amenities and services are currently absent in many areas and buildings to date. Durban city expresses spatial forms of injustice, unequal resource

distribution, segregation which is derived from the apartheid, industrial planning and the lack of migrant legal passes. The abandoned and neglected buildings are scares of previous social movements that have spatially left the city in despair. Public-Private Partnerships are seen as a way forward of bringing together groups of people, the community, the government and the private sector in the effort to achieve common goals that are targeted at the water, energy, transport and social services. These goals have the opportunity to create sustainable development for all its users without the use of place alienation, gentrification and displacement of locals.

The use of the Right to the City gives the community a voice, access to amenities and the ability to change the built environment provides a good base for empowerment to occur within the community. The precedents chosen have both expressed communities that have taken action within their urban fabric and with that have become empowered citizens.

PART ONE:
BACKGROUND RESEARCH ON ISSUES

1 INTRODUCTION

2 THE RIGHT TO THE CITY

3 COMMUNITY EMPOWERMENT FOR THE MARGINALISED

4 ADAPTIVE REUSE

5 INTERNATIONAL PRECEDENTS STUDIES

6 LOCAL PRECEDENTS STUDIES

7 ANALYSIS ON RESEARCH FINDINGS

8 CONCLUSIONS AND RECOMMENDATIONS

IMAGE 3: The Points Derelict building

SOURCE: *google maps, edited by author*

CHAPTER THREE: COMMUNITY EMPOWERMENT FOR THE MARGINALISED

3.1   Introduction

"*Members of a community share some kind of a bond such as location, interests, background, identity, situations, culture and/or experiences. Thus, a community is a social institution, that is, a stable structure and agreed set of procedures and conventions that provide social order and meaning*" (Scott, 2001). A community exists through the built environment and its manifestation over time, and the converse is equally true, where the community constantly reshapes the built environment according to its requirements. The concept has been broadly understood in the development industry as a vital aspect towards group and individual development (Luttrell and Quiroz, 2009). Acting as a way of enablement and growth in balancing out inequalities. Empowerment relates to all marginalised communities that experience unjust within their livelihood. This could be through race, wealth, gender, disabilities etc.

Through the understanding of the research problem, the need for empowerment is highlighted through the context of the study. What is the context that brings the idea of empowerment to the attention of inner-city living and the built environment decay? The context is one of contradiction between social hierarchy and the political system. Demonstrating one of the greatest downfalls of the Modern Movement in the built environment. The battering notions of urban form, particularly the social shift of new districts detached from the city nuclei. Through these movements, the city centre currently expresses substantial inequalities of income and wealth with a large number of people living below the line of poverty in urban areas. Empowerment is perceived by social activists, politicians and many intellectuals as an effective response to oppression. A definition by Rappoport (1984) looks at empowerment happening at various levels of analysis:" Empowerment *is viewed as a process: the mechanisms by which people, organisations and communities gain mastery over their lives*," These processes can further be divided into different aspects of one's life. Luttrell and Quiroz (2009) look at four dimensions of empowerment which are cultural, political, human and social, and economic "*...multidimensional social process that helps people gain control over their lives*" (Luttrell and Quiroz, 2009 cited in Attwood, 2014). "*Economic empowerment is described as having access to resources, skills, and capabilities to secure an income. Political empowerment refers to the ability to organise and mobilise, while cultural empowerment refers to changing the rules and norms of culture*" (Luttrell and Quiroz, 2009, cited in Attwood, 2014).

3.2   Social empowerment for the marginalised

At the individual level empowerment can refer to psychological empowerment (Zimmeman,1990; Zimmerman & Rappoport, 1988). Psychological empowerment consists of one's efforts to exercise control, one's competence and one's understanding of socio-political environments and one's situation within their context. Individuals can obtain these analytical skills by participating in organizations and activities. Berger and Neuhaus (1977) suggest that increased opportunities for people to become involved in community organizations will help to decrease a sense of powerlessness, alienation, and withdrawal from community living. These organisations can be seen as mediating structures that mediate between impersonal organisations and individual lives while also providing a platform to learn new skills, become a part of a community as well as improve community life and quality of life, see figure 3.3 *"We can say that the more people are overwhelmed by their life circumstances, the less they are able to organize and defend themselves"* (Coit, 1985). Under these conditions, Coit argues, community participation can be an important first step towards social development: *"Apprenticeship in collective action is the true source of development because it is with an experience that one can expand the field of action"* (Coit, 1985).
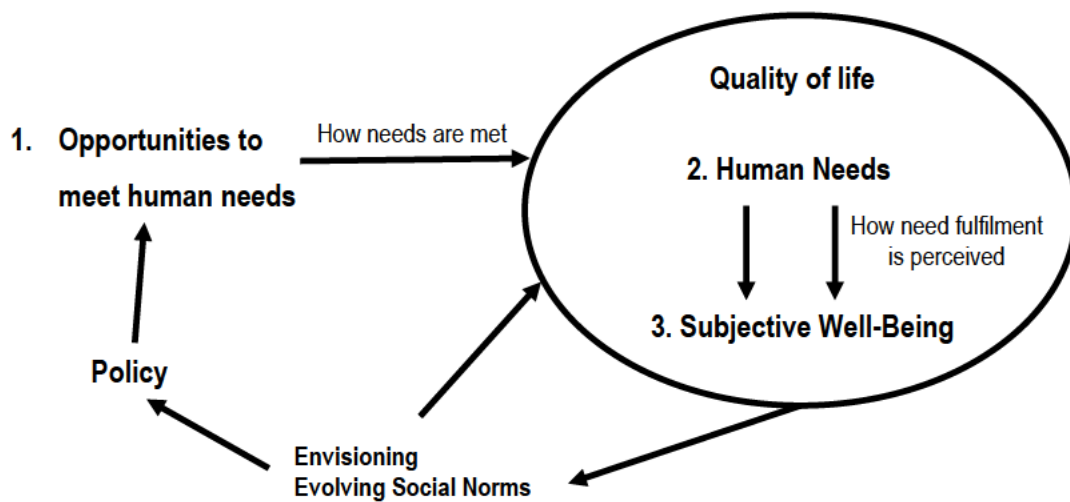
Quality of life(QOL) is represented as the interaction of human needs and the subjective perception of their fulfilment, mediated by the opportunities available to meet the needs.

1.   Opportunities to meet human needs now and in the future: Built, Human, Social and Natural Capital and Time.
2.   Human needs include: Subsistence, Reproduction, Security, Affection, Understanding, Participation, Leisure, Spirtuality, Creativity, Identity and Freedom
3.   Subjective Well Being (happiness, utility and welfare) for individuals and/or groups.

FIGURE 3.1: Integrated model of QOL (Source: Costanza et al. 2008 editted by author)

Community empowerment Initiate's efforts to help progress a community. Focusing on ways to respond to any threats placed on a community's quality of life as well as offer citizens the opportunity to participate. This demonstrates a competent community where its citizens have the desire, skills, and resources to actively be involved in activities that help improve their community life. Cottrell (1983) explains, *"a competent community by the extent to which interdependent components of a community work together to effectively identify community needs, develop strategies to address the needs, and perform actions to meet those needs"*. An empowered community is expected to comprise well-connected organisations that are both empowering and empowered see figure 3.2. West street informal traders that have been empowered by engaging with the municipality on developing their place of work to improve street flow and increase the number and efficiency of informal trade stalls have formed an organization amongst themselves called, "Traders against crime". The community members are given whistles that are used to let others in the community know of possible crime in the area. The involvement of the city shows traders recognition in being a vital economic sector for the city. By making structural and institutional facilities available, this intervention attempts to regularize the sector, encouraging an inclusive and empowering organisational approach to the cities inhabitants. This intervention has built a strong community among the formal and informal traders as well as the municipality.

Another way of empowering individuals is by accessing and enhancing their quality of life, see figure 3.1. Enhancing Quality of Life (QOL) has long been a major explicit or implicit lifestyle and policy goal for individuals, communities, nations, and the world (Costanza *et al.*, 2008). In the run-up to South Africa's

Level of analysis	Process (empowering)	Outcome (empowered)
Individual	Learning decision-making Skills	Sense of control
	Managing resources	Critical awareness
	Working with others	Participatory behaviour
Organizational	Opportunities to participate In decision-making	Effectively compete for Resources
	Shared responsibilities	Networking with other organisations
	Shared leadership	Policy influence
Community	Access to resources	Organization Coalitions
	Open government structure	Pluralistic leadership
	Tolerance for diversity	Residents participatory skills

Integrated model of QOL (Source: Costanza et al. 2008)

first democratic elections held in 1994, a successful election campaign was run by the ANC under the theme of "...*a better life for all*" (ANC, 1994). Which aimed to reduce, eradicate, or alleviate poverty or to empower the marginalised. Descriptions of poverty often highlight social injustice in the form of inequality. This could refer to income inequality, inequalities regarding the opportunity, basic services, political participation, and so on.

3.3   Enabling the marginalised through the built environment

Kabeer (1999) states empowerment to be, "*the expansion in people's ability to make strategic life choices in a context where this ability was previously denied to them*". As mentioned previously, a lot of social issues exist because of unequal access to resources and unequal distribution of resources. Empowering processes, on the other hand, are ones that attempt to gain control, obtain necessary resources, and understand one's social environment. A process is empowering if it helps people develop skills so they can become self-governing decision-makers and problem-solvers. Empowering processes for individuals might include community involvement or organization; at an organizational level empowering processes can include shared decision making and leadership, at a community level empowering processes can include media, and accessible government, see figure 3.2.

Empowerment-orientated language is described by Rappoport (1985) as a helpful tool in redefining a professional role. This concept replaces terms like "client" and "expert" with "participation" and "collaborator". The role of a professional becomes a collaborator and facilitator rather than an expert and counsellor. By adopting empowerment orientated language professional learn more about participants through their world views, cultures and existing life struggles. The professional works with participants instead of advocating for them. Empowerment orientation gives citizens a protagonist role in the change they are wanting to see, being a part of the overall goal and all its processes. Lucian Kroll's Medical Dorimitories at Louvain La Neuve in Belgium, see figure 3.3 involved students not only in the design but in the actual construction of housing units. Ralph Erskine and Vernon Gracie's design for the Byker Housing in Newcastle-on Tyne, see figure 3.4 is closely tied to their concern for public participation. For twelve years the architects kept an office open in the middle of the site, to work with the existing residents and rehouse them without breaking family ties, patterns of and neighbourhood traditions. Nicholas Habraken's created flexible designs for housing in the Netherlands, many of the Swedish new towns, and

later the 'preservation without gentrification' plan for the historic centre of Bologna, became the models for all that was good in community architecture. All three projects were initiatives of the town council or institution who then hired well-established architects, known for their design skills as well as their social views. They then supported the process over a long period. The chosen architects were well established and believed that good design requires a dialogue with the users. It is an enabling form of empowerment intended to involve people in decisions about their environment.

The Urban Homesteading Assistance Board (U-HAB) in New York, established in 1974, demonstrates empowerment orientated language process. A group of architects, inspired by the self-help building efforts of squatters in Latin America and Asia, provided technical assistance to gang members and ex-offenders. The purpose was to promote self-help labour (sweat equity) so that low-income community groups could rehabilitate and own abandoned housing. The group initially took advantage of federal and local loan programmes such as Community Development Block Grants and the Municipal Loan Program as well as subsidized job-training programmes. When the swing to economic conservatism caused a vast reduction in funding, U-HAB was forced to re-examine its technical assistance. In many ways,

FIGURE 3.3: North side of the Byker wall, Newcastle-on-Tyne, England, (Source: *https://newcastlephotos. blogspot.com/2009/11/byker-wall.html*> *Accessed 8 April 2021*)

FIGURE 3.4: Maison Medicale, Louvain la Neuve, Belgium, (Source: *https://barcelonarchitecture walks.com/the-ecological-architecture-of-lucien-kroll/*> *Accessed 8 April 2021*)

rehabilitation was the easy part, whereas ownership and management were long-term problems. U-HAB observed that of some 11,000 tax-delinquent buildings foreclosed on by the city, more than one third were still occupied. The city adopted a Tenant Interim Lease Program (TIL) whereby existing tenants take over their buildings, rehabilitate, and manage them as a tenant cooperative. The technical assistance programmes expanded with training programmes in bookkeeping, financing, and management. For U-HAB, technical assistance in rehabilitation - the starting point of the organization - became one small step in the process of cooperative ownership of affordable housing for low-income communities in Manhattan, see figure 3.5.

In San Francisco, Asian Neighbourhood Design (AND) took a different approach to community design. A group of young Asian architects formed AND in 1977 using the Comprehensive Employment and Training Act (CETA) funding to teach cabinetry to high school drop-outs. With other federal grants, they built furniture and helped with housing rehabilitations throughout Chinatown. By 1981, federal funding was almost at an end, and AND realized they would have to support themselves in the private sector if they

FIGURE 3.5: U-HAB's technical assistance includes design, construction, financing and management. (Source: COMERIO, 1978)

wanted to survive. Because several housing development corporations already existed in Chinatown and the rest of the city AND decided not to compete with them, but to sell their architectural design and furniture building services. Based on their track record and sensitivity to community needs, AND became the architects for most of the housing rehabilitation projects done by non-profits in the city. They also built and sold furniture specifically designed for small residential hotels at prices that were competitive with standard furnishings, see figure 3.6. At the same time, they started a for-profit construction and development company as a subsidiary of the non-profit. Each of these business ventures has allowed them to continue their Housing Advisory Centre, their Furniture Loan Program, as well as their ongoing political activism. These examples help redefine our roles as professionals and our community collaborators and gives us a conceptual framework to understand community participation.
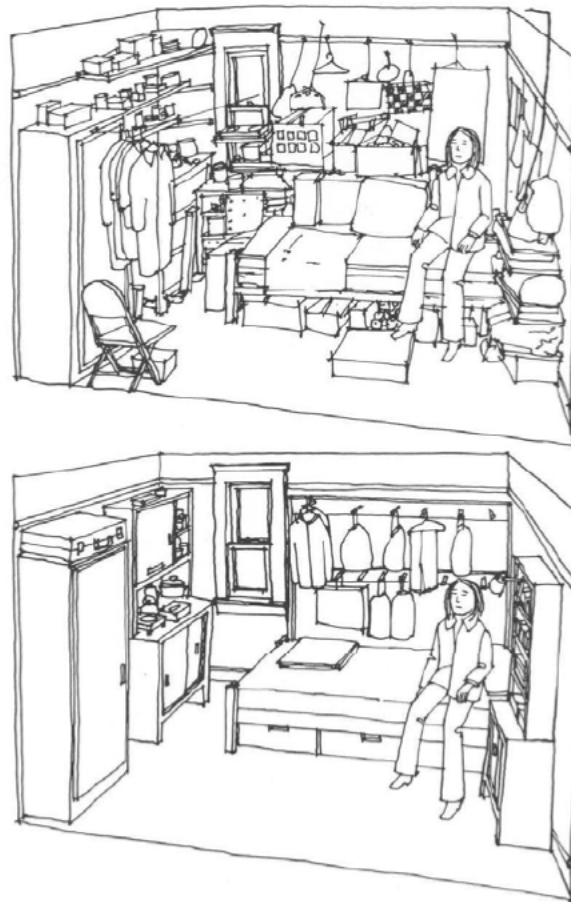
FIGURE 3.6: Before and after views of Mrs Mak Kwong's residential hotel room. Furniture designed by Asian Neighbourhood Design. Maison Medicale, Louvain la Neuve, Belgium, (Source: COMERIO, 1978)

"*The process of community empowerment is a social change process that involves the organizing and creating of a community with a common critical characteristic that suffers from social stigmas and discrimination and acquires the ability to control its relevant environment better and to influence its future*" (Sadan, 1997: 145). In this case, the marginalised from the city suffer from neglect and poor living conditions, which strips them from their right to basic needs. The built environment is an empty vessel that can adapt to the user's desires through empowering the community by obtaining new skills and determination, changing the existing stigmas. Community architecture was, and is, essentially grassroots political action. Community design grew out of advocacy for the rights of poor and minority citizens and was supported by a host of federal programmes focused on the needs of the urban poor. "*Urban growth increases the demand for housing and services in African cities and results in the expansion of informal settlements. Although access to adequate and affordable housing is a recognised human right, enshrined in the Article 11, paragraph 1 of the International Covenant on Economic, Social and Cultural Rights (ICESCR), in 2010 nearly 200 million people in sub- Saharan Africa, or 62% of the total urban population, were living in slums*"(UN-HABITAT, 2008 cited in Vogiazides, 2012). Slum-dwellers live in conditions of deprivation and are vulnerable to forced eviction (UN-HABITAT, 2008, cited in Vogiazides, 2012). The African slum population is on a growing trend, as two-thirds of new urban inhabitants are expected to be housed in informal settlements (UN-HABITAT, 2008 cited in Vogiazides, 2012).

"*This is not in order to address some altruistic notion of community, rather it is a necessary response to major changes in human settlement. The need for a shift in professional perspective is clear by 2050 one in three people in the world will live in a slum. Making this community the new face of urban development. With slums being the dominant human settlement typology in the world, adopting the profession to consider issues of effective public participation, cross-cultural collaboration and working to build the capacity of the poor and disadvantaged will not be a choice but a necessity for best practice*" (Hartley Studio, 2013).

3.4   Empowerment Spaces

It is important to understand what empowering spaces can look like as the topic can be so broad and can cover a variety of people in trying situations. It is vital to identify existing and emerging inequalities that resonate with a collective that cannot put in place physical systems that can pave the way to responses

and solutions. Therefore, one should not blame the marginalized for not trying hard enough while important role players leave structures of inequality unchallenged. With the dissertation focus on creating empowering spaces that deal with ones below adequate living and working conditions in abandoned and derelict parts of the city, it is vital to create spaces that promote interaction and chatty between communities of the informal and formal. As well as to display collaborative learning and participation. Re-establishing the workings of a learning environment and the roles between public and private interaction towards empowerment. The design should act as a catalyst for storytelling focused around democratic learning spaces of engagement and adaptability. To reimagine the colonial planning into one that meets the standards of its current community, to foster this long-awaited transition to a democratic city. It's important to take into consideration the broarder social responsibility of the built environment as apose to the microenvironments only.

Francis Kere is known for focussing on architecture that provides for community's needs. When the firm was tasked to redesign Burkina Faso Parliament building as it was previously destroyed by unhappy
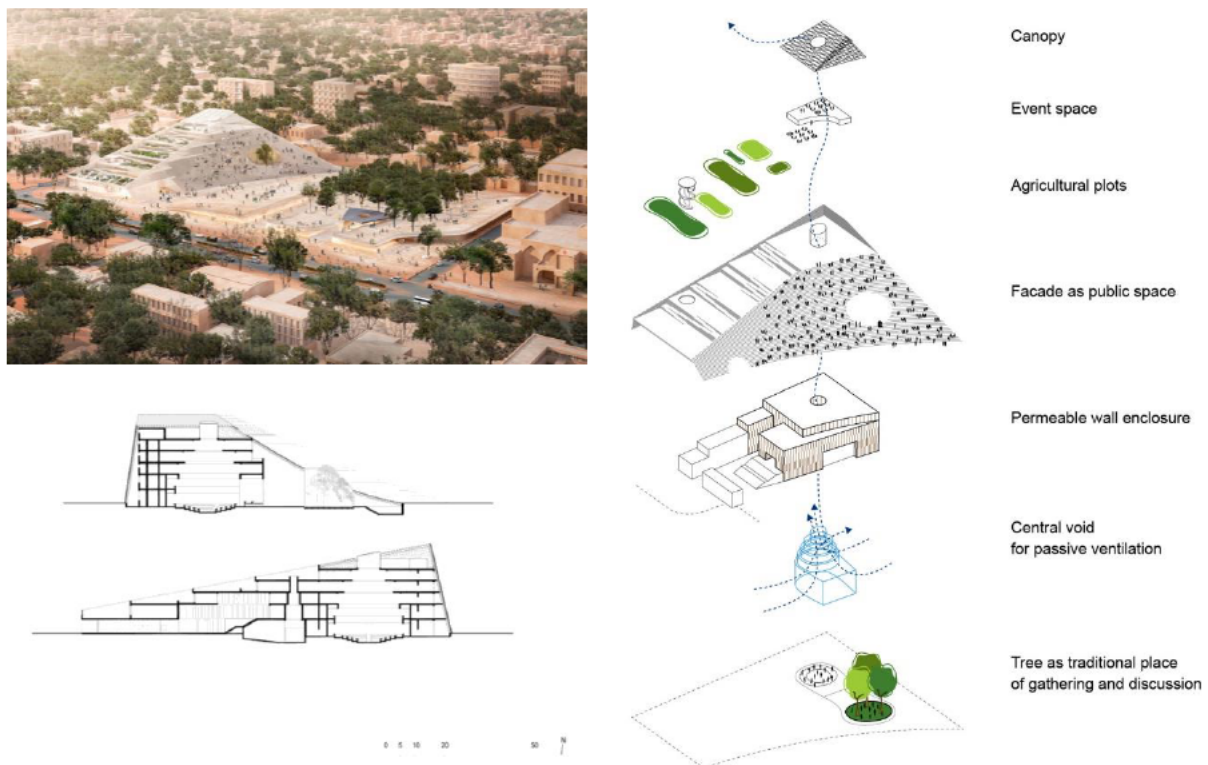
FIGURE 3.7: Burkina Faso Parliament Building (Source: https://www.archdaily.com/797283/in-wake-of-revolution-francis-kere-envisions-a-transparent-new-architecture-for-the-burkina-faso-parliament-building)
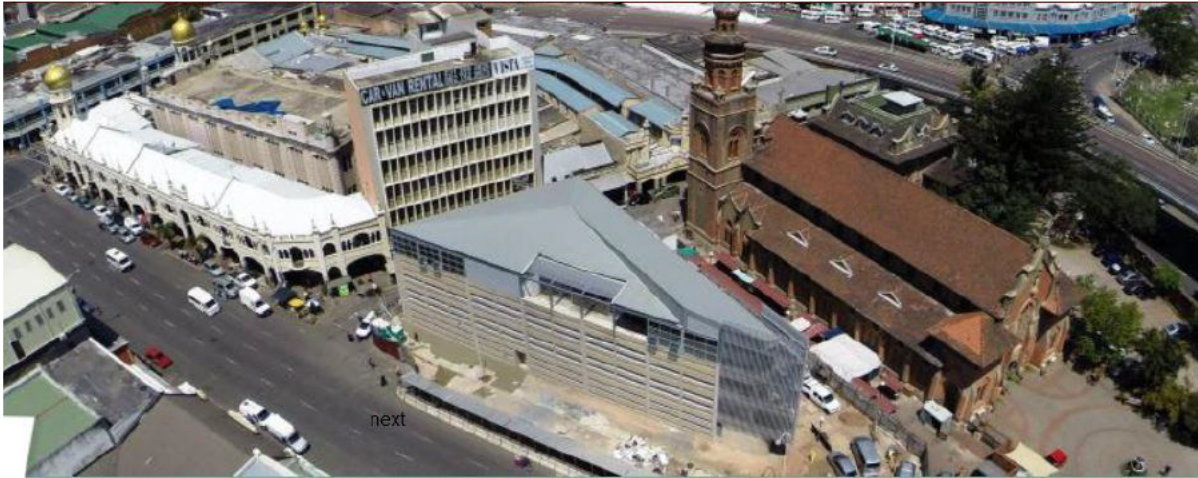
FIGURE 3.8: The centre is situated alongside the city mosque and church emphasising its need for diversity and its grounding in being a place for those in need (Source: https://www.google.co.za/maps)

citizens. The firm made sure to understand the ideal layout and scenery for decision making in a village setting, where community members are free to sit near the gathering and observe the proceedings. This translated into the design through transparency and openness, with the parliamentary outer facade designed to be inhabited by the public as a place of shelter and engagement. The stepped pyramid translates into a monument that citizens can climb and reflect on the flat urban fabric. With over 90% of the city's working population dedicated to agriculture, Kere designed the building to be terraced and for these terraces to be used to demonstrate new methods of agriculture acting as a public educational tool promoting the city's strength in farming, see figure 3.7. Transforming a place that is usually meant only
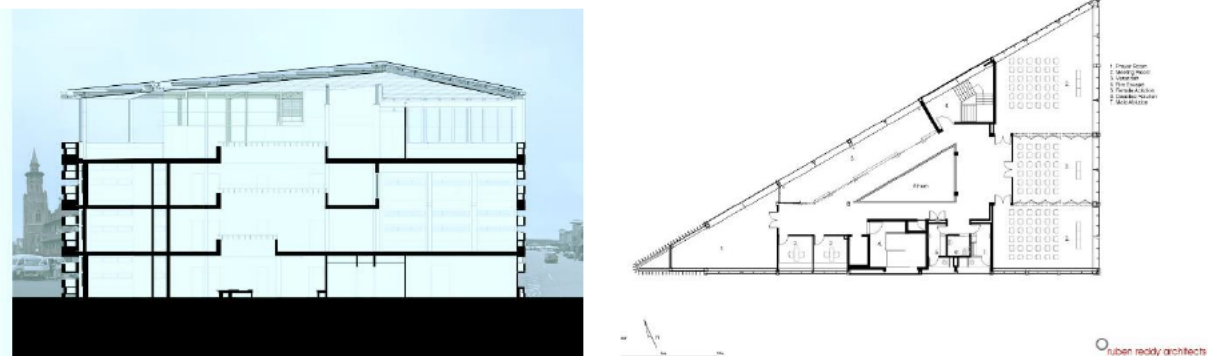
FIGURE 3.9: Understanding the buildings structure and flexibility (Source: http://www.archidatum.com/projects/denis-hurley-centre-ruben-reddy-architects/)

for people of power to one that incorporates all walks of life. Another example that promotes social ethics to its place in history and being able to adapt over the years to best suite its community in need is the Denis Hurley Centre. The centre was established to provide a range of flexible facilities grounded in the history of the site of facilitating care, education and community. "*Care because we are serving the need of the poorest people of Durban, education because the church in this part of the city has for over 100 years been a beacon of education, community because we are at the core of a vibrant and diverse group of people who live happily side by side*" (Denis Hurley Centre DHC, n.d.). The new Denis Hurley Centre was created in the hopes of continuing the legacy of the life and work of the late Archbishop Denis Hurley by challenging the injustice systems and being a voice for the voiceless. The building is highly responsive and acts consciously to its context, climate and community. Utilising the triangular-shaped site to promote interconnected spaces around a centralised atrium, see figure 3.9. This reinforces the Denis Hurley Centre's aim towards an integrated community space, open to all. Some architectural spaces have been generated as places of adaptability to transform and adapt to its users changing needs quickly. Empowering spaces in an urban context should include open public spaces which can add value and strength to community participation and development, these spaces allow groups to exert some form of control and act as a platform to voice their opinions. Spaces that are easily adaptable to different uses are often seen as valuable to a community in their ability to change and evolve. Adaptable spaces also act as a benefit for the city, which is already so dense, in constant change and is rich in man-made resources. The city's ability to adapt adds great value to an area and its future potential.

FIGURE 3.10: NGR Office adaptation by increasing floor levels while retaining its roof structure

(Source:https://sites.google.com/site/soulorailway/home/system-6-1/sytem-6>)

Durban Central Station is another great example of a adaptation that was made to enhance the life of new inhabitants. In 1903 Durban Central Station was completed by Mr William Street-Wilson as a two-story building that comprised of NGR office and the train station. The building program consisted of standard amenities needed for a station such as ticket offices, restrooms, dining rooms etc. In 1903 two additional storeys were added to the building with the top-level being lifted intact see figure 3.11. By the 1980s the workshops moved to Bayhead and the station to Greyville. In 1986 the original railway
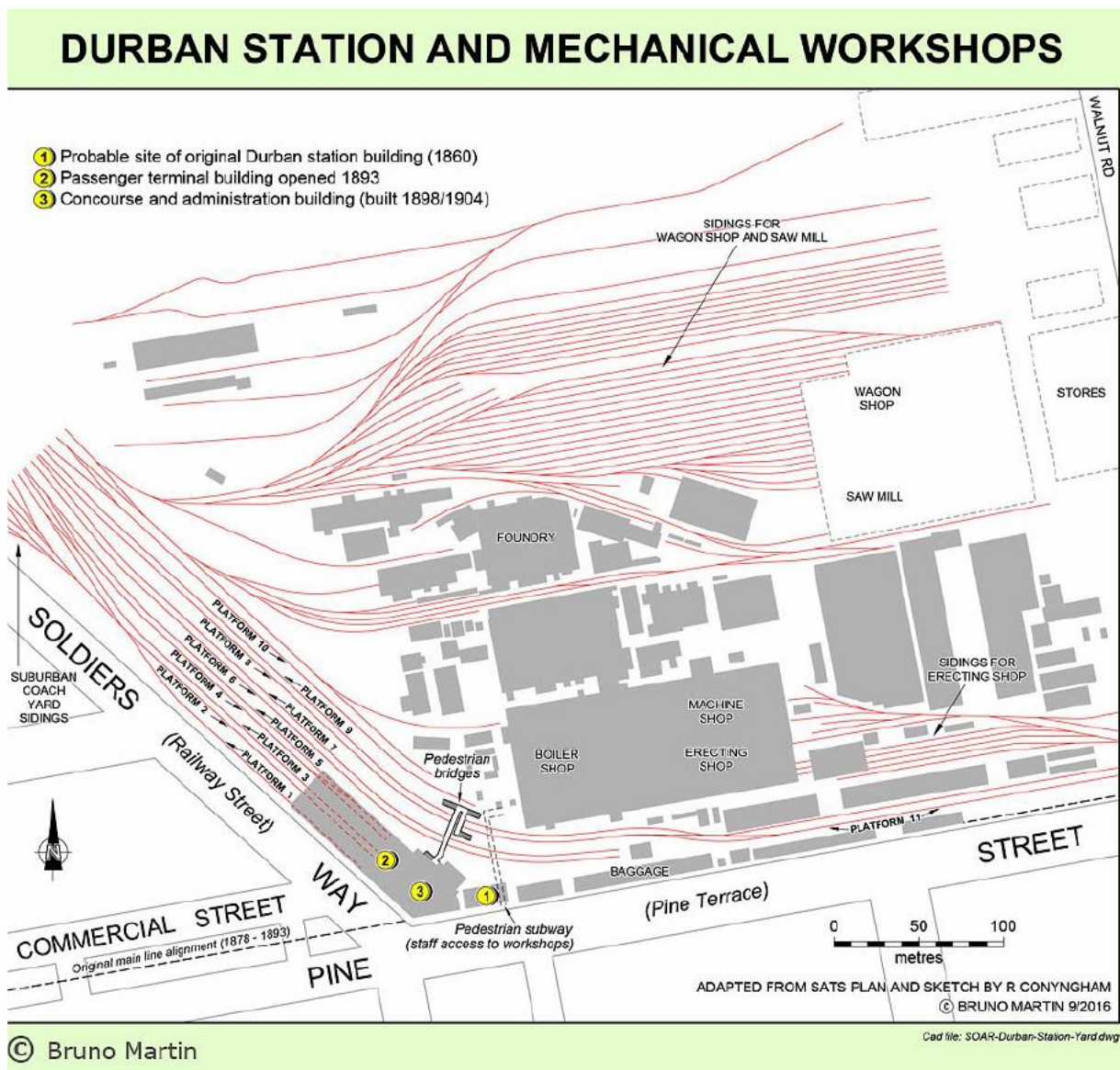
FIGURE 3.11 : Durban's old Station precinct plan view (Source: https://sites.google.com/site/soulorailway/home/system-6-1/sytem-6>)

Workshop for the Durban Station was refurbished and transformed into The Workshop Shopping Centre, see figure 3.13.

The concourse and administration building was partially demolished to make way for the new road DR AB Xuma street see figure 3.13 this was proposed to help ease traffic congestion in the city. This resulted in the train shed being moved slightly two new pillars were erected on each side to support the weight of the relocated roof see figure 3.14.   Today the building is a health and fitness centre for Virgin Active. By using the existing between R 10 and R 12 million could be saved (They wanted to demolish the Durban Railway Station | The Heritage Portal, 2018). This historical landmark cluster today retains all its character and charm of the colonial era while providing a service for the needs of today with the workshop acting as the country's first themed shopping centre. When it comes to adaptability, a structure strength allows the building's current and future internal possibilities.
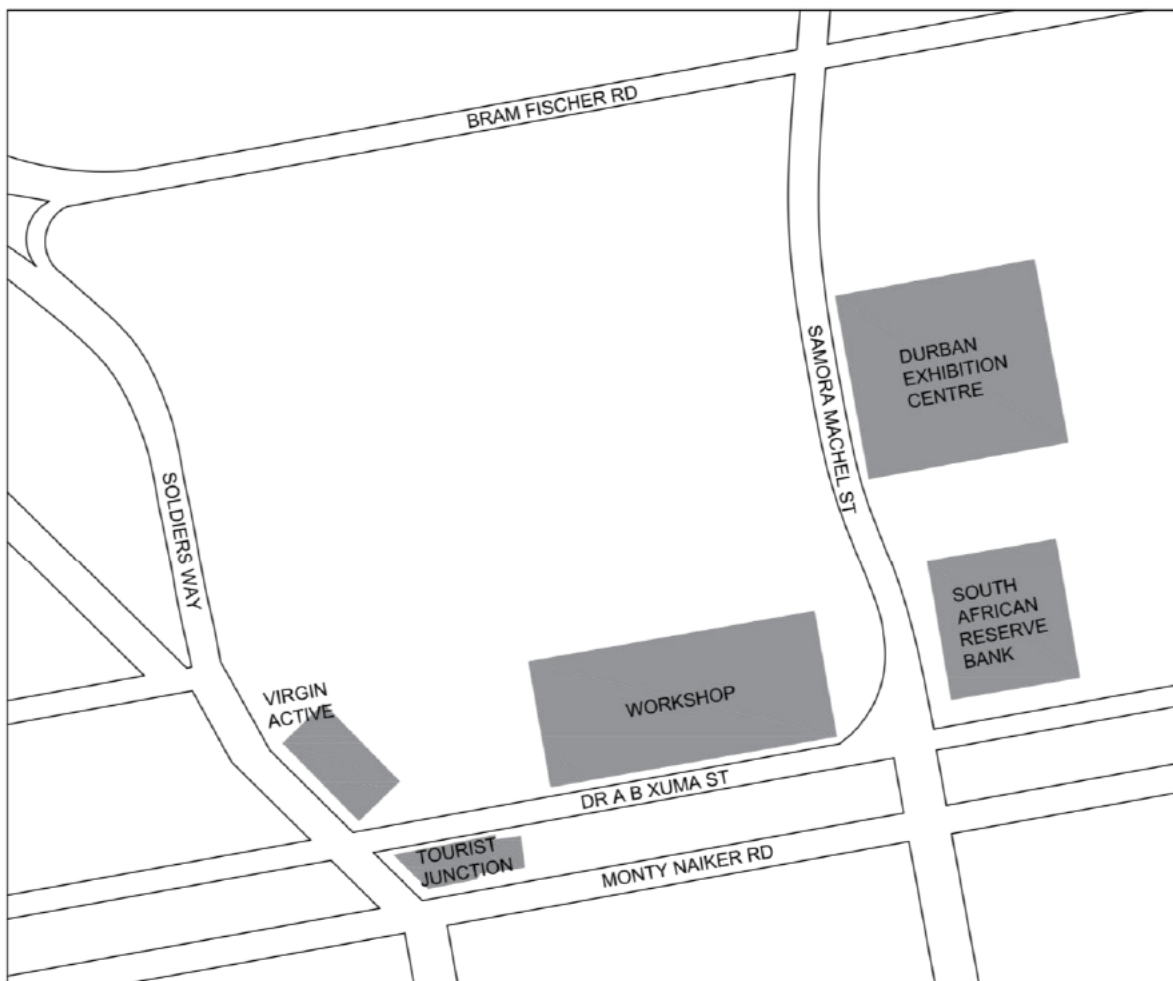
FIGURE 3.12 : Durban's Station plan view today (Source: Authors own)

FIGURE 3.13 A: Durban's old Station precinct (Source: https://sites.google.com/site/soulorailway/home/system-6-1/sytem-6>)

B: Durban's Station precinct today (Source: google maps and edited by author)

FIGURE 3.14 A: Passagers terminal on Railway Street (Soldiers Way) in 1961 (Source: https://sites.google.
com/site /soulorailway/home/system-6-1/sytem-6>)

B: Passagers terminal adaptyed to Virgin Active (source: google maps)

3.5 Work-integrated learning as a catalyst for social change

"Empowerment may be seen as a process where individuals learn to see a closer correspondence between their goals and sense of how to achieve them and a relationship between their efforts and life outcomes" (Mechanic, 1991). This explains the interrelationship and depth within an empowerment process and how it is centred around one's ability to exert control. Conceptual definitions also suggest that participation with others to achieve goals, efforts to gain access to resources, as some critical understanding of the socio-political environment are basic components of the construct. Applying this general framework to an organizational level of analysis suggests that empowerment may include organizational processes and structures that enhance member's participation and improve organisational effectiveness for goal achievement.

Empowering organizations offer opportunities for one to gain control over one's life, while, empowered organisations provide a platform that influences policy decisions that govern service provisions. Both empowered and empowering organizations may share the same characteristics. Empowering organizations provides a platform for people with similar interests to gather and participate in decision making, generating a sense of identity with others. There are usually opportunities to develop skills and a sense of control in these environments examples of these are usually hobby clubs that are not interested in political issues or community decision making but require resource management, coordination of activities, and leadership. Empowered organizations are expected to mobilize resources like money and facilities. They are focussed on meeting their goals and enhancing their effectiveness. They tend to look at a larger geographical area that consists of a more diverse audience

"There is a skills paradox which faces South Africa whereby there is a high unemployment rate and severe skills shortages. South Africa is a young population with an average age of 25" (Statistics SA, 2012) with, *"approximately 60% of South Africa's population reside in towns and cities which is expected to increase to 70% by 2030"* (NPC, 2012) When coupled together can intensify the current situation. The need for the built environment to empower education in South Africa's urban cities, therefore, cannot be underrated. Keohane believes that *"universities are, or at least should be intergenerational partnerships in learning and discovery, with compelling moral purposes that include not only teaching and research but also serves to society, we are not just collections of loosely affiliated persons with convergent or*

conflicting interests, but institutions that make a difference in the world" (Keohane, 2006). This has the potential to add value to South Africa's socio-economic issues and particularly the perception of the neglected hijacked buildings in the city centre and affected communities. This strengthens the responsibility learning facilities have in society as an institution that goes beyond just educating individuals efficiently. An educational institution can empower and influence communities beyond its building's walls. Creating a sense of purpose in the community.

The FET department bears responsibility in resolving this problem. Through occupational training, young individuals can be equipped with the necessary skills to enter the labour market. "*Occupational training is the term given to the process in which a learner is taught practical job skills to be able to participate in the workforce that enables the learner to become an active member of society and be responsible for his or her well-being*" (McNamara & Pike, 1980). Given this situation, there are still some occupations that are found to be in high demand, which there are shortages in the labour market. One of these areas is the skilled artisans – people like bricklayers, plumbers, toolmakers, painters, electricians or fitter and turners whose skills are in big demand. Artisans are essential to any economy that aims to industrialize. Artisans add relatively more value than other labour on the manufacturing floor and are less susceptible to automation than low skilled and unskilled labour. The Deputy Minister of Higher Education and Training, Mduduzi Manana expresses the need for artisans and has stipulated 2014-2024 as the "decade of the artisan" in the hopes to increase South Africa's skills level so the demands of its struggling economy can be met (skillssummit.co.za). While office vacancies in all other nodes in eThekwini decreased from quarter 3 to quarter 4, 2016, office vacancies in Durban CBD increased by 32% (Chipeya, 2017). This could be an indication of direct commercial movement out of the CBD, into other nodes. This is of concern as the CBD has been reducing in its relative contribution to rates. Challenges in the CBD have persisted over an extended period and have resulted in a strong downward trend. A more concerted effort is needed to address this. To address this, there have been initiatives by businesses and the government to revitalize the inner-city. One such programme is the Inner-City Regeneration Programme; the main focus of which is to address safety and security, bad buildings, management of informal street trading, and outdoor advertising and signage (Chipeya, 2017). The effects of these initiatives are still to be seen in office vacancy rates. South African government has set a goal of thirty thousand artisans per year, by 2030 to develop the country's artisanal skills (Chipeya, 2017).

An artisan is a skilled craft worker who is highly skilful with their hands. They manufacture mechanical devices, technological crafts and artistic products, extending themselves into the services industry. Despite popular misconceptions, artisans are distinctly different from technicians in that they are not only trained to repair goods but to conceptualize and create them and as such are inherent, creators. Most 'every-day', functional man-made creations insight, are directly or indirectly the work of artisans. Our cars, houses, televisions, telephones, clothing, furniture and appliances, high-end jewellery, and even home decor is all, in varying degrees products of artisanal work (Chipeya, 2017).

Ways that business and government can assist TVETs with artisan development are:

• To help with Infrastructure development and assist with funding towards this.

• Assist with the development of lecturers.

• Open up workplaces for lecturers for a work-integrated learning experience.

• Open up workplaces Work Integrated Learning (WIL) for students in Apprenticeships and leadership.

• Assist with career guidance.

• Assist in offering developmental workshops in technological advancements.

3.6   Conclusion

This chapter helps connect an individual's well-being with the social and political environment expressing the need to provide opportunities to the community so that they can evolve to be active decision-makers to progress their lives, the organisations that surround them, and ultimately their community.

"*Empowerment is about social transformation, it is about radical social transformation, and it is about the people-ordinary common people, rather than politicians, experts, and other socially or culturally advantaged persons. Above all its about power, although the concept of power contained in it is generally left unspecified. Empowerment is both a means to an end and an end in itself*" (Beteille, 1999). The idea of empowerment may be invoked in virtually any context: in speaking about human rights, about basic needs about economic security, about capacity building, about skill formation, or the conditions of a dignified social existence. Aslop and Heinsohn (2005)(cited in Attwood, 2014) expresses empowerment as, "*...enhancing an individual's or group's capacity to make choices and transform these choices into desired actions and outcomes*", Luttrell and Quiroz (2009) express empowerment as "*...a progression that helps people gain control over their own lives and*

increases the capacity of people to act on issues that they themselves define as important". This definition helps encapsulates the essence of empowerment as a process that combines one's power and ability in reaching personal goals.

"*Empowerment is an intentional, ongoing process centred in the community involving mutual respect, critical reflection, caring, and group participation, through which people lacking an equal share of valued resources gain greater access to control over those resources*" (Cornell Empowerment Group, 1989).

Looking at the examples of empowering spaces it is evident the need for the built environment to constantly adapt to the changing needs of its inhabitants in order for empowering spaces to continuously exist and play its part in the community. The next chapter focusses on the need for adaptation in the urban environment and its important role it plays in the social and spatial urban fabric. The chapter draws on more architectural examples and the impact the buildings have on the community.

PART ONE:
BACKGROUND RESEARCH ON ISSUES

1. INTRODUCTION

2. THE RIGHT TO THE CITY

3. COMMUNITY EMPOWERMENT FOR THE MARGINALISED

4. **ADAPTIVE REUSE**

5. INTERNATIONAL PRECEDENTS STUDIES

6. LOCAL PRECEDENTS STUDIES

7. ANALYSIS ON RESEARCH FINDINGS

8. CONCLUSIONS AND RECOMMENDATIONS

IMAGE 4: The Points Derelict building

SOURCE: *Author*

CHAPTER FOUR: ADAPTIVE RE-USE ARCHITECTURE

4.1   Introduction

SohCo CEO Heather Maxwell states, "*this notion of renovating existing buildings in inner-cities is the key to solving Durban's housing crisis, and the government needs to ramp up its support for this type of development. Building new low-cost housing is bedevilled with problems. Apart from shoddy quality, the houses are often too far from the CBD, and transport costs are high*" (ARDE, 2014). The Human Settlements Committee Chairperson Councillor Nigel Gumede, states "*We need to identify some of these bad (problem) buildings to house people and address the social housing issue*" (eThekwini Municipality, 2011).

Adaptive reuse is the process of taking any building or object that expresses outdated uses and repurposes it into something more relevant. After understanding the dynamic field of adaptive reuse, the focus should be placed on genius loci and the meaning of the building to be reused in the city as appose to superficial responses, promoting sustainable responses for future generations. Durban's societal past has generated a unique experience that has become a present problem that should be tackled with ideologies that aid the social shift from apartheid to a democratic relationship. This shift needs to be acknowledged by all parties involved in the transformation to appropriately balance out inequalities that have been passed down by previous generations. The approach to change should be ignited from the inevitable social dynamics that have bloomed from communities showing initiative in space reallocation in the city. The importance can be placed on further empowering these marginalized communities with the necessary aid and guidance from other professionals. Looking through ideas on self-help approaches that enable communities and improve their lifestyle communally. When doing so, it is vital to target communities within their preferred location of self-improvement.

"Because their structure tends to outlive their function, buildings have continuously been adapted to new uses- a fact which has enabled generation after generation to derive a sense of community and stability from their physical surroundings" Cantacuzino, 1972.

4.2 The social and spatial need for adaptive reuse in the city of Durban

-Humans inevitable need to adapt, demonstrating misuse of building stock

-Urban flight has left Durban neglected and abandoned generating urban sprawl and city deteriorate.

Global Report on Human Settlements 2003 found that "*urban slums are growing faster than expected. The number of people living out their days in urban slums is almost one billion, one out of every three city dwellers*" (The challenge of slums global report on human settlements 2003, 2003). Slum settlements have evolved through the city's inability to provide affordable low-income housing for citizens within the city. Therefore, slum housing has become the solution for these low-income communities. "*if no serious action is taken, the number of slum dwellers worldwide is projected to rise over the next 30 years to about 2 billion*" (The challenge of slums global report on human settlements 2003, 2003) see figure 4.1.

Durban's city has shown social changes that have created patterns and waves of urban sprawl and urbanization as well as a distinct gap between the rich and poor. These social changes are constantly evolving while the built environment stands static as a building can live up to 80 years. "*With just 1-2% new buildings added to the total (real estate) stock annually, much of the built environment that will exist in 2050 already has been developed*" (Managing Building Adaptation: A Sustainable Approach, 2020)**.** Humans' need for change is inevitable as humans have the desired need to evolve and improve their life circumstances. This need to change and advance led rural to urban migration and a large sector of the

2003
1 BILLION SQUATTERS OUT OF
6 BILLION WORLD POPULATION

2030
2 BILLION SQUATTERS OUT OF
8.3 BILLION WORLD POPULATION

2050
3.5 BILLION SQUATTERS OUT OF
9.1 BILLION WORLD POPULATION
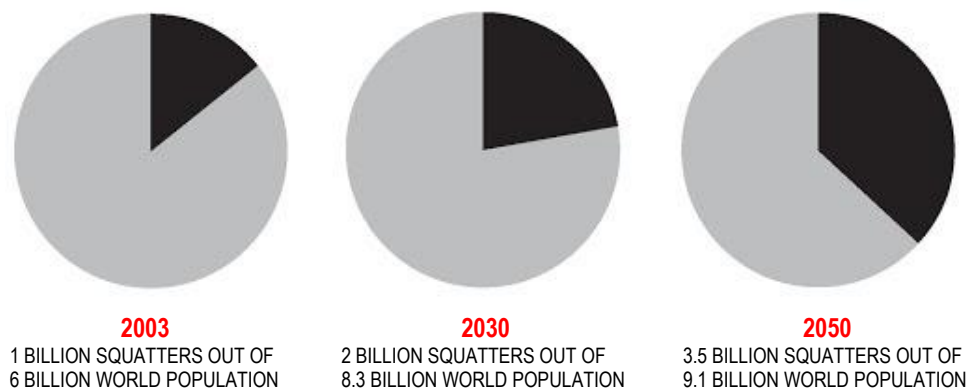
FIGURE 4.1: The graph shows the expected increase of the world's squatter population by 2050 (Source: UNCHS HABITAT)

marginalized been suppressed and restricted through the built environment as the structure that stands in the city, the majority being commercial and industrial buildings do not suite the community's needs. The city's primary user is one of a lower income, which prefers to stay close to the workplace so they can capitalize on their income to support their families. Lowering their travelling costs and time wasted on the road to and from their homestead on the outskirts, with the flight of investment and wealth from the city, the marginalized lack economic and social power, which has led to poor adaptations to the existing building stock.

Commercial landowners see this gap as an opportunity to convert their commercial space to residential illegally. Approximately 30 poorly adapted buildings were located in 2006. In 2016 120 non-compliance plots were discovered and identified by the Organization of Civil Rights. Landowners are converting their commercial buildings to overcrowded housing and work units. These buildings show an absence of bathrooms and kitchens, inadequate toilets, taps, and electrical systems. Drywall partitioning or Masonite helps divide the space into smaller units (Kitchin, F. and Ovens, W. 2008). One workhouse is divided into a minimum of 100 units and a maximum of 300 units with one unit measuring as little as 3.5 m². One unit of 3.5 m² can cost an individual from R 500.00 – R 950.00 per month with the landowner receiving up to R 150 000 in cash per month, these figures were taken from a study done in 2008 (Kitchin, F. and Ovens, W. 2008). The landlords are known to exploit the poor's need for a work and living space, with no exploitation of their labour. The workhouse, known as the majority of the derelict buildings in the city, fill

Sustainable development means encouraging economic growth while protecting the environment and improving our quality of life, and increasing community's social capital, **without affecting the ability of future generations to fulfill their needs by developing reliable infrastructure.**
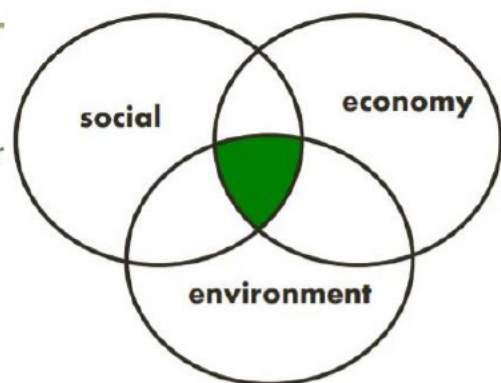
FIGURE 4.2: Sustainable development (Source: Sucahyono, H., 2015. *Promoting Sustainable Human Settlements In Indonesia*. Indonesia.)

the gap between a shelter and social housing. It offers a sense of privacy with half wall partitioning as well as a semi-permanent place to stay as payment happens monthly. Monthly charges are cheaper than social housing but yet offer very poorly equipped amenities and maintenance like running water and lights, bathrooms, and kitchens. Residents face constant invasion from police officials raiding the property or removing its residents as the building is in ill condition and is illegal to house individuals. The structures show high health and safety risks for their residents. Buildings like these if treated correctly have the potential to adapt to increase user satisfaction. Because the accommodation needs of users change all the time, it remains necessary to intervene in how the functional life of existing buildings can be extended. Nationwide approaches towards squatter settlements and urban slums have generally shifted from negative policies like forced eviction, benign neglect and involuntary resettlement to more favourable policies like self-help upgrading which encourage enabling and rights-based policies.

4.3 Sustainability and affordability

Social: Benefits of adaptive re-use for the marginalised.

Spatial: Benefits of adaptive reuse for the city and its environment, revitalising the city as a catalyst for change and future use.

"More often than we like to admit, we are not engaged in changing the world to some determined end. We are adapting and responding to outside forces beyond our control, seeking to survive, to preserve something, to maintain some desired level of performance" (Lynch, K. 1972). Adaptive reuse can take many paths, from preserving architectural and cultural heritage to transforming urban blight to sparking social change (Jones, 2018)**.** The use of adaptation to fulfil the needs of new users is not a recent phenomenon. During the French revolution, it is known that religious structures were adapted to serve the needs of the military and industrial sector. These buildings were adapted to serve immediate needs with no conservation of architecture in mind. Adaptive reuse served as a quick, affordable, and sustainable solution to social problems. Douglas's technical approach to adaptive reuse looks at the hosting space as a shell or container instead of giving attention to aspects of preservation and heritage.

The new use generally offers the area economic, cultural, and social benefits while acting as a sustainable approach to development as it conserves existing durable materials. Adaptive reuse becomes an ideal solution to reclaiming sites that have become ill-equipped for new inhabitants. The

ratio of built-up area to open space in the city makes it clear to see the importance of adaptive reuse in a forever evolving place that is known to be in constant flux and influx, see figure 4.3. Durban's urban fabric expresses social injustices that have translated into spatial disparities that brings attention to the derelict sites and buildings that have been misused and abandoned. Promoting the opportunity of adaptive reuse to act as an urban renewal approach for the marginalized. The historical industrial, commercial, and housing developments which are abandoned, neglected and hijacked now remain the carriers of social meaning.

Historic buildings served specific functions and gave an area character, creating a 'sense of place'; acting as a link to the past is a significant attribute of historical buildings. Adaptive reuse architecture helps regenerate its surrounding area, thus providing economic benefits for both the municipality and the developer (Langston et al., 2007) as well as aid in decreasing crime rates and anti-social activities. More and more cities are thinking and putting in place holistic policy approaches to address and revitalize derelict or underutilized structures. A sustainable strategy for existing structures and their materials in an
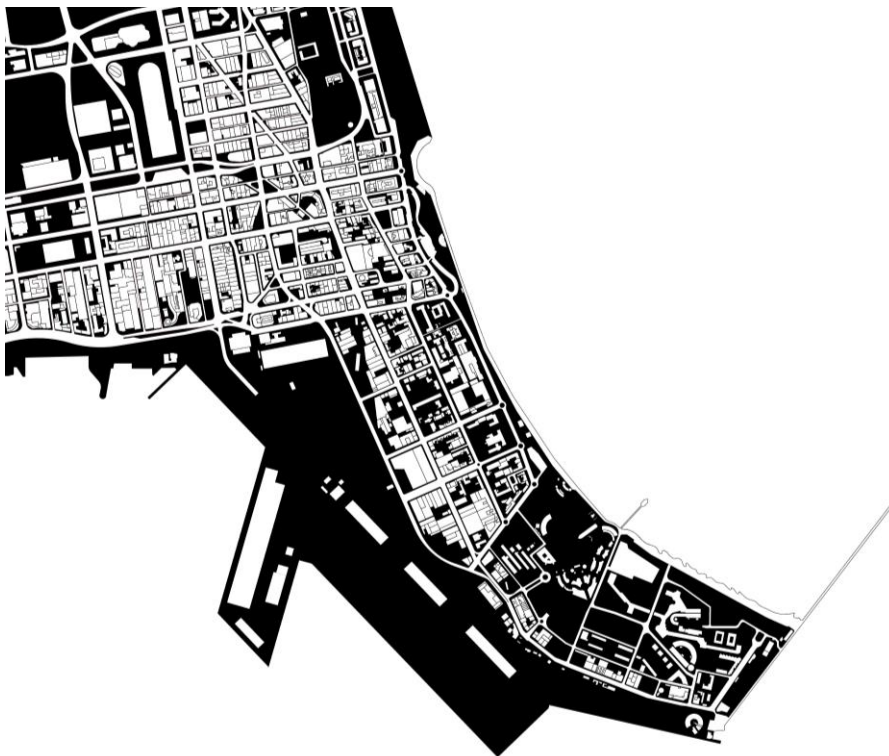
FIGURE 4.3: Figure ground of Durban expressing the ratio of built up area to open space (Source: Authors own)

ever-growing city. A successful adaptive reuse project can offer growth and also bring heritage tourism to its city and new life to its neighbourhood (Berens, 2010). Florida road and the workshop showcase

successful adaptive reuse precincts as they promote growth for their community as well as tourism as its area expresses attractive culture and diverse lifestyle qualities that draw interest to Durban city as places to visit and experience. These two precedents express the diverse nature of Durban. Florida road is one of the oldest streets in Durban Metro area. One can find Victorian and Edwardian style buildings that were once residences in the late 18th century and the beginning of the 19th century. It has now evolved into a vibrant activity corridor which is mixed-use orientated and forever evolving to meet the needs of

KEY

1 CENTRUM — SPECIAL/GOVERNMENT & MUNICIPAL

2 THE ESPLANADE — GENERAL BUSINESS

3 SOUTH BEACH — GENERAL RESIDENTIAL

4 THE POINT — OPEN SPACE

MAHATMA GANDHI ROAD
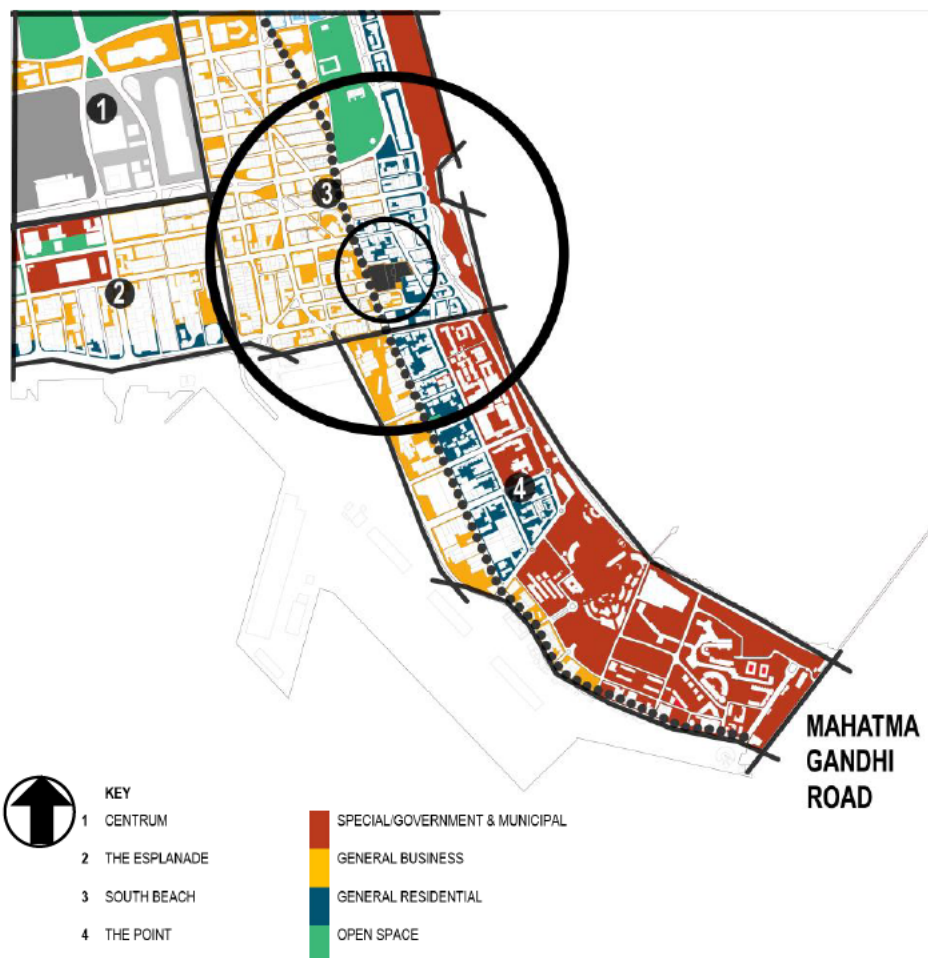
FIGURE 4.4: Area zones and typologies (Source: Authors own)

the community and lifestyle see figure 4.5. Jonny Friedman, CEO of Urban Lime explains the rationale behind Florida road "*Urban Lime looks for areas with the potential to be great, but which have gone out of fashion.*" He further explains, *"Urban Lime doesn't do 'new' build, but specialises in restoration and repurposing properties in clusters rather than singles, so they're able to make a dramatic impact, the*

FIGURE 4.5 A: Florida road within its urban context (Source: https://www.google.co.za/maps- Accessed 05 September 2020 edited by author)

B: Old Victorian style building brought to life at night (Source: https://www.flickr.com/photos/kleinz/27891 15639/in/photostream/)

C: Courtyard of social activities alongside Florida Road (Source: Hennighttps://www.dailymaverick.co.za/ article/2019-05-24-theres-an-al-fresco-culinary-revival-on-durbans-florida-road/)

context of that vision is grounded in adaptability which develops as neighbourhoods need change. One has to be extremely sensitive as to how change is applied, and what the results will be. The best urban regeneration projects are rooted in flexibility; it has to be that way to satisfy fickle human behaviour; by its very nature, it's incremental" (Schauffer, 2019).
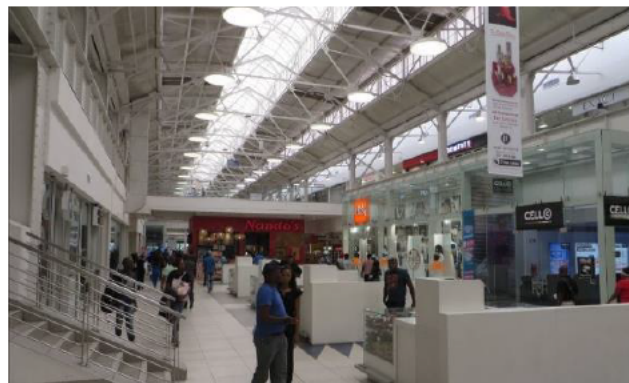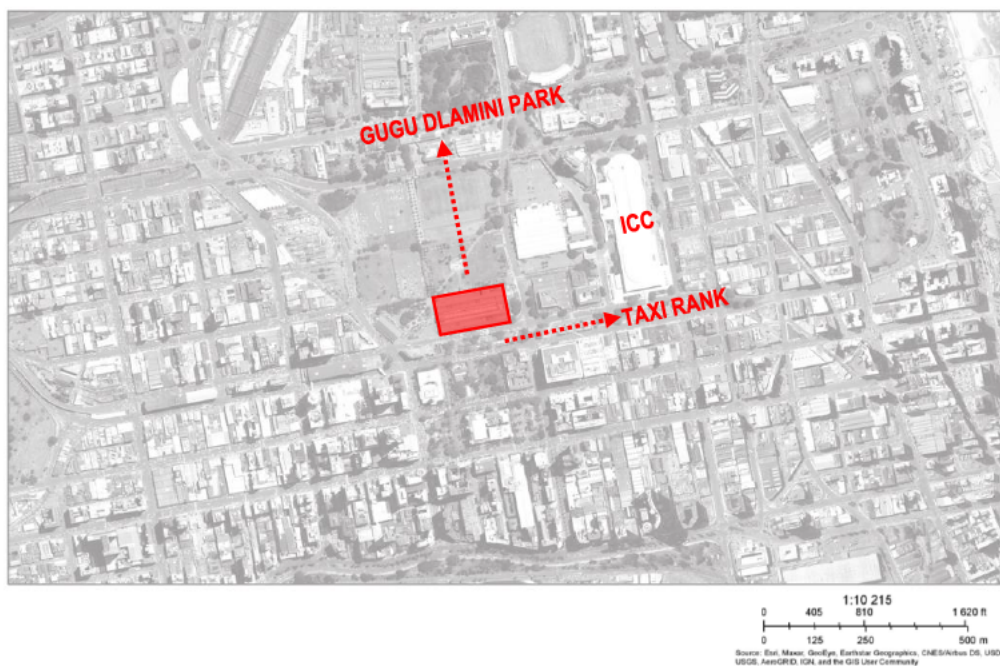
FIGURE 4.6 A: The workshop within its urban context (Source: https://www.google.co.za/maps- Accessed 05 September 2020 edited by author)

B : Durban train station refurbished into a vibrant shopping mall (Source: https://www.tripadvisor.co.za/Attraction_Review-g312595-d500987-ReviewsOld_Station_ BuildingDurban_KwaZulu_Natal.html#photos;aggregationId=101&albumid =101&filter=7&ff=243375488)

Adaptation of abandoned plots and ill equip structures forms part of urban revitalisation that future generations can gain from. It has the potential to deliver social and affordable housing and provide opportunities for employment which can assist the local community. Adaptive reuse has the potential to improve social aspects in a city by re-establishing a sense of place and belonging by adapting buildings to aid the new users' needs appropriately. Adaptive reuse can improve the working and living conditions that aid human interactions and human satisfaction acting as a way to continually improve the way the building relates to its surrounding environment improving the well-being and health of inhabitants. Durban's old railway sheds were adapted for reuse in 1986 to aid in revitalising the historic CBD of Durban. Looking at the workshop's ariel plan, one can see the various links it promotes to its surrounding context creating a network of activity around its user's needs, see figure 4.6. The workshop links to public transport, active public pathways, recreational spaces and places of work. "*the greenest building is the one that is already built,*" as claimed in a 2005 National Trust for Historic Preservation campaign, reflecting the amount of energy and resources required to construct new buildings (Robiglio, 2016). Building adaption plays a large part in sustainability with the use of fewer materials needed and energy consumed through adapting as a pose to new builds, as well as less pollution and transport power required. Ultimately decreasing consumption, construction, and building operating costs. Reuse, in turn, uses less investment capital, material, and labour cost. In 2009 new construction was EPA classified as one of the top-emitting sectors for greenhouse gasses. In 2014 EPA reported that 534 million tons of construction and demolition debris were created. In 2012 Preservation Green Lab (part of The National Trust for Historic Preservation) found that each new building releases a carbon load into the atmosphere that won't be "paid back" for 10-80 years. Adaptive reuse promotes a more circular economy of recycling and reuse of building materials, parts, and systems designing with deconstruction in mind.

When you design for reuse, the place is already there, with existing structures that hold dense memories, old pride, and new hopes. The location, existing buildings, site assets, the surrounding community, and infrastructure acts as a starting point full of potential. To take full advantage of the reuse potential, it's essential to find the best balance between use, users, and spaces. This prompts questions like, what is to be done today with this triple-height, this double-span, this moving crane? What space can best host this use? Whose future can this place incubate? (Robiglio, 2016). Peter Graham ideologies on adaptive reuse explore ideas and concepts that are likely to diminish the possibility of buildings becoming obsolete as well as observing how the building, its construction and its materials may be kept to a minimum and

be dealt with in such a way that makes reuse and adaptation smooth with the process of deconstruction in mind. He identifies common ways in which buildings become obsolete where similarities can be seen in The Point area these being," *services being damaged, worn, poorly designed, constructed or maintained, poor space plan and ergonomic considerations, changing working environments, increased or decreased space requirements, shifts in the population or changes in the aspirations of the principle user group, poor internal environment quality, changes in building codes and other regulations.*" Peter Graham proposes five principals that guide one to a successful adaptive reuse project that is geared towards sustainability. Peter Grahams five principals are designed for a loose fit, design for long life, plan for change, start with the end in mind and design for deconstruction. Designing for adaptation acts as a way forward towards sustaining building stock, keeping materials, resources and adaptation processes at a minimum. Therefore, Peter Graham encourages designers to take on a sustainable role that gives the user or management easy access to service maintenance and making construction details user-friendly as well as easy to adjust and upkeep. By understanding building construction and its layers of detail, one can prolong a buildings life span.

In 2020 a study was done on Mapping the potential of adaptive reuse strategies in Durban inner-city using hybrid mapping tools focusing on identifying methodologies that intertwine both bottom up and top down approaches in the aim of setting active guidelines in assisting municipality, professionals and NGOs in approaching urban regeneration in a city whose previous and current planning mechanisms have often

0 level	1 level	2 level	3 level	4 level
100 years	50-75 years	25 years	8-10 years	2-8 years
primary installations	core installations	distribution of installations	separation walls	end appliances
foundering	construction	facade	electrical installations	finishing
	accessories	roof		loose furniture

FIXED				FLEXIBLE

DEMOUNTABLE   EXCHANGEABLE   REPLACEABLE   LOOSE

connections

FIGURE 4.7: Design for adaptability for a Dutch House (Source: Durmisevic and Brouwer, 2002)

ignored societal characteristics and its impact on the built form. Their methodology introduces 4-D lived mapping that incorporates and relies on community participation, photographic visuals, drone footage and transect walks with residents (Govender and Loggia, 2020). This methodology works towards encouraging more successful adaptive reuse approaches for sustainable urban areas and their communities for the future.

Deindustrialization and apartheid have left a large building stock of opportunity in cities. To minimize required resources and costs, an adaptive reuse project starts with the selection of the appropriate infrastructure or building to reuse. This phase is essential to building community awareness around potential opportunities to prevent further blight and promote reuse. Making sure the typology suites its existing context by conducting mapping varieties and involving communities in data collection will aid in finding potential opportunities as well as an ideal location looking at accessibility, connections, services, neighbouring areas, visibility, and views, as well as the condition of the site and buildings potential against the new typology. These factors should be weighed in advance. Reuse can be used as a catalyst for a more general regeneration process, as it has the potential to revive and connect neighbouring sites over an extended area. The use of older properties enables occupiers at the lower end of the rental market to occupy buildings in prime locations if new would sit at a higher rent value. When building stock is adapted with its community and the planet at its core, the workplace can evolve to support the health and productivity of its inhabitants, businesses and its global community.
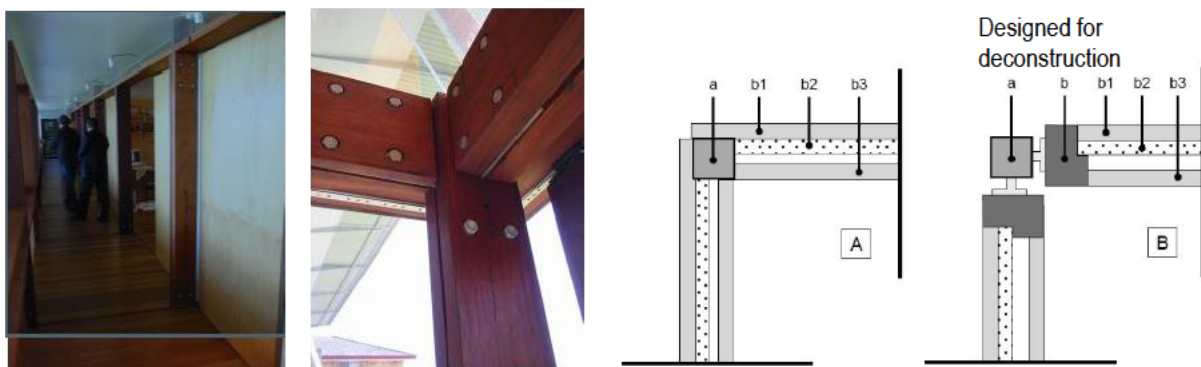
FIGURE 4.8: Ways to design for deconstruction (Source: Durmisevic and Brouwer, 2002)

4.4   Adaptation in a city due for an upgrade

Social: Platform to aid community empowerment through adaptation, skills, and community's future potential

Spatial: platform to combat blight through encouraging diverse involvement and urban revitalisation

The city should be seen as a partnership amongst all citizens that inhabit it, which suggests that the private development, local government, and community should join forces in creating a positive image for the city and its users. It is vital to understand the needs of the city from the social to the physical. Privately-owned buildings in the city, should encourage dialogue, to make the correct decisions in the interest of the user, the owner, and the city. To achieve successful reuse of the city, its rules and regulations need to be flexible to enable resilience in times of crisis.

"Building an appropriate vision links the existing infrastructure and its potential to local and global large-scale trends and challenges. A renewed attraction for urban life, extended active life expectancy, attention to quality food, and new family structures are general drivers you can explore in creating a vision for a site, what do people want? What do people need? What do they fear? What do they dream of?" (Robiglio, 2016)**.** It's vital to root these questions to a specific place, taking into consideration its past and its movements into the future. Through adaptive reuse building a future upon history is a relatable topic that resonates with urban renewal.

The Muthi traders in Durban were known to trade on the streets exposed to the elements and with no storage space; this put them and their goods at risk of damage and theft. Many traders would sleep alongside their goods to protect them. Finding a safe and secure space in the city for more than 700 muthi traders was seeming a challenge for the city. The current location of the Muthi Market was once the development of a motorway overpass that was put to a halt halfway through due to planning errors. This abandoned motorway became a place for informal trade and housing to take place despite its lack of basic amenities and criminal activity. Asiye eTafuleni played a role in somewhat formalising the areas in the hopes of creating a safer and healthier space for the informal see figure 4.9 and 4.10. This intervention consisted of lighting, water piping and toilets. Kiosks were built with the aid from healers and traders themselves. The kiosks give semi-shade and protection from the rain as well as able to lock up at night. A guard is on duty which alleviated the need for traders to sleep beside their goods. The former

Early morning market (1)	Berea Station Mart (2)	Music Bridge (3)
Herb Market (4)	Brook Street Market (5)	Lime and Impheph Market (6)
Victory Street Market (7)	Bead Market (8)	Bovine Head Market (9)

FIGURE 4.9: The Muthi Market Development (Source: https://www.google.co.za/maps edited by author)

on-ramp now consists of a pedestrian bridge that connects the Herb Market to the Music Bridge and Early Morning Market, see figure 4.9. This intervention has solved a social problem as well as gave community members spatial justice through the reuse of a space that was neglected. The bridge also serves as a link to its surrounding areas, creating more spaces of opportunity.

Summing up many academic writings and papers, slum clearance evictions generally ignore the underlying social problems and spatial injustices which are the generator for slums and will continue to be so if policies and designers don't tackle this problem head-on. National approaches to informal settlements are slowly shifting from negative policies to various government and public authorities promoting the "enabling" approach. Governments have strived to create an enabling environment that involves self-help upgrades that provide effective policies like rights-based policies. Public decision-makers perception of urban slums is slowly changing as these communities show innovative solutions that help improve their living environments showcasing to people in power, as an area with opportunities and hope. Over time different strategies have been put in place to enhance urban slums. In Yogyakarta, Indonesia, the government put in place improvement programs targeting flood-prone urban squatter areas as appose to eviction. All programmes were based on community participation which aided its success. *"The programs included social rehabilitation, where the objective was to improve the settlements and cleanliness of the environment, renovating poor housings through a self-help mechanism. Program for socio-economic enhancement resulted into increasing household's income and harmonized social relationship among residents"* (M Tahsina Taher, A Ibrahim, 2014). *"Community venture projects resulted*

FIGURE 4.10: The abandoned overpass in Durban before it was converted into the Herb Market (Source: https://aet.org.za)

in improving housing quality, which also provided funds for Vocational training project aimed at increasing the youth skills" (M Tahsina Taher, A Ibrahim, 2014). The improvement project improved physical facilities, like drainage, footsteps, garbage bins, and public toilets within the locality. With the help of architects and planners, urban slum communities can play a vital role in the design and construction of their neighbourhood. This brings about the ideal ideas of community architecture. Using the knowledge and skills from the formal sector to compensate for the Informal's downfalls to ensure quality construction without foreshadowing the participation of beneficiaries.

 "Self-Help Housing" involves groups of local people bringing back into use empty properties that are in limbo, awaiting decisions about their future use or their redevelopment (What is self-help housing? | Self Help Housing, 2020). This concept has gradually developed into a community of diversity. The government, architects, engineers, designers, and artisans come together with the local community in generating affordable ways to improve their built environment—showcasing a sustainable bridge between the formal and informal communities and organizations towards the future of all who inhabit a space. Professionals' involvement is to guide as trainers as a pose to designers, creating a more significant 'Sense of Belonging' through design. Habitat for Humanity has erected more than 300,000 homes, which shelters just over 1.5 million people in more than 3,000 communities worldwide. These interventions have helped low-income communities to build and get involved through a self-help method. Communities provide Approximately 65% of the construction labour under the supervision of architects. This concept in theory and practice is the effective results of the collective efforts. Development and maintenance of urban slums call for an on-going collective organization of land development, shelter-making, obtaining essential services, and ensuring social security. "*Urban squatters, formed as an organization or as a group, can seek the help of the government to allocate unused, vacant lands on their organization/group's name, on the condition that the property would be developed as housing used by the squatters themselves*" (M Tahsina Taher, A Ibrahim, 2014). Cities often claim that there is no land for the poor, but by looking at the city's analysis, this is far from the truth as there's a large amount of building stock standing disserted see figure 4.11. Once the marginalized has ventured into their city and educate themselves, they can challenge this. Just like community architects and self-help developments, the artisan trade sector could highly benefit from adopting the theory behind these ideas.

The involvement of participation from all scales is an integral part of a reuse projects ability to build broad and inclusive growth. *"Reuse happens in existing urban space; even when a place is abandoned, there is a community around it"* (Robiglio, 2016). "The fate of existing sites mobilizes opinion leaders, decision-makers, possible donors and investors, and media" (Robiglio, 2016). The issue these places are facing is a loss and lack of uses and functional activities. Community design tools should be utilized as place and space are already there. Evaluating existing on-site activities can promote a deeper understanding of the site, its area, and its existing inhabitants, which can suggest shared creativity in showcasing the current use that might be lacking formality.

An Artisanal trade centre in the city can draw on community architecture as an influence. By providing practical experience and academic training in equal measures in hopes of establishing a link between trade schools and adaptive reuse practice, generating participatory design into students' syllabuses while rehabilitating a community in need. This initiative would be backed by FETs, TVETS, the government, and the city's need for artisans in practice as well as the community and aspiring artisans. Encouraging

KEY
DERELICT BUILDINGS
HARD CLOSED OFF FACADES
PUBLIC TRANSPORT ROUTES

FIGURE 4.11: Map showing closed off street edges and derelict buildings (Source: Authors own)

community empowerment within the city, putting to practice their right to the city and their right to human needs. Promoting a sense of ownership and belonging in a town whose social structure suppressed the marginalized. This intervention could act as a catalyst to social cohesion and urban regeneration through an African Artisan Trade Centre that demonstrates live projects. "*Man has seen the promotion of live projects as a means of bringing realism to the academic world and at the same time creating supportive links in the local community*" (Towers, 1995) allowing students to come face to face with the reality and allowing the community to partake and generate skills.

Newly built low-cost housing offers a yield of about 25 units per hectare, compared to high-rise buildings like Port View, which provides 500 units per hectare. The local housing association known as SohCo is known for buying a derelict building in the city for reuse to accommodate the need for cheap affordable housing in the city. In 2005 they recycled an old office tower, cheque printing factory and residential hotel into flats of hope see figure 4.12. Densification as well as dignifying the cities old buildings. The flats were made to provide rental to low-income earners. The city participated in constructing a refuge along Diakonia Avenue and traffic calming strategies with new paving and lighting along with neglected foot pathways. The reuse of the existing office and cheque-printing buildings allowed units to fit the existing

FIGURE 4.12: Conversion of 37 St George's Street and 30– 34 Diakonia Avenue, 2005–2008 (Source: *KZ-NIA Journal*, 2008. Social Housing: Recycling old buildings for social housing Robert Johnson Architect)

structural grid, with units on either side of a central corridor with every fifth module formed a court which allowed sideways natural light and ventilation to the corridor-side bedrooms(KZ-NIA Journal, 2008). The outer half of each court forms a drying yard. Large and deep windows to the 'back' bedrooms onto the courts were required to achieve adequate lighting and ventilation (KZ-NIA Journal, 2008). The other half of the court is used as a children's play area and the community to gather. The structural grid allowed for typical two-bedroom units measuring 41.5 m². The vertical services run through the openings in the slabs. Before, Harleigh Lodge, the hotel required minimal alteration as three bedrooms evolved to two-room and a bathroom see figure 4.11. A family or two individuals could rent this unit. The buildings also consist of
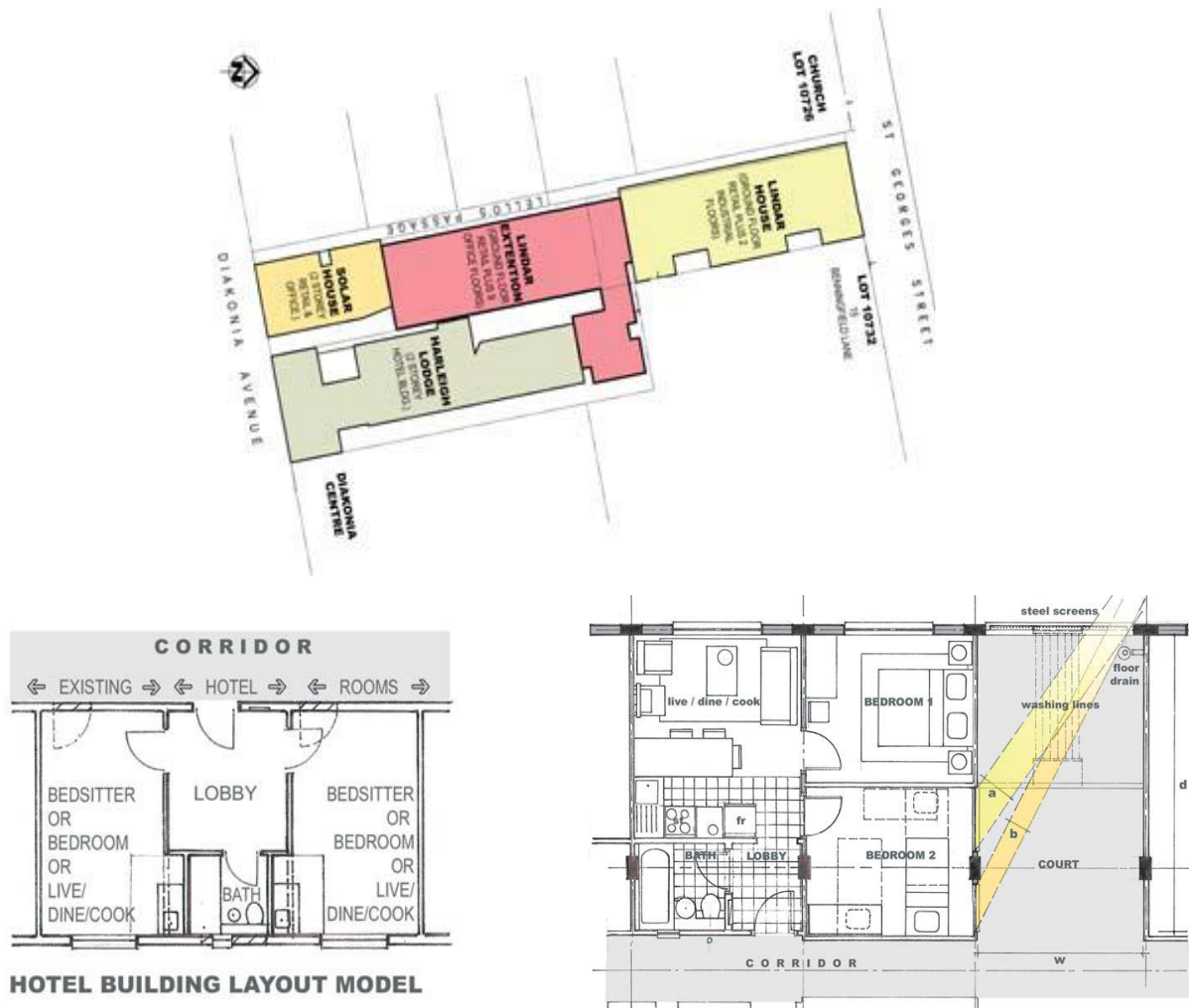
FIGURE 4.13: Harleigh Lodge layout and adaptation. (Source: *KZ-NIA Journal*, 2008. Social Housing: Recycling old buildings for social housing Robert Johnson Architect.)

several one-bedroom units, which utilize the irregularities at the end of the building. Lello's passage has future potential to be a vibrant urban pedestrian mall. A day-care centre has been proposed, and other potential uses include a library, internet café, hairdresser, convenience store, laundromat, and DVD hire. With an increased resident population, Albert Park has the potential to host a variety of recreational activities.

Donavan D. Rypkema calls property rehabilitation a 'catalytic activity', as one renovation supports another (Rypkema, 1994). He is confident that the restoration of properties begins a cycle that improves the economic attractiveness of the neighbourhood. Furthermore, the cost of rehabilitation has the effect of producing local jobs, since it is more labour-intensive, and requires fewer materials to be transported, making a more sustainable form of development than new construction (Rypkema, 1994).

Architects Diller Scofidio + Renfro and Rockwell Group developed an inclusive building that considered future adaptations of the ever-changing inhabitants The Shed is designed to be an all-inclusive design, developed with public and private funds, an area that was designated as a potential site for the Olympics was then repurposed on the condition that it gave back to the city's public realm and cultural institution. Known as an anti-institutional institution that responds to the ever-changing needs of its inhabitants with the flexibility of indoor and outdoor space. This allows it to evolve into the future, which cannot be
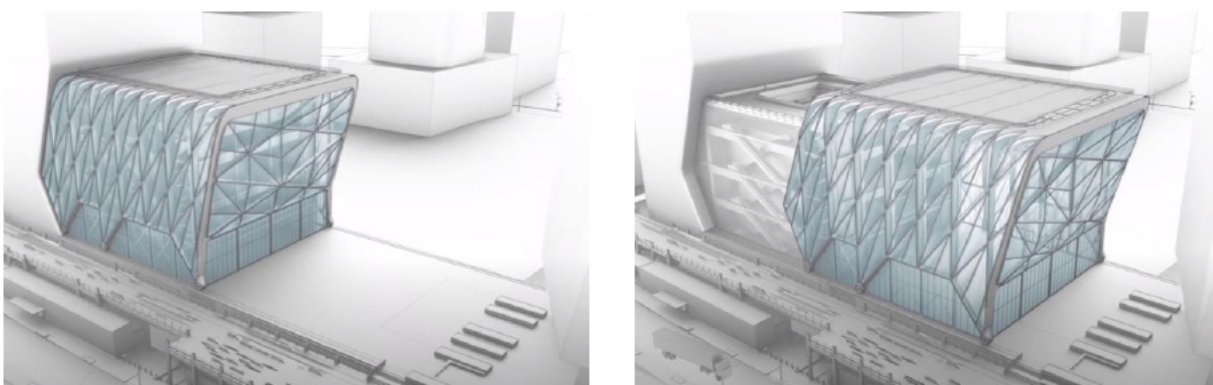
FIGURE 4.14: The Sheds structure (Source: Oh, 2019)

predicted. Liz Diller of DS+R says "*Eleven years in the making; The Shed is opening its doors to the public as a perpetual work-in-progress. I see the building as an 'architecture of infrastructure,' all muscle, no fat, and responsive to the ever-changing needs of artists into a future we cannot predict. Success for me would mean that the building would stand up to challenges presented by artists, while challenging them back in a fruitful dialogue.*" David Rockwell of Rockwell Group said that "*The Shed was conceived*
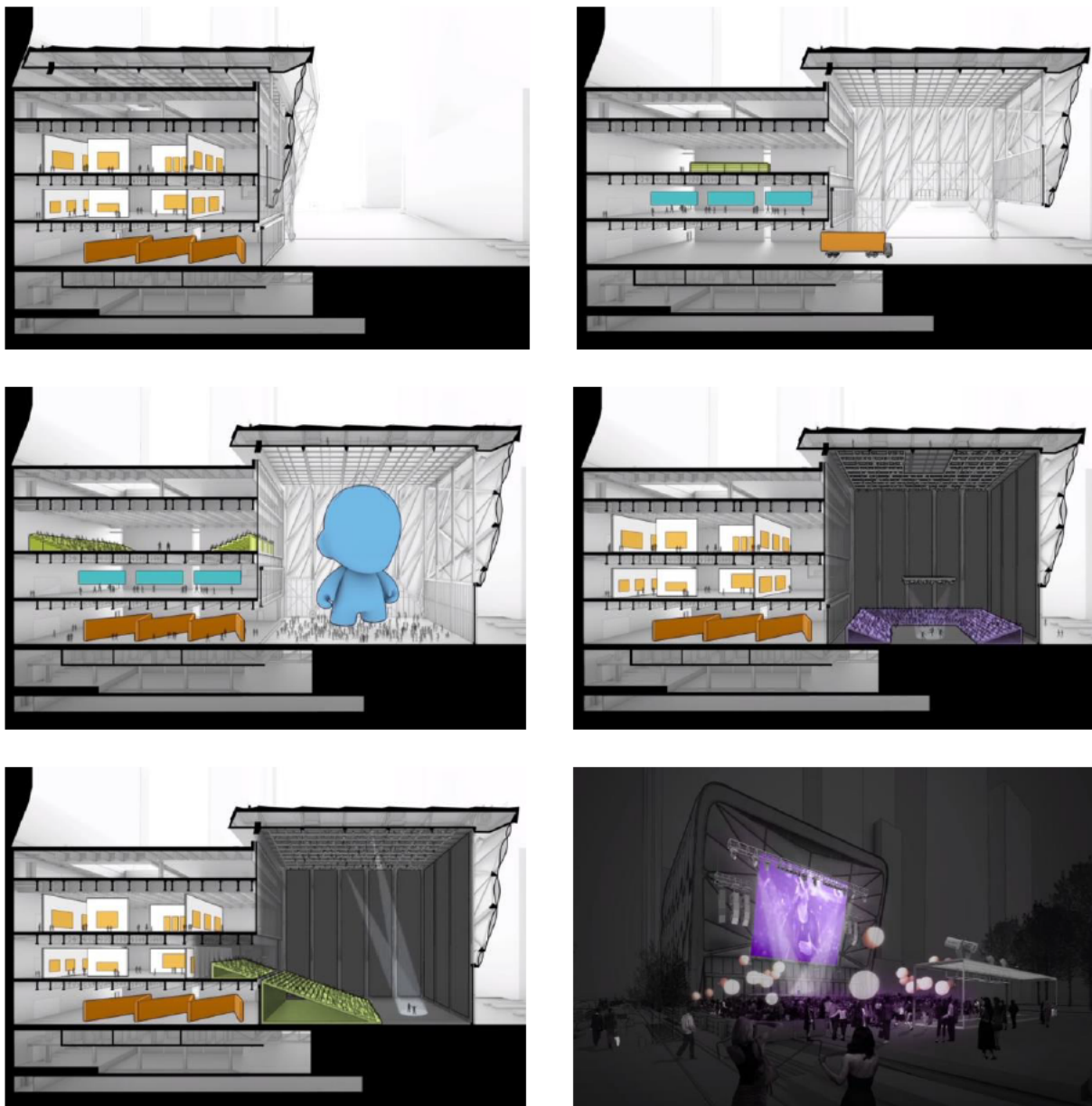
FIGURE 4.15: The Shed in section expressing its adaptability to the changing need of its inhabitants. (Source: Oh, 2019)

as an adaptable and structural palette that will allow an extraordinarily diverse group of creators and artists to incorporate the building into their work. After what has been a wildly satisfying collaboration, we are thrilled to hand the shed over to the artists and audiences who will carry it forward. I couldn't be prouder. It's an exciting addition to the long lineage of institutions that have kept our city on the cutting edge of the arts. Ultimately, it is a testament to the energy of New York City."

4.5 Conclusion

The Squatter settlements in many of the 21st-century urban cities is an inevitable phenomenon. Living conditions are compromised, putting inhabitant's health at risk as well as compromising their ability to adapt a space to best suit their wants and fulfil their human needs like access to water and shelter. Public decision-makers are progressively perceiving these settlements as 'slums of hope' as appose to 'slums of despair'. The literature expresses the many innovative solutions that have been generated by the poor in attempts to improve their livelihood.
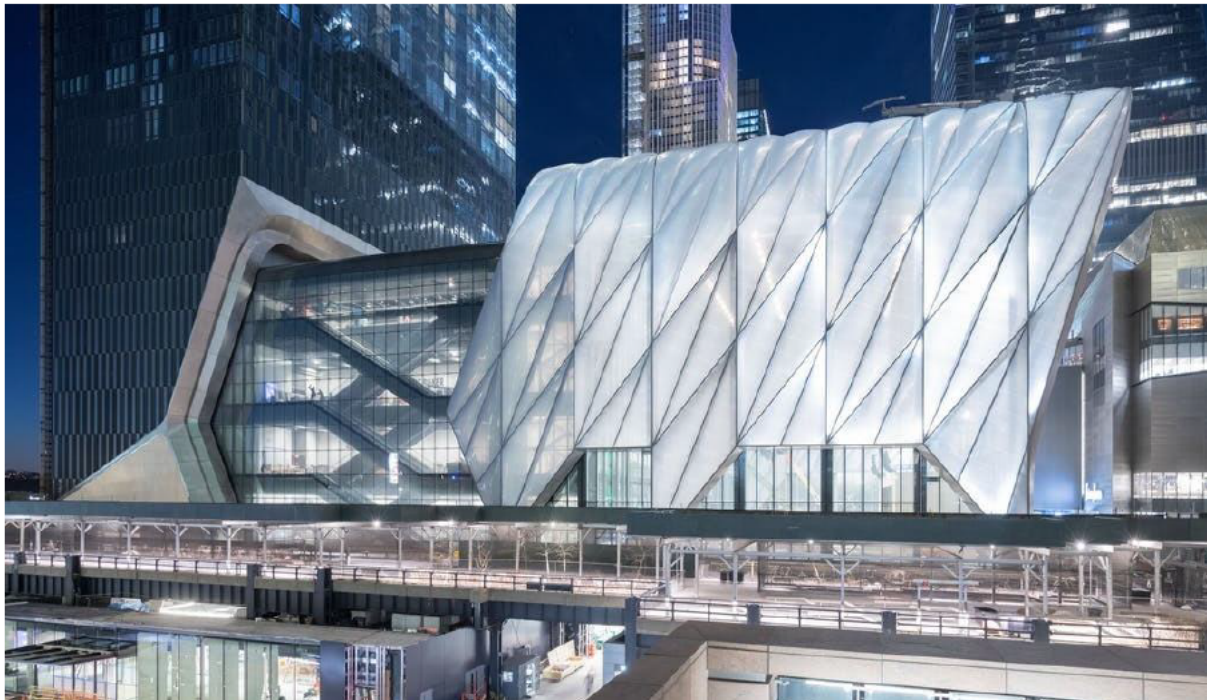
FIGURE 4.16: The Shed within its context (The Shed Opens in New York's Hudson Yards, 2020)

Insecurity with regards to the ownership of the place where they live is inevitable. Still, with the government organizations assurance through residents actively participating in improving their settlements, the living condition into these urban squatters can develop rapidly. The marginalized are known to use minimum building materials to create and adapt to their living space. These materials are usually easily accessible and recycled. Help and guidance from the government, designers, and participation from inhabitants can lead to enabling self-help housing and developments while using local and recycled building materials, and the capacity to make spaces more comfortable for living while being a constraint to existing structures and spaces. The intervention of an African Artisan Trade Centre aids in solving these issues as well as acting as a trigger and catalyst for surrounding transformation in an area needing to be developed. Providing a platform for the marginalized to be empowered and empower others through adopting healthy living patterns. From the history of improving squatter settlements in different regions, wherever appropriate upgrading policies and fit living designs have been put in place have become socially cohesive, offering opportunities for the security of tenure, local economic development, and improvement of conditions of their lives. It is predicted, by 2050, two-thirds of Humanity will be living in urban regions, and the majority of them will be living in squatter settlements, the need to provide adequate, healthy housing becomes a fundamental, emerging need (M Tahsina Taher, A Ibrahim, 2014). This is a complex issue which addresses policies, economies, and politics and not just reliant on the architect and designer. All these dialogues have to be merged to transform the urban slum settlements into a way of healthy 21st city living (M Tahsina Taher, A Ibrahim, 2014).

Cities are dynamic living organisms (Simone, 2011), and to sustain this attribute, and its buildings need likewise to be dynamic themselves need to adapt to contemporary needs. Peter Graham explains *"Designing for adaptation helps anticipate unforeseen social patterns that a city may go through as its core stays true to being this hub of human activity. Designers of today need to understand their importance and the lifelong decisions that are made for building stock today."*

PART ONE:
BACKGROUND RESEARCH ON ISSUES

1 INTRODUCTION

2 THE RIGHT TO THE CITY

3 COMMUNITY EMPOWERMENT FOR THE MARGINALISED

4 ADAPTIVE REUSE

5 INTERNATIONAL PRECEDENTS STUDIES

6 LOCAL PRECEDENTS STUDIES

7 ANALYSIS ON RESEARCH FINDINGS

8 CONCLUSIONS AND RECOMMENDATIONS

IMAGE 5: The Points Derelict building

SOURCE: *Author*

CHAPTER FIVE: INTERNATIONAL PRECEDENT STUDIES

5.1 INTRODUCTION

This chapter aims to breakdown adaptive re-use, the right to the city, and empowerment towards uplifting and developing the marginalized within an urban context that expresses social injustice and spatial disparities. Demonstrating ways of problem-solving for a sustainable future.

5.2 TORRE DAVIDE

5.2.1   Project Description

Torre David is located in Caracas, Venezuela. The 45-story building was left incomplete and abandoned due to David Brillembourg, the developer passing in 1993. Soon after that, in 1994, Venezuela experienced a collapse in its economy. Today the building is home to 750 families and is known as the world's largest vertical slum, with its residents adjusting the building to suit their everyday needs.

5.2.2   Justification of the Precedent study

The relevance of this project is its location within the city and, the need and ability of abandoned buildings to be re-used by insurgent citizens claiming their right to the city in the hope of improving their lifestyle. The project expresses adaptive re-use methods of exist ing infrastructure and materials being manipulated to suit the changing needs of its inhabitants combining formal structure and informal adaption, which can be seen in Durban's derelict and hijacked buildings today. Urban-Think Tank prides themselves on dealing with communities like the one found in Torre David, helping communities better improve their life situation through design. Their aim is targeted at interdisciplinary design practice dedicated to high-level research and design on various subjects, concerned with contemporary architecture and urbanism (urban think tank, 2020). Urban Think tank demonstrates possible bottom-up approaches in empowering the residents through sustainable adaptations in improving the community's everyday life and how they are perceived within their context. Torre David and Urban-Think Tank offers insight into how professionals and individuals in power can deal with and aid the marginalized in claiming their right to the city. This specific project demonstrates ways to treat derelict buildings in the city to suit its user better.
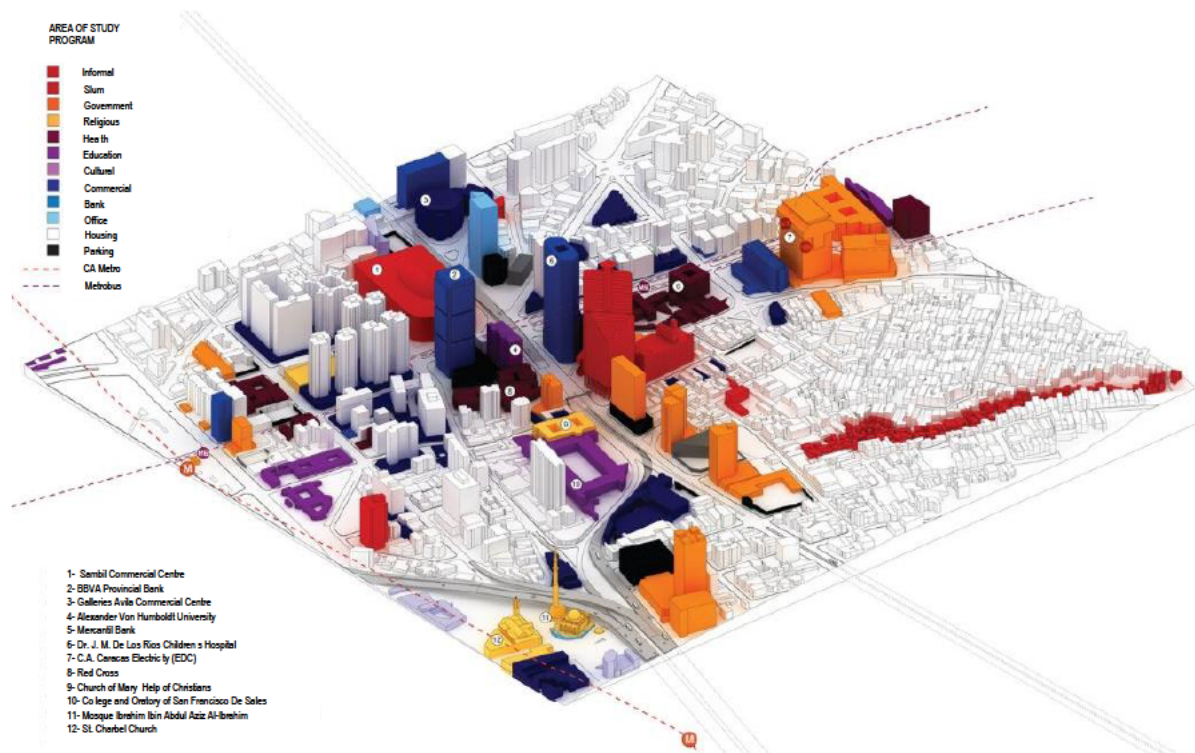
FIGURE 5.1: Torre David within its urban context (Source: U–TT. 2012. *Torre David*. [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)
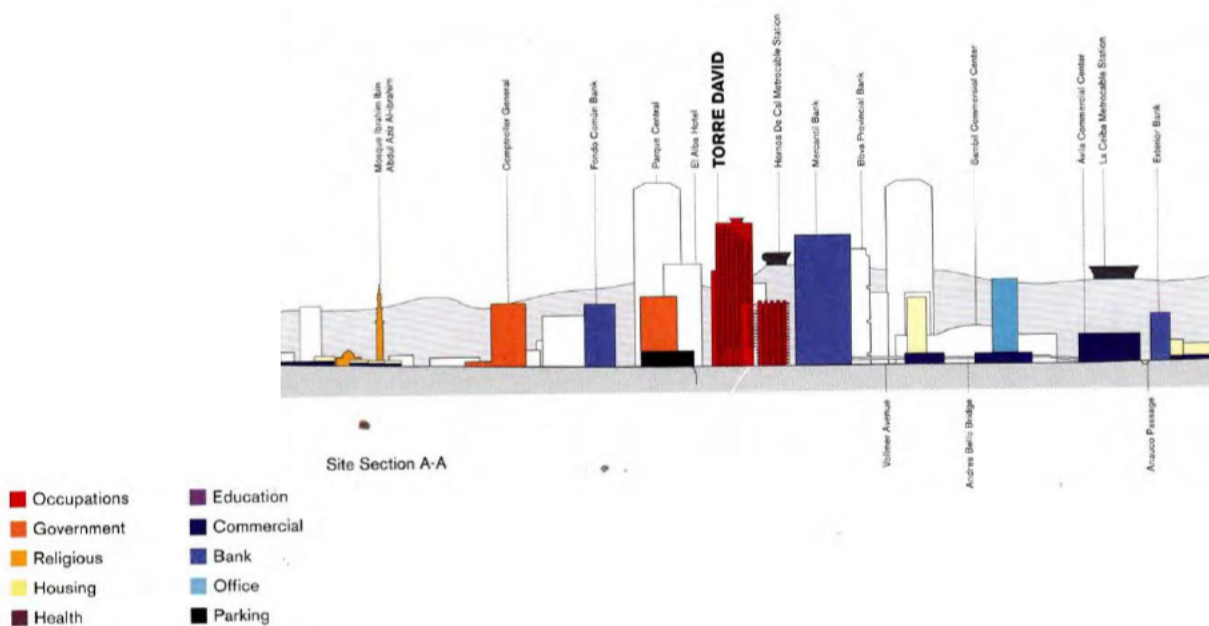
FIGURE 5.2: section of the city skyline (Source: U–TT. 2012. *Torre David*. [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)

5.2.3   Urban context and locality

The building is located in the heart of San Bernardino CBD. Torre David is seen as a central node in the city as it's one of the tallest building in its landscape. Its central locality serves importance to its residents it is close to the CA Metro, local schools, medical facilities, religious buildings, and cultural facilities, see figure 5.1 and 5.2, but is seen as an eyesore to its surrounding community. Due to the rural to urban trend along with population growth, Caracas city has become denser, and with politicians ignoring the need for housing in the city, Caracas periphery has become a place of slum settlements, see figure 5.1.

5.2.4   Project objectives

Urban-Think Tank reimagined Torre David through one year of intense on-site research whose objective resulted in creating new technical retrofits and structural solutions that enhance the safety, functionality, and social vibrancy of the existing space. Urban-Think Tank focussed their attention on sustainability as a means to build and grow on the current community organization. They utilized strategies that reduce energy consumption decreasing the buildings carbon footprint, increasing its structures self-sufficiency,
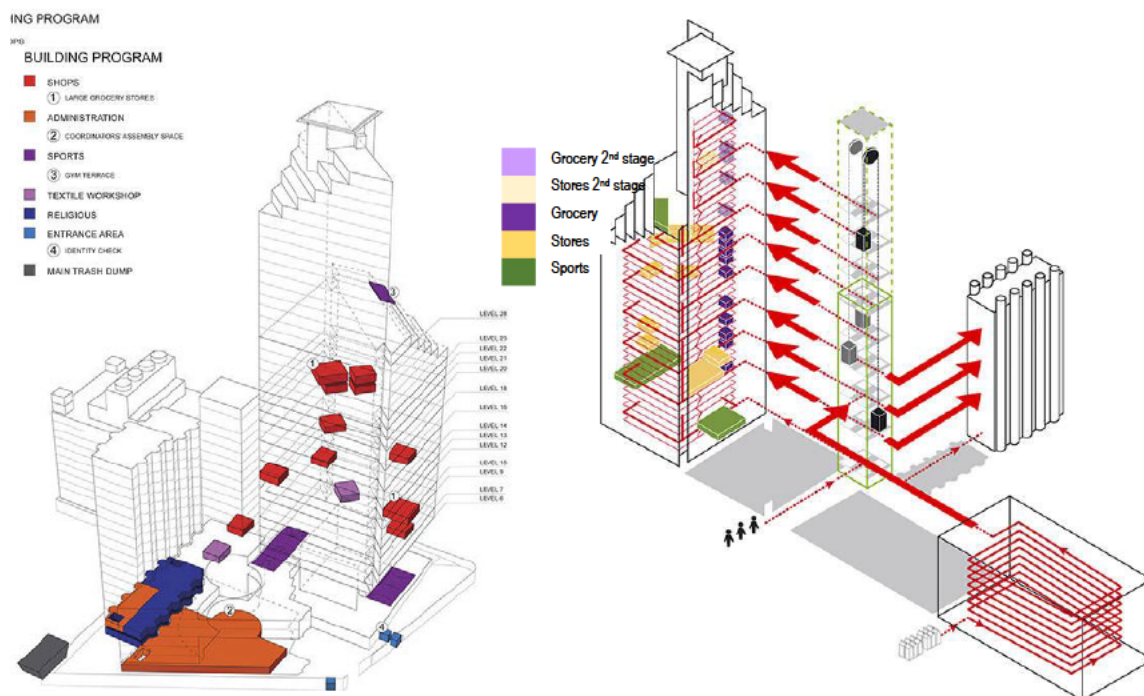
FIGURE 5.3: The buildings mixed use programme (Source: U–TT. 2012. *Torre David.* [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)

ultimately mitigating the impact on the environment and cutting down costs while improving the health and standard of living for its inhabitants. Targeting improved services like their access to water, electricity, and plumbing allowed for the building to run off the grid as well as contribute energy to the city. Putting in place new vertical systems would allow the user to save time and effort. Through these adaptations, the appearance of the building would be taken into consideration towards mitigating the stigmas placed on the deteriorated building in the hopes of socially and economically integrating the community into the city fabric.

5.2.5   Programme and planning

Torre David residents have come together as a community, organizing themselves to operate the day to day running of the building, their safety and social structures, and their needs as a community. The building is run by rules that have been established and put in place by the community and is governed by its people. Anyone found infringing on these rules are asked to leave the building. These social
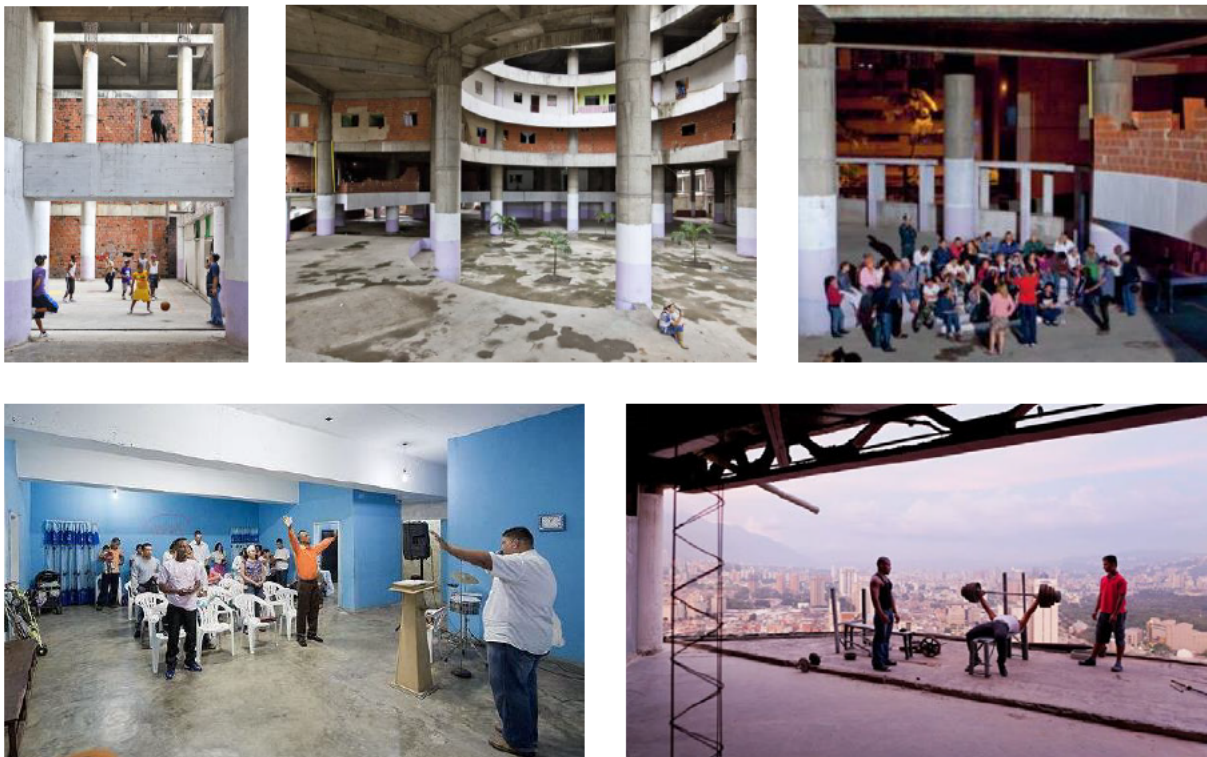
FIGURE 5.4: Internal spaces of adaptability (Source: U–TT. 2012. *Torre David*. [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)

structures ensure the safety and comfort of everyone. The community heavily relies on the participation of its members to maintain and promote a safe environment. Each family pays $15 to the cooperative for water, and electricity, due to its incompleteness, not every floor has access to services. The design utilizes wind turbines on the façade to support a type of curtain wall. All entrances will be treated to create a more coherent aesthetic. The residents have divided apartments up through utilizing the existing grids and columns. Each family then creates partitions for privacy and transparency within that rentable space, and it becomes their responsibility to maintain and slowly develop their area to their needs and wants see figure 5.2.5. The residents have found different ways of creating shelters utilizing available materials and cheap, accessible red clay bricks which is often used in the barrios. Families who could not afford bricks sleep in tents, some construct walls out of boxes, and others out of shop partitions (Brillembourg and Klumpner, 2013) depending on their financial situation. The cleaning of the public spaces and is done through a community member's rotation. The building has four entry points that have been established by security guards and stations that work in 24-hour shifts that were drafted by the community as well.

FIGURE 5.5: Insurgent community adjusting spaces to their needs and economic ability (Source: U–TT. 2012. Torre David. [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)

The main form of circulation upon entering the tower is stairs, which lack safety rails due to its incompleteness. The community has formed a method of circulation using columns as coordinates, painting each floor columns a different colour and continually evolving. Internal spaces and passageways are adapted and constructed through breaking openings through reinforced concrete walls, which lead to other floors and areas. The informal nature and organic growth allow families to adapt spaces to suit their evolving needs. The self-made community interventions were generally full of colour, texture, and morphologies, which helped with demarcating space and defining individuality amongst each other. The building also consists of individuals and families that offer a service or occupy an area for a small entrepreneur business like a small grocery store hairdressers, tailors, and stationery shops see figure 5.6. These businesses are found scattered amongst the floors as well as along the sidewalks of the building. Torre David consists of dedicated common spaces, an Evangelical Pentecostal Church located on the ground floor, a basketball court on the ground level see figure 5.4. The 28th floor consists of a gym that makes use of air-conditioning units and elevator parts see figure 5.4. The atrium on the ground floor acts as a welcoming space to residents, the community planted vegetation and painted its columns to improve its welcoming aesthetic see figure 5.4. The residents of Torre David understand how space affects one's wellbeing and the use of colour and materials are attempts to alleviate the cold feeling of the concrete and rubble (Brillembourg and Klumpner, 2013: 91).

5.2.1   Design Rationale

Torre David demonstrates adaptive re-use through the user utilizing their collective knowledge of self-

FIGURE 5.6: A community taking ownership of their space through community organisation (Source: U–TT. 2012. Torre David. [online] Available at: <http://u-tt.com/project/torre-david/> - Accessed 8 November 2020)

built, incremental housing of the barrios with new techniques and strategies that adapt this knowledge to the conditions of the tower. Through the interdisciplinary approach of Urban-Think Tank working side by side with the community in establishing a sustainable solution that enables the end-user to be knowledgeable to sustain and operate the project interventions. The design strategies established by the community are not seen as conventional but have made a sufficient place to stay, although their safety is compromised. Urban-Think Tank has proposed methodologies that work with the community and enhance their quality of life and access to services. Their design strategies have also incorporated technology that can help relieve the energy consumption demand in the city and create a screening façade to aid the appearance of the building. One of the key design rationales wanted by the residents was the design of social spaces and private spaces. The residents rely on these spaces for social interaction and community growth; in doing so, many sub-groups are created, Claude Fischer calls these special-interest groups. The interior design of the various areas is left to the residents to design. The use of colour and varying texture would help create a community feel and eliminate the shoddy appearance it currently has. Torre David showcases architecture that is changeable and varies as its users change and adapt the building shell to suit their everyday needs. In urban cities of today, rapid change is predominant. Architects, designers, and planners need to design with the community in mind and allow for growth, re-use, and adaptability of spaces and structures.

5.2.2   Summary

"Why should the majority of the poor in countries like Venezuela be forced to live in the slums around the edge of cities if there are empty office towers in the city centres? " Justin McGuirk, 2012. The research-based on Torre David offers an understanding of how the marginalised choose to conduct themselves and take action towards their lack of service delivery and how working as a community can help cater to their basic needs. Residents and Urban-Think Tank demonstrates the community-orientated design, which is targeted at claiming one's right to the city, empowerment and adaptive reuse. The development showcases the strength of community empowerment, and how one can draw on everyday items, second-hand materials to construct spaces of privacy and something that resembles a home. These construction methods highlight the need for architects to design for deconstruction and adaptability and consider the current user. "*Urban-Think Tank has educated residents on correct and appropriate building methods and choice of materials*" (Brillembourg and Klumpner, 2013). The built environment can use Torre David

as a model for change that affects the cities of today. The buildings operations and maintenance should be designed with sustainability and the end user in mind the building should be able to be maintained by its users.

5.3   EWHA CAMPUS COMPLEX, WOMEN'S UNIVERSITY, 2008

5.3.1   Project Description

Architect Dominique Perrault designed the Ewha Campus Complex. This design is known to be this multitiered, multifunctional hive of activity anchors and creates a landscape of its own. The methodology of this project was the result of DPA's winning proposal, where architects liaised with the clients to realize a vision for the institution that was ingrained in their philosophy. The campus programme set out to provide more than just a space for teaching and learning, but also provide a platform to encourage exchanging of ideas, promoting interaction between the city and the facility. The facility becomes an integral part of the city and society.

5.3.2   Justification of the Precedent study

The facility is integrated into the city streetscape, which encourages better interaction between the campus, students, and its community as well as the formal and informal social dynamics. The precedent highlights the importance of location and the impact it has on design strategies and how it can help make informed socially ethical decisions. The building's ability to blur its edge into the city empowers individuals to experience the campus and encourage interaction between all users. The building takes the

FIGURE 5.7: The site within its urban context and an extension of the urban street promoting accessibility. (Source: https://www.archdaily.com/227874/ewha-womans-university-dominique-perrault-architecture- Accessed 8 November 2020)

opportunity of engaging with its context promoting empowering spaces and an empowered community.

5.3.3 Urban context and locality

The site is located within Seoul Koreas urban centre and the university district, which goes by campus "valley." The campus valley is a district where nature, sports grounds, event locations, and educational buildings interact. The campus is located at the heart of this "valley" see figure 5.7. The education facility's close relationship with the city improves diversity and helps increases the population of learners. The site links to an urban sports strip known as a place where all recreational activities take place as well as yearly festivals. The location, together with the design strategies, stitches the university and the city amenities together.

FIGURE 5.8: Spaces which allow for chance interaction and social activity dissolving the formal and informal (Source: https://www.archdaily.com/227874/ewha-womans-university-dominique-perrault-architecture- Accessed 8 November 2020)

5.3.4 Project objectives

The project's philosophy is 'where change begins'. This international institution envisions a greater change in the world through empowered learners and an empowered community. Dominique Perrault expresses that, *"This project was the opportunity to confirm that Architecture is a gesture of authority"* (Dominique Perrault - Architype, 2013). Dominique Perrault states, *"the complexity of the site, through its relationship to the greater campus and the city of Shinchon, demanded a 'larger than site' response, an urban response, a global landscaped solution, weaving together the tissue of the Ewha campus with that of the city"* (Ewha Woman's University | Dominique Perrault Architecture - Arch2O.com, 2020). *"The notion of weaving together the campus is again evident, blurring the distinction between old and new, building and landscape, present, and past"* (Ewha Woman's University / Dominique Perrault Architecture, 2012). Dominique states, *"In Europe, the modalities of the public procurement have recently evolved, promoting new tools such as public and private partnerships"* (Dominique Perrault - Architype, 2013).

5.3.5 Programme and planning

The building sits within its surroundings, creating a excavated valley in the centre. The valley invites the public to engage with the site, students and visitors through the campus valley while bringing all the buildings levels together through its central stairs. This design strategy encourages the city and the facility to engage. The excavation of the site exposes the building interior through the facades curtain wall. The institution is made up of five floors with two of those being underground parking, the ground level and roof occupies commercial and social activities. The green roof is treated as a pedestrian bridge, that

FIGURE 5.9 : open staircase links upper and lower levels adjacent to the glazed curtain wall, attracts student interactions (Source: https://www.archdaily.com/227874/ewha-womans-university-dominique-perrault-architecture-Accessed 8 November 2020)

spans the length of the building. The plan shows that a rectangular structural grid defines classrooms. The intervention provides a variety of chances for collective learning around circulation spaces like the entry court, a piazza, and the cafeteria which spills out, creating a real "place" to stop and relax, an outdoor theatre, as the stair can be used as an arena. The stairs and social ground floor were intended to be a link to the community, and social space for students and visitors (Ewha Woman's University Campus Centre, 2020) see figure 5.3.8. *"The building is suggestive of A node or point on a trajectory to another destination. It is precisely this flexibility (conceptual and real) that permits the New EWHA campus centre to inevitably weave itself into the landscape sometimes a building, sometimes a landscape, sometimes a sculpture"* (Ewha Woman's University - arcspace.com, 2012). No single programmatic element dominates. The building separates the social activities on the lower floors, which consists of a twin-screen art cinema, a gym, theatre, restaurant, art exhibition, a commercial district, commercial banks and retail outlets. As one slowly ascends, the activities become quieter. Lee expresses *"while classes are held here, one of the centre's most important functions is to provide places for study. Formal, monitored librarylike spaces, with reserved carrels and desks, alternate with informal couches interspersed throughout, where students talk in small groups, review lessons, or simply socialize"*. An extensive, open staircase connects the upper and lower levels alongside the glazed curtain wall, encourages student interactions see figure 5.3.9.
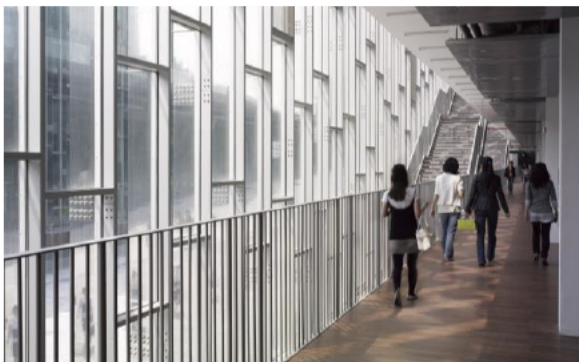
FIGURE 5.10 : transparent façade on both sides of the boulevard helps blur the boundaries between public and private space (Source: https://www.archdaily.com/227874/ewha-womans-university-dominique-perrault-architecture- Accessed 8 November 2020)

5.3.6 Design Rationale

The architects brief was, "*to expand urban activities into the campus.*" (Ewha Woman's University Campus Centre, 2020) He resorted to rebuilding the site's hilly topography with a slope that introduced the new building into the "constructed" hillside, then cover the building with a park with the structure promoting energy conservation. The thermal mass of the green roof and side walls sheltered by existing topography giving the building passive protection and saving up to 25 percent of total energy costs as compared to conventional construction. Perrault used a concrete core activation system as well as a "thermal labyrinth" system which enhances the airflow in retaining wall gaps and the other structural elements which helps cool the ambient air. The interiors utilize light wells to light up the lower levels. This helps the built environment connect to its context; this is also introduced by the roof garden which joins two levels on both ends of the building as well as the circulation routes that are seen through the façade. The grand stairs physically connect all the stories of the building. The curtain wall located on both facades helps blur the buildings boundaries merges public and private together see figure 5.10. These elements encourage the built environment, the city, the learners and the general public to engage.

5.3.7 Summary

This project expresses how educational facilities can aid in revitalising the urban fabric while taking into consideration both the informal and the formal. It suggests ways to create empowering spaces that blur the lines on education methodologies that are confined within boxes. Creating the sensation of access to education for all in the city. The public spaces created by the project promotes education outside of the confined classroom and encourages chance encounters. A downfall of the projects is the classrooms lack views, which is seen as detrimental to the current learning process unless classes are light interactive. The Ewha institution expresses a social-ethical response to integrating education into the city centre, which increases interaction that exposes its vulnerability and strength. The campus centre makes a strong statement about the commitment the institution has towards the future, to its heritage, to its place in the environment and its students. The architectural materials expressed pureness and stripped of any adornment. Tucked under and surrounded my mother nature as a protective layer

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FIGURE 6: The Points Derelict building
SOURCE: https://www.google.co.za/maps, edited by author

CHAPTER SIX: LOCAL PRECEDENT STUDIES

6.1 INTRODUCTION

Precedents were selected through the interventions ability to respond to a marginalised community experiencing socio-spatial injustice and the sustainability of the project for existing communities.

6.1 STROLLERS ACCOMMODATION, GREYVILLE. MIXED USE, EMPOWERMENT

6.1.1 Project Description

Elphick Proome Architects designed The Strollers Overnight Facility, and Rodney Harbour designed Mansel Street Market. It was designed and developed in 1998. as a short-term shelter and full-time market by the Durban City Council through block AK putting pressure on the city, and the city wanting to relieve the stress placed on the beachfront services to see for traders and to lessen the mess left behind on tourist zones. Strollers Accommodation is a four-story mixed-use facility, and the market is a single story with both occupying residency and commercial activities.

6.1.2 Justification of Case study

Strollers accommodation utilizes a combination approach to solving the needs of an existing community of insurgency. The community highlights the need for mixed-use typology within proximity to the city for the marginalized and informal traders. Mansel road market and Strollers Accommodation are situated in block AK. The area is known for previous forced evictions during Apartheid, and its residents standing their ground and persisting on constructing their dwellings within the area on street edges with black

FIGURE 6.1: Insurgent citizens constructing shelters on street edges in Block AK (Source: Kitchin, F. and Ovens, W. 2008).

plastic bags trying to claim their right to the city see figure 6.1. This community relied on being close to the city to make a living and support their families even though they lacked housing, electricity, and ablutions. This intervention was established through the women joining SEWU (Self-employed Women's Union) and as an organization that continuously put pressure on the city council. "SEWU also initiated a plan for overnight accommodation for traders; thus, both the Mansel Night Market and Strollers have been city responses to community initiative pressure" (Kitchin, F. and Ovens, W. 2008). This Precedent emphasizes the importance of understanding the spatial injustices that exist within the city and the need for social engagement and multidimensional investment and involvement by different stakeholders to establish successful developments geared towards social justice and empowerment.

6.1.3 Urban context and locality

Both interventions are located in the same area being Block AK in Mansel Road, between Umgeni Road and the railway lines. Block AK is historically known to house indentured labourers. The existing community still have a strong rural-urban link, with many women returning home every few months, temporarily replaced by another woman from home (Kitchin, F. and Ovens, W. 2008). The proximity to the train station and other public transport nodes plays importance in the success of the intervention. The site is surrounded by factories, warehouses, and workshops that the drum sellers rely on for their business. The site is close to the workshop and other social amenities that the community rely on.

1- Mansel night market and Strollers accommodation
2- Train station
3- Taxi rank

FIGURE 6.2: Strollers with its urban context in close proximity to local amenities (Source: https://www.google.co.za/maps)

6.1.4   Project objectives

The project was initiated in 1998 as part of the city's programme to manage informal trading and to compensate for the night market closure that was located on the beachfront. The intervention also helped to see to the needs of those that were part of the block AK informal settlement. It was represented by an investment called The Provincial Housing Board, investing R 4.5 million to operate the facility for the first ten years. After that, it was anticipated to become financially sustainable by utilizing solar for hot water and charging residents for using its services like toilets and lockers.

6.1.5   Programme and planning

The site is listed as a mix-use facility that includes commercial and residential facilities. The site's accommodation schedule consists of forty parking bays for busses and taxis, ablutions, shopping areas, storage facilities, overnight facilities and residential accommodation. The forty-four relocated women drum sellers were given living quarters, and a shop within one unit see figure 6.3. The street vendors and formal traders benefit from people travelling on the overnight busses to the city to trade; they are known to buy in large volumes and return home within 24 hours. The ablution facilities include solar-heated showers. The Strollers Accommodation was made possible through the Provincial Housing Board assisting with capital. After ten years of managing the building is expected to become financially

Plan of the living and trading unit with the storage area used as a private dwelling space for the unit's residents. The structure overhead is made of bluegum poles with a removable tarpaulin cloth to regulate solar gain.

PLAN LIVING/TRADING UNIT

Section through the living/trading unit showing the interface the unit shares with the public realm of the trader and buyer.

SECTION THROUGH LIVING/TRADING UNIT

FIGURE 6.3: A section and plan of the trading living units. (Source: Kitchin, F. and Ovens, W. 2008).

sustainable. Accommodation is organized like a hotel; occupants are expected to vacate every morning so that each unit can be cleaned. The intervention provides economic opportunities through small service industries, pay lockers, shops, pay showers, public toilets and payable laundry service. Through these economic opportunities, the site has provided 86 permanent staff. Strollers accommodation has experienced some downfalls. It was assumed that tenants could afford the rent of R 10.00 a night but authorities state community members continue to sleep on pavements for no cost. With the market being mainly used at night people are known to not sleep as they need to get ready for the next morning to leave. "*The establishment of Strollers missed that aspect*" (Dobson, 2007). With management having to improve the facilities living conditions by replacing beds, bedding, and mattresses the rent has increased to R 33.00 a night plus an R 20.00 deposit for linen. Occupancy is about 1 200 to 1 500 a month, which is not sufficient to sustain the intervention financially. Plans are underway to make the facility more economically viable (www.ihrn.gov.za).

6.1.6   Design Rationale

The intervention is seen as the first transitional housing in South Africa. The design Incorporates a mixed-use typology trying to see to the needs of an existing community within one site. The intervention was a response to the spatial disparity placed on the community in block AK as well as the informal traders. The building form is placed within its context with no relation to the surrounding area and the adjacent market. It is constructed using two forms that are connected through a lightweight steel structure. It roofs allow a lot of light to penetrate through the buildings pathway, yet the windows on the building are very small, minimizing the possible amount of light for interior use. The use of materials expresses a tectonic approach expresses the columns and slabs as well as the infill brick work highlights the buildings structure and support. The roof expresses a similar approach with its steel framework exposed.
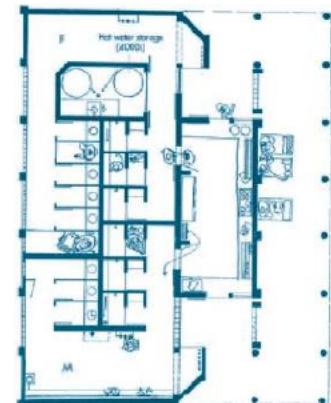
FIGURE 6.4: A section and plan of the public ablution facilities. Solar panels fitted to the roof provide cheap harvesting of power, used to warm the water used (Source: Kitchin, F. and Ovens, W. 2008).

6.1.7   Sustainability

Over the years Strollers accommodation and the Mansel street market has evolved through its insurgent citizens as time has passed the design has slowly lost its importance to see for the needs of the ever-changing marginalised citizens. With the development evolving from the need to provide a market space, to the need for overnight accommodation as well of lately an emergency shelter for Ark Homeless community which resulted in longer stay inhabitants. Its program and spaces have stayed the same as its inhabitants need changes. The lack of maintenance and development has led the intervention to fall short on its initial intention and has fallen victim to socio-spatial injustice.

6.1.8   Summery

The intervention offers the most impoverished citizens feasible accommodation within the city. The city considers establishing the markets at little cost in the city centre as an innovative design strategy. The Mansel Road Market demonstrates an example of a community-driven, mixed-use intervention. Providing well-located, legally-recognized land in the centre of the city and is a successful example of a local government and a state-owned enterprise land negotiation, "this occurred during a period of tremendous transition in the country and the city" (Kitchin, F. and Ovens, W. 2008). The intervention reinforces the need for future architecture to consider the changing needs of a community and should always allow for easy building adaptation reiterating Peter Graham five principals start with the end in mind, plan for change, design for long life, design for a loose fit, and design for deconstruction.

FIGURE 6.5 A: Today it is been looked at as a possible solution to house the homeless (Source: https://www.iol.co.za/dailynews/news/kwazulu-natal/no-money-to-house-durbans-2200-homeless-28553002- Accessed 9 August 2020)

B: Two parallel wings overlook a centra indoor street (Source: https://kzniajournal.wordpress.com /2013/06/ 10/formalising-the-fringe - Accessed 9 October 2020)

6.2   DUDUZA RESOURCE CENTRE, MIXED-USE

6.2.1   Project Description

Duduza Resource Centre was built in 1990 for a community in Duduza, East Rand. A project that was driven by local industrialists and NGOs. The building typology grew out of desperate times for a community in need of resources during a time of oppression. Providing a supportive base for the township community who were previously denied access to basic resources. This type of centre is one of several designed by Joe Noero Architects, funded externally and managed by the NGO sector.

6.2.2   Justification of Precedent

Duduza area is somewhat relatable to Durban CBD. However, it is labelled a township, through the industrial boom the area saw an influx in the marginalised in hopes of finding jobs. This happened under the apartheid regime, which resulted in a lack of economic investment in the wellbeing of this community. Durban, on the other hand through the ending of apartheid saw an influx of the marginalised and white

FIGURE 6.6: Duduza Resource Centre designed by Noero Architects (Source: https://www.noeroarchitects.com/project /duduza-resource-centre- Accessed 9 November 2020)

flight also resulting in a lack of investment in the wellbeing of a community in need. Duduza Resource Centres goal was to create a haven that encouraged community interaction within and outside of NGOs, the government and civil society acting as a place for education and community gatherings. The African Artisan Trade Centre aims to do the same to help bridge the gap between the formal and informal through community participation and private investment. The precedent and the dissertation topic both aim to provide a community with resources that help enhance their quality of life using education as a key driving force. The precedent serves as a good example as the design construction is one that hopes to relate to its community as well as be expressed in such a way that one could learn by looking at it. Noero Architects expresses the importance of its structure, "*The nature of the construction must be made apparent. The manner of joining materials was deliberately didactic. People could both see and understand how the buildings were put together*" (Duduza Resource Centre | Noero Architects, 2020).

6.2.3 Urban context and locality

Duduza was established as a resettlement area in 1964 for the black community to avoid the encroachment of the informal on the "white" town. Quarries, mines and highways previously separated

| 1-Duduza Resource Centre | 2-SAPS | 3-Nimrod Ndebele Secondary School |

FIGURE 6.7: Duduza within its context with activities located along side an active street (Source: https://www.google.co.za/maps, edited by author)

the area. These barriers resulted in the residents being deprived of basic facilities that were provided in the city. The building is located in Nala Street, which is surrounded by private and public residences. Today the area has developed in its local amenities with schools, churches, retail and a police station.

6.2.4   Project objectives

The building was proposed as a way of bringing much-needed aid to a community who through the apartheid regime received little to no civic and public infrastructure. The buildings objective was to double up as a community centre and education facility for the township community to call their own in the hopes that it would develop as the needs of the community change. Utilising the space for congregation and to discuss matters within the community. It acts as a platform for community engagement and encourages engagement with formal social groups like NGOs. This further promoted the idea of skills transfer in hopes of improving and developing the community to obtain better-paying jobs. The structure was designed in such a way that would further aid the community in learning how to build better utilising similar materials and exposing the detailing.
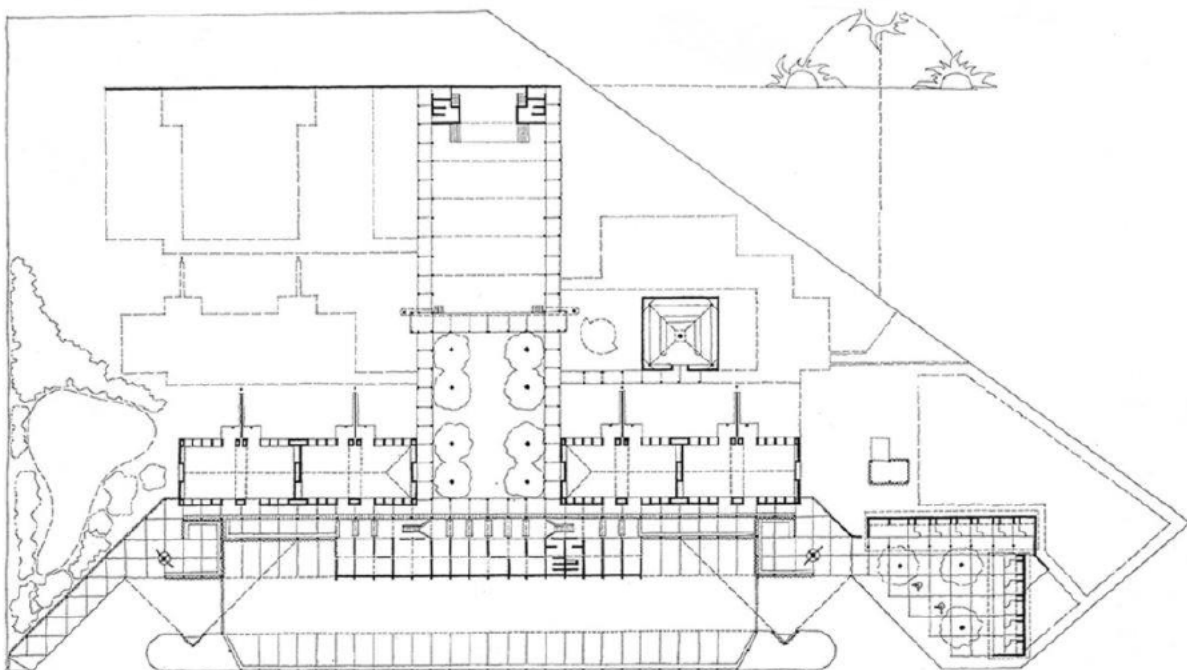
FIGURE 6.8: Duduza Resource Centre plan view Expressing an extension of the street (Source: https://www.noeroarchitects.com/project/duduza-resource-centre- Accessed 9 November 2020)

6.2.5   Programme and planning

The centre consists of public ablutions, courtyards, classrooms, offices, a community hall, a kitchen, markets, a taxi rank and bus rank. The design organised all activities along a street which ran through the site where a variety of social services was provided to encourage engagement and accessibility see figure 6.8.

6.2.6   Design Rationale

The linear route of activities utilised a familiar movement pattern of that found in a shopping strip where activities can be found on either side. "*The structural order and the use of materials and their jointing is both familiar and didactic. It is familiar since it borrows its language from the adjacent shack settlements. This is a deliberate strategy since it was felt that the shacks represent a potent energy source, and it was important to build on this idea. It was felt that by using these systems of order and structure, but in a more sophisticated manner, the labour of these people who had built their shacks would be honoured. It was*
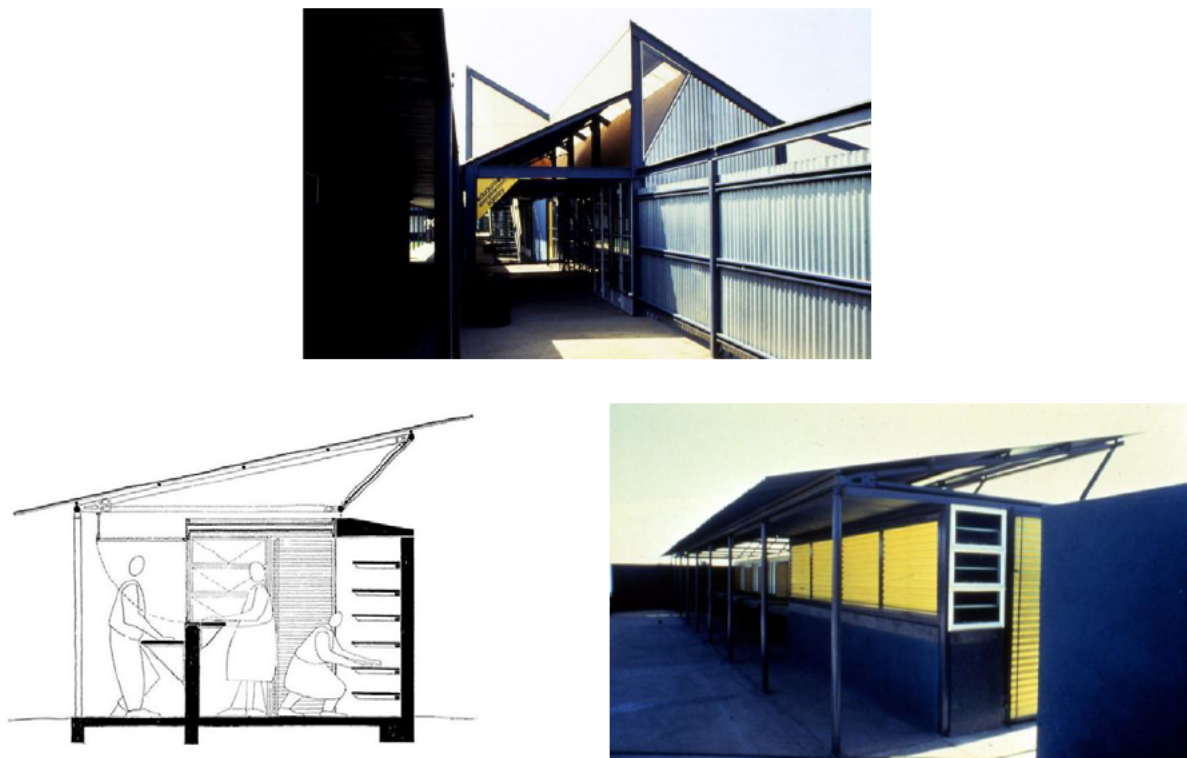
FIGURE 6.9: Didactic construction to create familiarity and promote construction learning through experiencing the building (Source: https://www.noeroarchitects.com/project/duduza-resource-centre- Accessed 9 November 2020)

thought that this would have two-fold benefits. Firstly, people could learn about how to build better within the systems that they knew. Secondly, the appreciation of the building and its design would become transparent. It would offer itself up to engagement by people at a very basic level" (Duduza Resource Centre | Noero Architects, 2020).

6.2.7   Sustainability

Duduza Resource centre was established as a response to the needs of the marginalised in a precinct that generally excluded Africans from the right to resources and services. This intervention was initiated by private and public investors displaying good social responsibility that introduced a platform for dialogue between the marginalised, public and private sectors in the hopes of empowering the community through skills, services and its built form. Today the development stands derelict with lack of maintenance and adaptation that targets the new social-spatial issues that exist.

6.2.8   Summery

The chosen precedent demonstrates the need to provide a space for the marginalised to empower themselves and improve their life situation. The architecture highlights the structure as more than just an abstract space but a tool that can enhance a learning experience and encourage community engagement through didactic joinery and relatable materials. Knowledge is accessible to all who use the facility. *"The challenges to adjust the spaces of these centres to meet new needs have not yet been taken up, and one wonders whether they will simply become relics representative of a time long gone by when local*
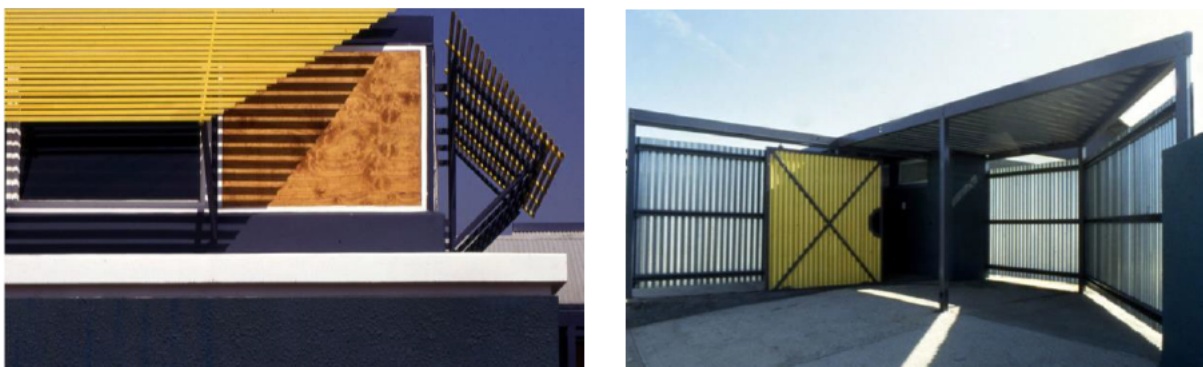
FIGURE 6.10: Didactic construction to create familiarity and promote construction learning through experiencing the building (Source: https://www.noeroarchitects.com/project/duduza-resource-centre- Accessed 9 November 2020)

people felt sufficiently moved to take action into their own hands and rise against an unjust system"
(Duduza Resource Centre | Noero Architects, 2020).

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IMAGE 7: The Points Derelict building

SOURCE: https://www.google.co.za/maps, edited by author

CHAPTER SEVEN: ANALYSIS AND DISCUSSION

7.1 Introduction

Due to the recent outbreak of Covid 19, the data collection has been limited to secondary research, accumulated through other studies and research that have had the opportunity to engage with this specific community within the same area. This research may be influenced by the researcher's perception and their writing ability to capture this community, the context and architectural responses. This data will help generate an appropriate design brief that is community orientated. The chosen literature is in line with the selected theories and concepts. The theoretical and conceptual framework helped give a deeper understanding of the social issues and ways in which they can be translated into architectural design solutions. The precedents were then unpacked through these paradigms and further guided possible solutions and downfalls that occurred in real-life scenarios. The study will look at how adaptive reuse architecture can promote community empowerment through artisan trade. To test the three questions posed in the dissertation:

1. How can adaptive reuse architecture be a response to artisanal trade?

2. How can adaptive reuse architecture be implemented in the built environment?

3. Why is adaptive reuse architecture necessary today?

The selected researchers look at the study area and identify a deeper understanding of its community, their perception of the area, their interaction with officials and their understanding of investments in the city. Officials/ key stakeholders are then interviewed to understand the city's role in seeing for the built environment and their relationship with existing community members. It's important to note that one researcher looks at South Beach from a Town planning perspective while the other looks at The Point from an Architectural perspective. The last study is generated by professionals in the field writing up a paper on a set of guidelines that is targeted at helping the municipality, other professionals and NGO's towards a holistic approach to urban regeneration.

7.2 Analysis of research findings

Research 01

Robert Akowuah, Masters in Architecture
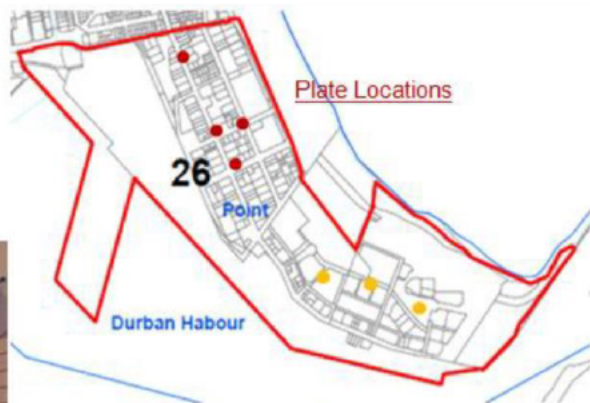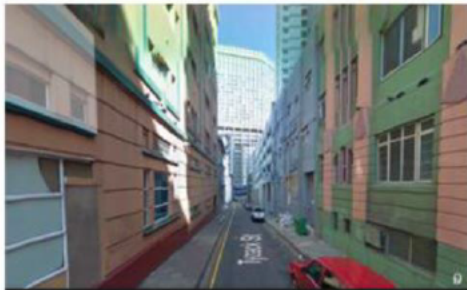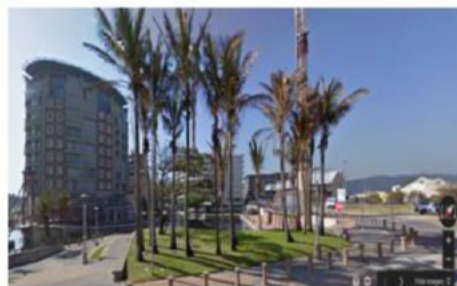
Figure 7.1: Photographic analysis of studying area. (Source: Akowuah, 2016 edited by author)

This study Looks at 30 respondents in the Point area. Through stratified sampling, 56% of the participants were black African. In comparison, 37% were foreign nationals who arrived in the hopes of "greener pastures", 7% were Indian South Africans see figure 7.2. When looking at the employment data collection, it is evident that the people living in this area generally work in the surrounding area as well.

Figure 7.2 Depicts participants employment status. Out of 30 participants, 83% were employed, while 17% were unemployed (Akowuah, 2015). Out of this, 83% of respondents employed, 77% worked in the precinct, while 23% travelled from their study area to their workplace (Akowuah, 2015). Figure 7.3 looks at how the participants in the area perceive their security and safety. Akowuah (2015) research analysis indicated that 45% of the respondents consider the community safe, while 7% felt the community is partially safe (Akowuah, 2015). 3% decided to not answer this question. The remainder of 45% felt their families would not be safe in the precinct. From the research respondents mentioned the secondary zone to be unsafe as it expresses more urban degeneration. It was stated that the primary zone close to UShaka marine world were areas that made them feel safer. This highlights the socio-spatial disparities and how development affects one's perception of a place.
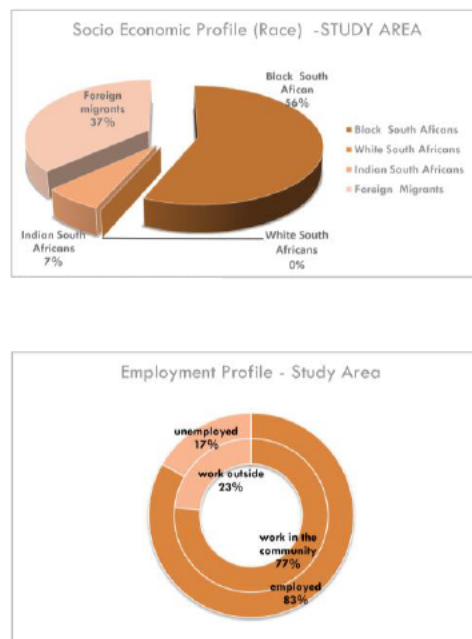
Figure 7.2: chart showing racial profile and employment profile. (Source: Akowuah, 2016)

Akowuah (2015) states, "*Social cohesion and cultural interaction are prerequisite requirements of inner-city sustainability findings ascertained from the survey*" (Akowuah, 2015). Figure 7.4 expresses a need for more integrated initiatives as participants express a lack of social programmes which affects the community unity. From 30 participants, 53% stated the study area lacked social cohesion, with 20% affirming experiencing strong social cohesiveness. 17% unenthusiastically agreed to any improvement while 10% chose not to answer. The researcher notes, "*immigrants from various countries have established their associations and social clubs to foster a stronger sense of belonging and help resolve conflicts among themselves*" (Akowuah, 2015). Urban regeneration needs to be people-focused and should be put in place to help alleviate cultural and social disconnect.

Responses on Safety And securitye -Study Area
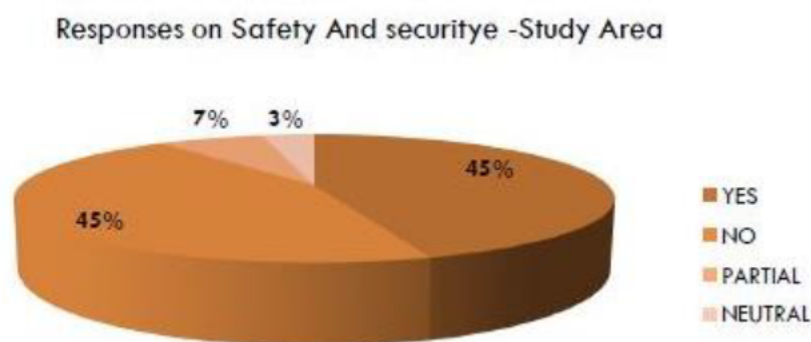
Figure 7.3: A chart showing responses on safety and security . (Source: Akowuah, 2016)

Social cohesion and cultural Inclusiveness - STUDY AREA

	YES	NO	PARTIAL	NEUTRAL
cultural interaction /Cohesion	8	12	8	2
Social cohesion	6	16	5	3
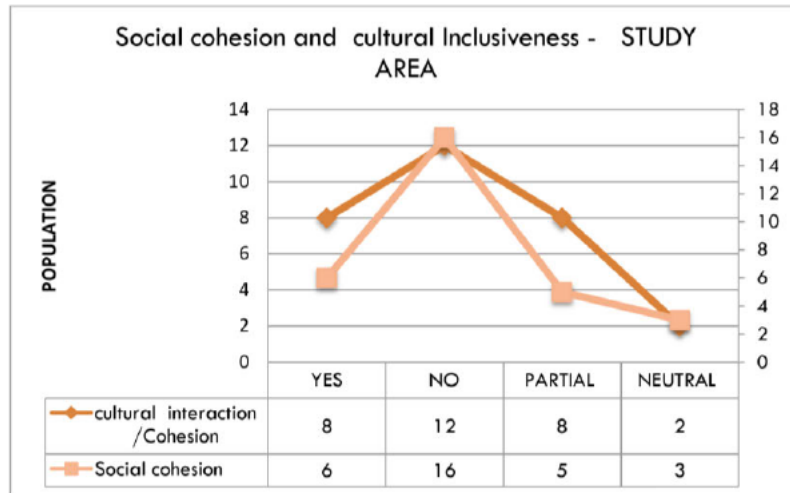
Figure 7.4: Graph showing responses to social cohesion and cultural interaction. (Source: Akowuah, 2016)

Figure 7.5 looks at participants perception of social and infrastructural services. Participants generally feel these services have improved over time. In all, 53% of the respondents were satisfied with service delivery in the community, 27% half-heartedly said some improvements were made. A merely 17 % were not happy the precincts service delivery with 3% choosing not to answer. On the other hand, the consensus on recreational facilities was not so positive. 70% of the participants weren't pleased with the precinct's facilities, 23% were pleased. The remaining 7% half-heartedly answered that some improvement in the delivery of recreational amenities (Akowuah, 2015) (see figure 7.5). Respondents commented on the existing recreational development like uShaka marine world was too expensive to visit. This development is perceived as an entertainment zone that is targeted at the wealthy and not the

Provision of infrastructural And social Services Provision- STUDY AREA

	YES	NO	PARTIAL	NEUTRAL
Satisfied with quality of services	16	5	8	1
Sufficent recreational area	7	21	2	0
				0
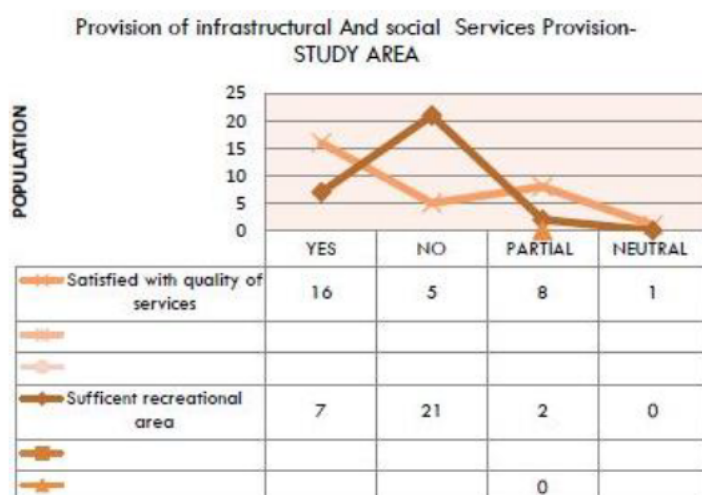
Figure 7.5: Graph showing responses on infrastructural and social services. (Source: Akowuah, 2016)

marginalised found in the secondary zone. The participants were asked about their perception of the benefits from The Point development, 53% of the participants stated the development only benefitted the wealthy, 30% thought the development helped all income groups, and 17% chose not to answer (see figure 7.6).

The next section deals with the precinct's economic development and opportunities. Participants were questioned about their thoughts on the inclusiveness of the Durban Point economy, 50% of the participants stated the economy wasn't inclusive to all. They responded saying," *The Point regeneration initiative had only targeted the affluent"*, 27% stated the economy is inclusive and considers the poor's difficulties (Akowuah, 2015). 6% remained neutral to the question, 17% partially felt that the economy is inclusive of all (Akowuah, 2015) (see figure 7.7).

Figure 7.7 states the participants' perception of the economic opportunities that the regeneration of the precinct offers to locals. 23% express that the development has provided opportunities for the local economy. 37% of the responses objected to this notion (Akowuah, 2015). They indicated that the second zone has barely received any economic benefits, unlike the primary district, that includes, Durban Point Development (Akowuah, 2015). The primary district receives a lot of tourist interest which adds little to no value to the local economy in the second district participants further state that the perception of the second district adds to the lack of overlap between the two zones (Akowuah, 2015). 7% of the participants chose not to answer (Akowuah, 2015), 33% partially agreed. The data expresses how development, services and city upkeep impacts the community livelihoods and how neglect has negatively impacted
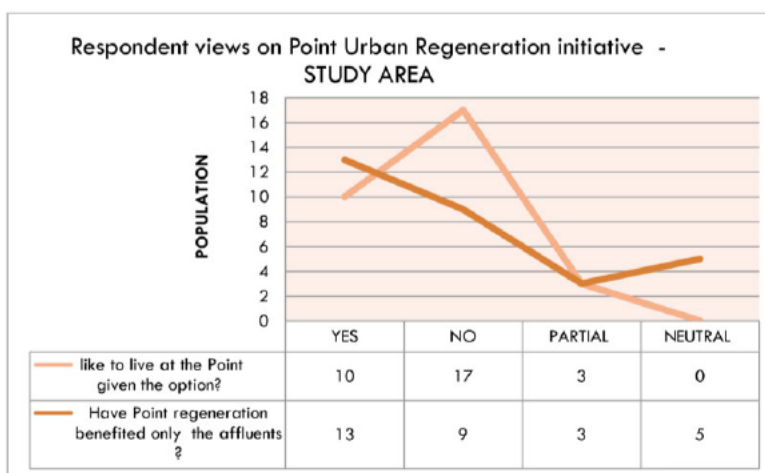
Figure 7.6: Graph showing respondents reaction on Point regeneration initiative. (Source: Akowuah, 2016)

their lifestyle. Therefore, future development must be done with the marginalised in mind. The researcher suggests through his findings that since Durban has a high percent of informal traders, that these activities be utilised to help economical link the primary and secondary zones as a possible revitalisation solution that includes its inhabitants. This would help bridge the gap between the informal and formal. Figure 7.7 looks at job creation through Durban points development. 37% of the respondents indicated that joblessness continues to exist despite the urban regeneration initiative in the study area. In comparison, 33% of the respondents indicated that the initiative had generated jobs in the study area. 23 % of the participants half-heartedly agreed that jobs have somewhat been created (Akowuah, 2015). The remaining 7% chose not to answer.

Figure 7.8 establishes the degree of impact the Durban point regeneration has had on the residents' economic endeavours (Akowuah, 2015). 50% of the participants were not empowered and did not profit from the development. 30% stated they profited economically. 13% of the participants felt they partially profited, while 7% chose not to answer. When asked about their satisfaction with service delivery, 40%

Economic Development- STUDY AREA

	YES	NO	PARTIAL	NEUTRAL
Is the economy of the point waterfront inclusive to all income groups?	8	15	5	2
Has the point regeneration created more economic opportunities ?	7	11	10	2
has s the point regeneration initiative created more jobs in the community	10	11	7	2
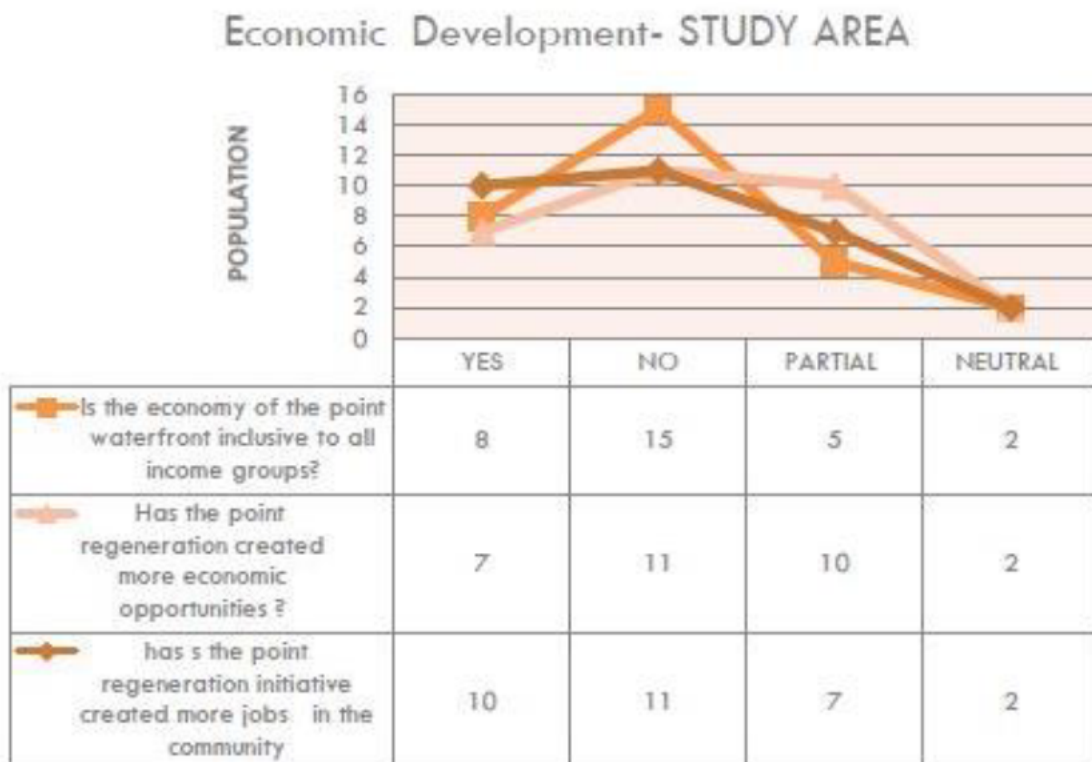
Figure 7.7: Graph showing responses on economic developments. (Source: Akowuah, 2016)

of the participants gave a resounding yes to service improvement. 30% of the participants did not notice any improvements, 25% of the participants said service delivery had partially improved, and 7% chose not to respond. The data analysis in figure 7.8 indicates that the point district has not benefited from the Durban point regeneration's multiplier effect as it was initially intended (Akowuah, 2015).

The researcher then questions the participants on their perception of The Points Governance. Figure 7.9 questions the participants regarding attendance at community forums and meeting. The research findings state that 53% did not know of any gathering that's dealt with community interest issues. 33% stated that they had attended community forums, while 7% knew about these forums but chose not to attend. 7% of the participants chose not to answer. Participants were asked if they felt included and well-represented on issues affecting the community. 70% of the participants stated they don't feel they were represented in policymaking. 13 % felt their interests were represented, and 7% chose not to answer see figure 7.9.

Figure 7.10 expresses 50% of the participants confirmed that community leaders and decision-makers did not give the community interest the needed attention. 13% of the participants confirmed that decision-

	YES	NO	PARTIAL	NEUTRAL
Have you benefited economically from the point regeneration initative?	9	15	4	2
Has the Durban point regeneration project contributed to better service delivery?	12	9	7	2
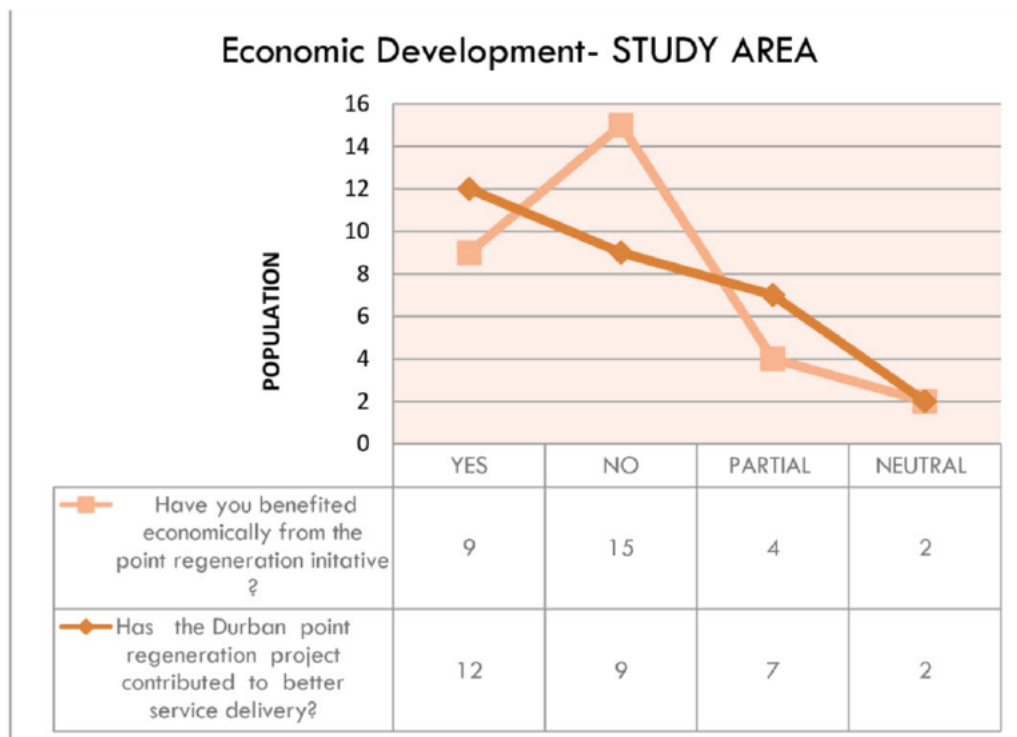
Figure 7.8: Graph showing responses on economic developments. (Source: Akowuah, 2016)

makers gave community concerns the required consideration, while 10 % chose not to comment. 20% half heatedly answered yes. The lack of community opportunities to participate in the shaping of the urban fabric expresses a concern as to whether city authorities have in mind the existing citizens and their needs. This lack of engagement between the two parties increases socio-spatial disparities and enforces a degree of gentrification, which negatively impacts existing communities' livelihoods and further deteriorate their environment.

Figure 7.10 expresses the disconnect between local actors and the city. Chapter threes literature on empowerment highlights the importance for a balancing act of all interested sectors to engage and come to a solution that benefits both parties equally for the desired outcome that sees to both party's needs. By identifying existing community stresses and potential through a process of bottom-up initiatives that utilise locally available resources for sustainable growth.

The researcher then questions the origin of city regeneration with two main reasons appearing. 83% of the participants stated the demise of apartheid, resulted in a flight of big investors from the CBD into out-of-town communities (Akowuah, 2015). The flight was due to the dysfunction of the inner-city areas, which saw the influx of immigrants, increased crime, and the relaxation of the municipal bylaw (Akowuah, 2015).

Governance -Study Area

	YES	NO	PARTIAL	NEUTRAL
Are you aware of any forums or meetings often held in the community?	10	16	2	2
Do you feel included and well represented on issues affecting the community?	4	21	3	2
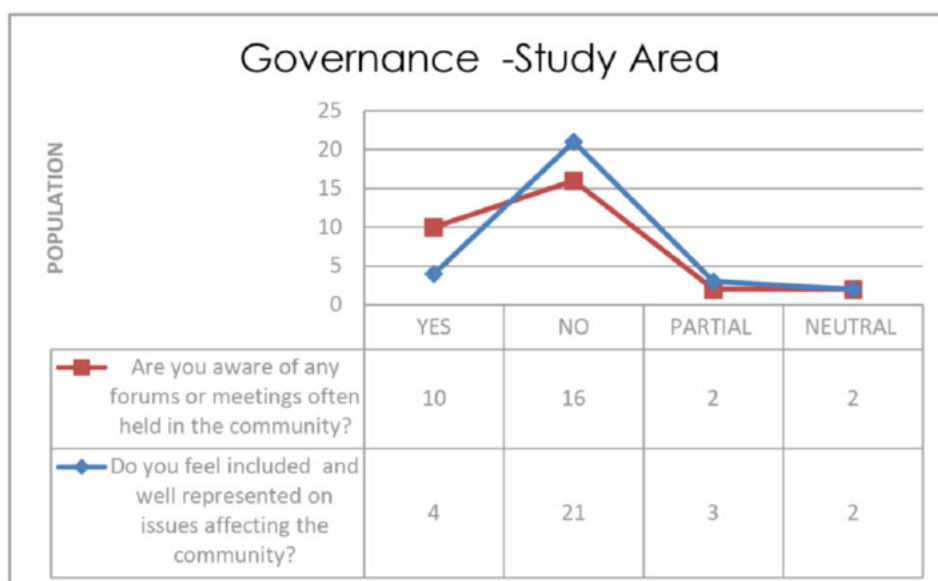
Figure 7.9: Graph showing responses on urban governance. (Source: Akowuah, 2016)

Due to this dysfunction, a large group of city private investors left the CBD and relocated to towns like Pinetown and Umhlanga; this is further explored in chapter two. *"For this reason, the implementation of a catalytic inner-city regeneration project like the Durban point development was designed to attract investment while ensuring that EThekwini retains its status as a gateway and most liveable city in Africa"* (Akowuah, 2015). The other 17% stated that post-modernist policymakers perceive the city as an economic engine and initiate flagship projects and property development projects as a way of being competitive within the capitalist economy focussing on economic aspects and neglecting cultural and social responsibility. This can tend to create over-tourism and place alienation that is highlighted in chapter two and can be seen in the development of uShaka marine world, showcasing a superficial response. At the same time, socio-spatial disparities exist, targeting the wealth and neglecting the marginalised. A participant states: "Perhaps, instead of still pumping funds there, we have to go back to the drawing board to reassess the problems" (Akowuah, 2015).

Participants stress the importance of a new direction to city revitalisation to achieve the desired sustainable inner-city. The respondents indicated that urban renewal is not just about the plan or new urbanism, but effective management of the public realm and improving the public realm, bringing back the vibrancy in the economic hub and introducing a range of land use that promotes social justice (Akowuah, 2015). The respondents stressed the need to implement policies that compel property owners

Governance - Study Area

	YES	NO	PARTIAL	NEUTRAL
Do you think the community interest and concerns are taken care by the community leaders?	4	17	6	3
Do you think your views are considered by community leaders?	4	18	4	4
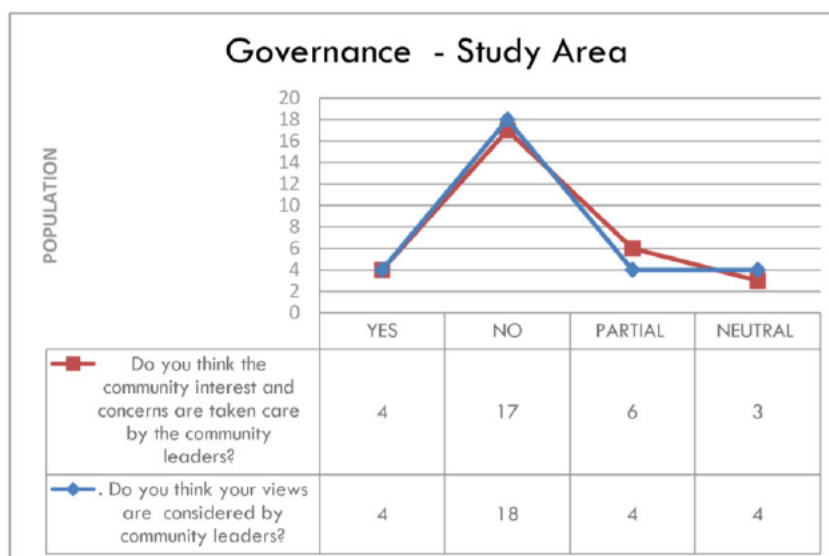
Figure 7.10: Graph showing responses on urban governance. (Source: Akowuah, 2016)

in inner-city areas to maintain their properties regularly (Akowuah, 2015). This helps alleviate stresses and encourage long-lasting development strategies that look at constant maintenance and upkeep of public infrastructure as well as environmental and social problems.

This section looks at regeneration and gentrifications role in promoting a sustainable city. 60% of participants stated, flagship projects could be used to encourage a sustainable city if the necessary steps are taken to eliminated socio-spatial disparities. 20% of the participants could not agree as they understand these projects to decrease necessary residential property use displacing people, and disenfranchising the city poor. The remaining 20% agree to flagship projects for city renewal despite its negative predispositions. The responses that Akowuah received were overall doubtful about the concept of gentrification in promoting a sustainable city (Akowuah, 2015). Participants who objected to gentrification and flagship projects contended that these projects have never achieved the objective of sustaining the inner-city realm (Akowuah, 2015). They recommended a shift from this economic model to an approach, which involves collaboration and partnerships between the gentrifier and the gentrified to promote shared opportunities (Akowuah, 2015). The researcher states, "*According to the respondents, this approach should ensure that portions of the commercial operations and implementations are allocated to locals with entrepreneurship programmes to play a beneficial role in the local economy instead of displacing them*" (Akowuah, 2015). Therefore gentrification and flagship projects should be developed with the aim in reducing place alienation of those that choose to reside within the precinct to ensure citizen participation (Akowuah, 2015). The researcher states that "*respondents also indicated that successful flagship projects in inner-city regeneration initiatives should be augmented with anchored initiatives that leverage the spatial potential in that inner-city area*" (Akowuah, 2015).

Researcher 02:

Ndlebe Tulisa, Town Planning

Topic

Assessing the impacts of urban decay on the residential land-uses: The case of Durban South Beach, South Africa. (Tulisa, 2017)

This study focusses on the need for adaptive reuse and community participation in the city and specifically South Beach. Twenty inhabitants were chosen from five of the most derelict buildings off Mahatma Gandhi Road, Masobiya Mdlulie street, and Pickering Street were chosen to participate in this study. Participants were interviewed in person as well as five supervisors of these five derelict buildings. During fieldwork visits, the researcher observed that"*a few families were staying there, people shared rooms with strangers, students, workers, and job seekers shared some flats*" (Tulisa, 2017).
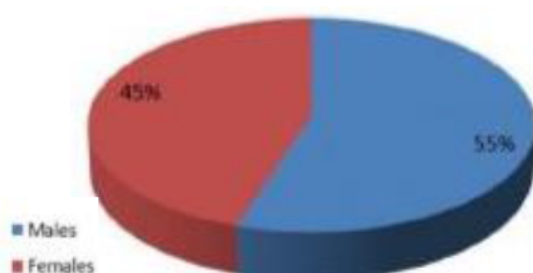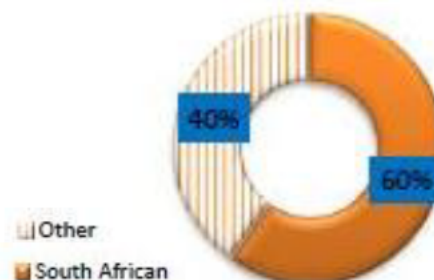
Figure 7.11: Identifying study area and selected samples. (Source: Tulisa, 2017)

Participants were asked to define urban decay. One participant defines urban decay as: *"A place where crime levels are high, there is overpopulation, buildings are looking ugly, uncared for, and they look unsafe to stay in"* (Tulisa, 2017). Another participant explains it *"as the deterioration of buildings when buildings lose their colour, the piping is falling off the walls, and the windows are broken"* (Tulisa, 2017). The researcher states that "Most respondents included the crime factor, broken windows, and cracking walls as part of their urban decay definition" (Tulisa, 2017). The third definition from a tertiary student resident states urban decay as being, *"The peeling of walls from old or mismanaged buildings, litter, crime, vagrancy around buildings as well as unstable facilities within a building"* (Tulisa, 2017). A building supervisor explains, *"It is the run-down of an area when there is a crime in a place, and the area is of poor quality"* (Tulisa, 2017). another supervisor explains it as *"an area with dirty streets, overcrowding, and decaying buildings"* (Tulisa, 2017). South Beach Point's Councillor expresses, *"Very shortly, I can put it as a challenge with the buildings of the city in terms of structure. When the building gets older, it might happen that people are not taking care of their buildings or flats. Also, when the management does not renew the building infrastructure because of a shortage of finances, urban decay occurs"* (Tulisa, 2017). The Inner-city Local Area Plan (LAP) project manager and town planner state that: *"Urban decay, according to me, is where an area of a city is in decline. The characteristics of urban decay are when the businesses are vacating to other cities or secondary towns. In our case, the big businesses vacate to Umhlanga, Pinetown, and all other secondary towns. In contrast, the CBD is a regional centre and a central node"* (Tulisa, 2017). The iTrump manager alludes that *"urban decay generally would refer to a state where you would have a high level of crime, grime in a particular area. Contributing factors are dilapidated buildings and illegal uses of buildings within the precinct which tend to move businesses away*

Negative Impacts of urban decay	Number of residents	Percentage (%)
Crime	17	85
Grime	7	35
Negative effects on health	7	35
Overcrowding	13	65
Noise	8	40
Unhygienic spaces	15	75
Congestion	5	25
Disintegrated community	3	15
Unsafe spaces	16	80

Figure 7.12: Negative impacts of urban decay according to residents of South Beach. (Source: Tulisa, 2017)

from that area and migration" (Tulisa, 2017). All participants have a similar if not the same understanding of urban decay.

The management and supervisors were asked about the age, tenancy and ownership of the buildings as the owners were unavailable to respond to this query of the study (Tulisa, 2017). It was found that most of the buildings used for the study were generally constructed under the 1950s to 1960s categories. Rondvista, which has an iconic building structure, was built during the 1920s and 1930s, according to the manager of the building. P.L.M Motel is a late modern building structure that emerged in the 1980s. The building still has modern furniture, wall tiling, and roof structures. The facilities used for the study are privately owned either by companies or families. However, only one owner is involved in the buildings' day-to-day management out of all five buildings. In the other four buildings, owners do not stay close to the building. Subsequently, they have appointed someone to manage the facilities. The tenants' tenancy differs from building to building. In four out of five buildings, the tenants rent the flats on a month-to-month contractual or verbal agreement between management and the tenant. The managers appointed by the owners have a bigger voice on who occupies space and on what grounds, as long as the owners receive money and profits. In Rondvista, some flats were purchased by tenants, and now they either reside there or rent them out. However, most of the apartments are being rented out to tenants on a month-to-month basis.

Disintegrated community

The crime induced fear generates a disintegrated community. The researcher notes that criminal activity within the precinct generates a fear to everyone, whether visiting or residing in the area. Figure 7.13 expresses that 70% of the participants felt The South Beach community aren't a close-knit community,
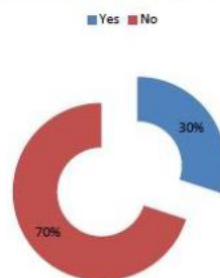
Figure 7.13: chart showing the integration in the community. (Source: Tulisa, 2017)

and 30% agreed that they are a close-knit community (Tulisa, 2017). The researcher states, *"Residents are in fear because of crime; therefore, it will be difficult for them to be free and find their identity within their own space without fearing stepping on other people's toes"* (Tulisa, 2017). The researcher further expresses, *"Residents cannot come together as a community and fight against crime because the area itself is conducive for crime to occur, and people are scared to call out criminals because even when they do, the police force will not take the matter seriously"* (Tulisa, 2017). This could lead to residents being sought after by criminals. However, the researcher states, *"even if the community was close-knit, the urban decay issue will continue to trigger crime in the area, thus inducing fear amongst inhabitants"* (Tulisa, 2017). The sense of belonging to space and community brings about pride and security of tenure that encourages community participation in keeping a space just and its urban fabric maintained. Urban decay is the result of white fleet, and a continued lack of investments in the city as the state of the precincts negatively impacts businesses. The fleet of business leaves building derelict with no adaption to new uses. This then impacts the existing value of properties and gives owners less yearly profit which often results in selling their buildings and the number of abandoned buildings increase. At the same time, the economic status of the city declines. Jones and White (2001)(cited in Tulisa, 2017) states that *"decaying buildings owners and slumlords contribute to neighbourhood decline, and initial blight left unattended can adversely affect the existing housing market."*

South Beach Point's councillor states, *"that urban decay has mainly affected service delivery in his ward and the inner-city in general because of its influx"* (Tulisa, 2017). Urban decay affects service provision. Because of migration to these decaying areas and their affordability, the city has to render more services than it initially planned or budgeted for (Tulisa, 2017).

Figure 7.14: Poor waste management and rubble. (Source: Tulisa, 2017)

Researcher 04

Viloshin Govender and Claudia Loggia

Topic

Mapping the potential of adaptive reuse strategies in Durban inner-city using hybrid mapping tools. 2020

This paper focuses on the concept of adaptive re-use by applying a bottom-up approach to identify underpinning factors that can contribute to a set of guidelines to assist municipality, professionals, and NGOs in the process of urban regeneration. This study aims to develop an adaptive reuse framework based on participatory approaches. Modernist planning's failure is the dislocation of the urban design from socio-spatial concerns such as public good, social and environmental justice, ecological sustainability, socio-economic diversity, and fairness (Govender and Loggia as cited by caliskan and marshall,2011).

The Point Development, in Durban, has succumbed to insurgency and urban degeneration. This area was previously known as a hub for economic and social developments. Through poor policy planning and neglect, developments and investors have pulled out, leaving behind abandoned buildings and spaces, which have been claimed by insurgents and migrants. Previous strategies that have been used in the Point Precinct fail to include communities and are generally governed through a top-down approach. This generates exclusive space like uShaka and Quayside, which further fractures the nodes between the

Figure 7.15: sketching urban solutions from drone imagery with the community. (Source: Govender, Loggia, 2020)

Figure 7.16: chart showing the integration in the community. (Source: Govender, Loggia, 2020)

Point development and the city centre. The researchers note their experience as the north side displaying active street edges as pedestrians move through the space. Still, it is noted that the facades do not capitalize on this movement. The south buildings can be seen as majority residential and completely closed off to passers-by. The lack of street engagement creates long-dead blocks that don't allow for active surveillance; these building edges make a suitable space for vagrants to sleep. The researchers state, "Currently, the facilities are in a state of despair. Most are being converted into student housing; this, however, still contributes to the inactive edges of the street façade as they do not service passers-by."
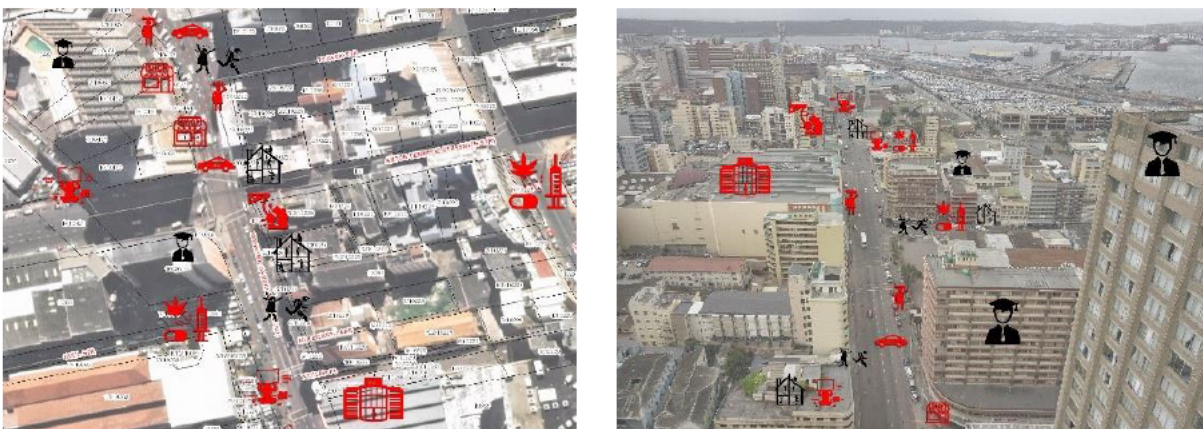
Figure 7.17: mapping using different perspectives and tools. (Source: Govender, Loggia, 2020)

The researchers' community transect walks highlighted buildings that seemed unused and abandoned, expressing signs of drug users and homeless sleeping areas. Local bars showed signs of 'group territory' and 'drug dens.' Photographs and drone imagery helped reveal dead space, alleyways, and other hard-to-see spaces. This data was then overlaid to create an interactive map that indicates the site's 'lived' experiences. As shown in figure 7.14, the collected drone imagery gave the researchers closer details of the street, providing a better understanding of edge conditions and node analysis. A focus group was then gathered with the existing documented research. The residents emphasised the north side of the Point development as the most problematic area, see figure 7.17. Focus group participants personally experienced crime, muggings and witnessed drug dealing in the Northside of Point. Student accommodations, hair salons, bars, shops, and homeless shelters have been adapted to suit existing buildings in the block (Govender and Loggia, 2020). Through the focus group discussions, a wishlist was created see figure 7.18. Most of these amenities would be placed on the ground, adding to the much-needed street surveillance. The observation highlighted the impenetrable blocks with no active surveillance, which aided the high crime rate. It is stated that cities with small block sizes are best known
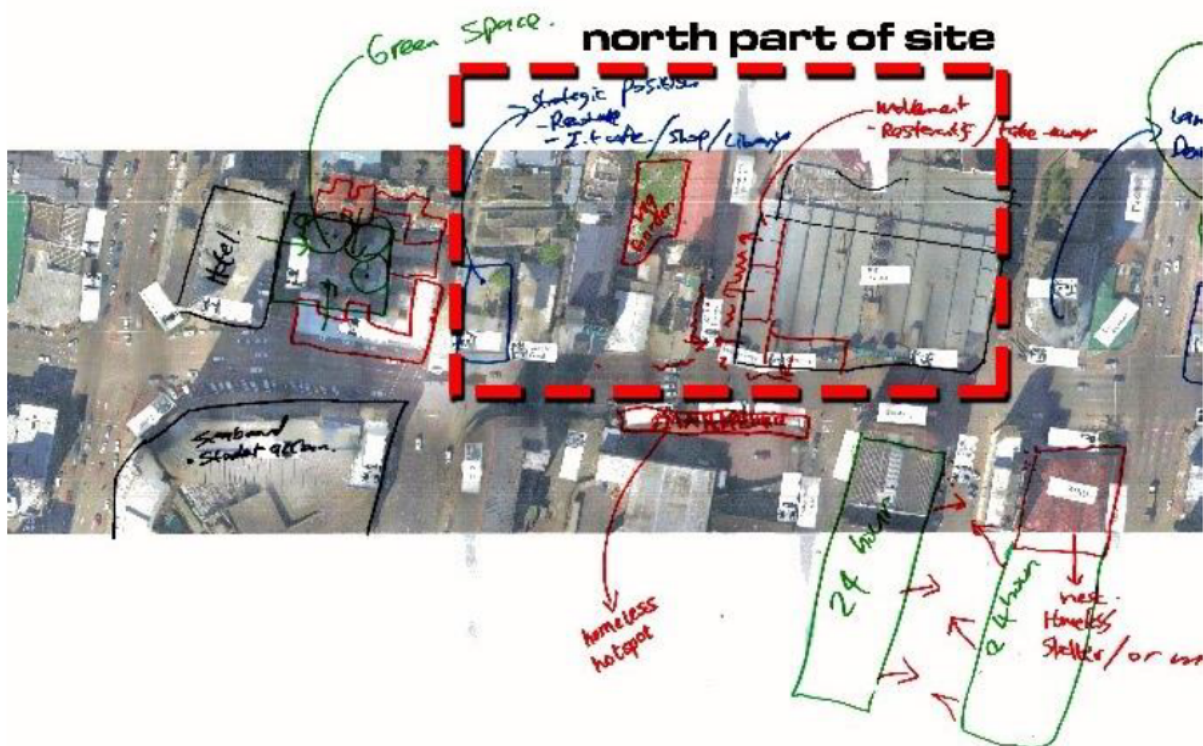
Figure 7.18: mapping using different perspectives and tools. (Source: Govender, Loggia, 2020)

for walkability, and those with larger block sizes are known as places with no street life (Govender and Logia as cited by Speck, 2012).

A building located on the Northside of Point was noted as the most dilapidated by the residents, with a high crime rate. The focus group further suggested it should be adapted to serve the community. With the community in mind, a top-down approach is now looked at to provide the best suited adaptive reuse approach. Table 2 assesses the potential of adaptive reuse of the 'Al Ameen' building. The table expresses how viable or valuable a selected building is within its context. Once a building is viable for adaptive re-use, design strategies, and characteristic mapping help determine the building structure's adaptability types (Govender and Loggia, 2020). The researcher highlight Simon Austins influence on the design strategies on character mapping to help understand the building in its urban context, social context, demands, and constraints to determine its adaptability level (see figure 7.20). Creating a top-down approach to adaptive reuse. The authors state the importance of combining this approach with
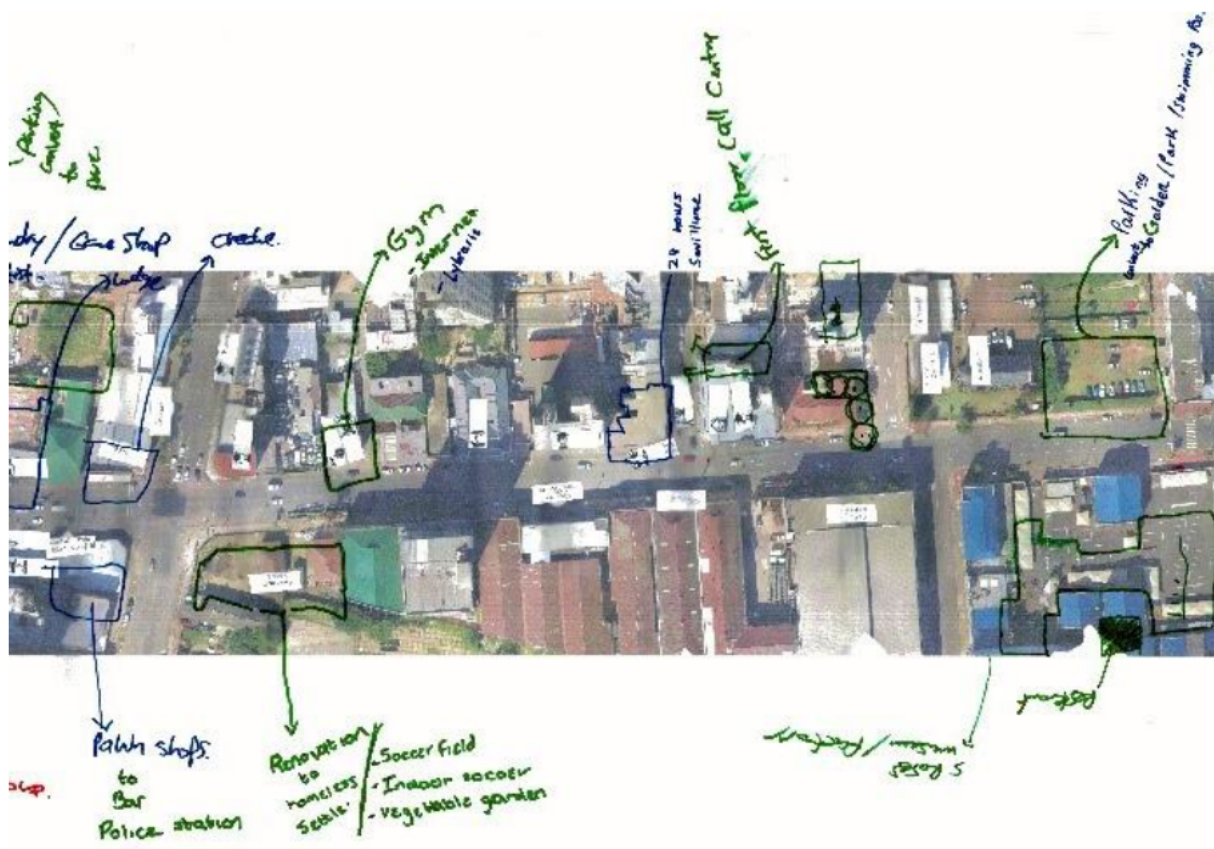
Figure 7.19: mapping using different perspectives and tools. (Source: Govender, Loggia, 2020)

participatory methods like the transect walks with community members, community mapping, and co-design exercises to assess adaptive reuse potential. The selected strategies were applied to the study, denoting physical elements, spatial aspects, building character, and contextual aspects(Govender and Loggia, 2020). The mapping is done on a photographic analysis of the building, and its spaces see figure 7.20. An acronym called CAR (building characteristics) is then used for the related building characteristic (Govender and Loggia, 2020). Once the building characteristics are mapped, they are grouped with the related building strategies in a meta-model map. This shows the relationship between design strategies and elements, which allows for adaptability types to be drawn that the designer can then show the relationships between the design strategies and the building characteristics (Govender and Loggia, 2020). This checklist is used through observation when analysing a building. The checklist

Community wish list for dealing with crime		
Wish list	**Reason**	**Overall impact**
Green spaces	To better the overall look of the area	Keep away vagrants and promote development
Restaurants / Take-away	To allow for more mobility and pedestrian movement. Also to allow more socio-economic opportunities	This would allow for active street edges. Restaurants would open onto the street allowing for visual surveillance
Laundry	For the existing communities to use	Their clothes are stolen from flats and areas where they live this amenity would assist in preventing that
Medical facilities	The closest hospital is Addington hospital which is heavily crowded. More medical facilities are needed.	Many make shift practices such as fake abortion clinics are operating in the Point. More medical facilities would drive these illegal business out
Vegetable gardens	To uplift green spaces and allow older members of the community an opportunity to generate an income	Uplift the dilapidated spaces in the point
gyms	Allow for members to exercise and youth to have a pass time	Allow for 24 hour surveillance
Fresh produce market	Currently no market in the Point	This could be a night market as well, allowing for night live and active surveillance
24 hour entertainment	There is no night life and this has added to the crime factor	Prostitution and drug trade is rife at night, 24 hour facilities would help with active surveillance
Call centres	Allow for local member to get job opportunities.	These would operate as night as well, creating active surveillance.

Figure 7.20: wish list from the focus group to combat crime. (Source: Govender, Loggia, 2020)

Figure 7.21: All Ameen building. (Source: Author 2020)

allows for the building's characteristics to be mapped and categorized within the adaptability types, revealing to the designer the best options to create an adaptive reuse architecture (Govender and Loggia, 2020). The strategy that scores the highest percentage proves to be the best approach to reuse the building adaptively (Govender and Loggia, 2020). A radar chart (fig 9) can help visualize the adaptability ratio from the strategy's characteristics found in the case study. Designers can use this metamodel to check for solutions or potential adaptive reuse outcomes on a particular building (Govender and Loggia, 2020). Utilising this mixed-use methodology helps define a building's potential to better respond to the community's needs.

CHECKLIST TO ASSESS THE POTENTIAL OF ADAPTIVE REUSE	
Availability	• Is the selected building available? Is it taken over by vagrants? • When do current leases expire if it is being rented?
Condition	• What condition is the building in?
Constraints	• What are the constraints or restrictions of the building? • Is there and special municipal considerations that apply?
Conversion potential	• Is there an opportunity to re-use or modify the building?
Value	• What is the social value of the building? • What role does the building play in the urban framework? • Is there any material value of the building?
Demand	• Does the current use contribute towards a social demand? • Can a demand be generated?

Figure 7.22: Checklist assessing the potential of adaptive reuse of buildings. (Source: Govender, Loggia, 2020)

In this study of all Ameen building, the Findings suggest that by re-using dilapidated buildings, active ground floors can be implemented, which encourage active building and street edges. This allows for active surveillance for pedestrians. Creating new public spaces, which is the pavement. This is a fundamental resource for the city as it can promote people's encounters, resources, goods, and information. Mapping the ground floors' attractiveness in the Point Precinct can pinpoint problem areas in the neighbourhood and make design decisions to create entry and exit points, indoor and outdoor spaces that interact with the user for a holistic spatial experience (Govender and Loggia, 2020). This would lead to active edges being created in the city that allow users to walk and experience the city and, in so doing, stitching nodes of the city together. A media report in South Africa confirms Gentrification processes in the inner-city neighbourhoods, provoking intense criticism from affected areas, community leaders, and residents with little or no response from policymakers, planners, and developers (Govender and Loggia as cited by Visser & Kotze, 2008). Globalization trends influence the new development of The Point development. These developments usually ignore local cultures and socio-economic conditions to create exclusive nodes. This type of architecture has no regional context and ignores the communities

Physical

#	design stragy	characteristic	✓
1	modularity	CAR1: Reversible	✓
2	modularity	CAR2: Moveable stuff	✓
3	modularity	CAR3: Component accessibility	
4		CAR4: Functional Separation	✓
5	design in time	CAR5: Service Zones	
6	design in time	CAR6: Configurable Stuff	
7	design in time	CAR7: Multi-functional comps.	
8	design in time	CAR8: Not precious	✓
9	design in time	CAR9: "Extra components"	
10	long life	CAR10: durability	✓
11	long life	CAR11: Mature component	✓
12	long life	CAR12: Efficient service	
13	long life	CAR13: Good craftsmanship	
14	long life	CAR14: Overdesign capacity	
15	long life	CAR15: Readily available materials	✓
16	simplicity & legibility	CAR16: Standardised components	
17	simplicity & legibility	CAR17: Standard comp. locations	
18	simplicity & legibility	CAR18: Off-site construction	
19	simplicity & legibility	CAR19: Simple construction	✓

#	design stragy	characteristic	✓
52	aesthetics (character)	CAR52: Attitude and character	✓
53	aesthetics	CAR53: Spatial quality	
54	aesthetics	CAR54: Building image	
55	aesthetics	CAR55: Quirkiness	
56	aesthetics	CAR56: Time interwoven	
57	multiple scales (context)	CAR57: Good location	✓
58	multiple scales	CAR58: Contextual	✓
59	multiple scales	CAR59: Circulation (area scale)	✓
60	multiple scales	CAR60: A communal place	✓

Spatial

#	design stragy	characteristic	✓
20	loose fit	CAR20: Open Space	✓
21	loose fit	CAR21: Support space	
22	loose fit	CAR22: Oversize space	
23	spatial planning	CAR23: Typology patter	
24	spatial planning	CAR24: Joinable/ divisible space	✓
25	spatial planning	CAR25: Modular coordination	✓
26	spatial planning	CAR26: Connect buildings	
27	spatial planning	CAR27: Standard room size(s)	✓
28	spatial planning	CAR28: Spatial variety	
29	spatial planning	CAR29: Spatial ambiguity	
30	spatial planning	CAR30: Spatial zones	
31	spatial planning	CAR31: Spatial proximity	
32	spatial planning	CAR32: Simple plan	✓
33	spatial planning	CAR33: Standard grid	✓
34	spatial planning	CAR34: Simple forum	
35	passive techniques	CAR35: Multiple ventilation strats.	✓
36	passive techniques	CAR36: Shallow plan depth	
37	passive techniques	CAR37: Passive climate control	
38	passive techniques	CAR38: Building orientation	
39	passive techniques	CAR39: Good daylighting	
40	unfinished design	CAR40: Space to grow into	
41	unfinished design	CAR41: Phased	
42	unfinished design	CAR42: User customisation	
43	maximise building use	CAR43: Multi-functional spaces	
44	maximise building use	CAR44: Use differentiation	
45	maximise building use	CAR45: Mixed demographics	
46	maximise building use	CAR46: Multiple/mixed tenure	
47	maximise building use	CAR47: Shared ownership	
48	maximise building use	CAR48: Isolatable	
49	maximise building use	CAR49: Multiple access points	
50	increase interactivity	CAR50: Physical linkage	✓
51	increase interactivity	CAR51: Visual linkage	✓

Figure 7.23: Adaptive reuse checklist for determining design strategies in the 'All Ameen building. (Source: Govender, Loggia, 2020)

living in the Point, which results in placeless environments being created (Govender and Loggia, 2020). This study looks at a mixed-use methodology to identify lost and abandoned spaces and assess its adaptive potential. The researchers set preliminary guidelines to help stitch urban nodes together, utilising and understanding the community to make successful sustainable future planning. The researchers' methodology on participatory mapping exercises and drone photography express new ways in dealing with adaptive reuse by looking through the lens of the user; an alternative, more socially inclusive, and responsive urban regeneration could be proposed. The researcher expresses that," By involving communities in the adaptive reuse processes and strategies, the neighbourhood becomes empowered and equipped to handle change" (Govender and Logia, 2020).

7.3 Discussions and theoretical implications

Literature reviews' on The right to the City, Adaptive reuse and Community empowerments main objective was to focus on strategic readings that placed a community at the forefront of all decisions. One can see how the researchers fit a similar bracket focussed on a wide array of individuals/ parties who coincide in lifestyle patterns with some sort of interest in the chosen precincts.
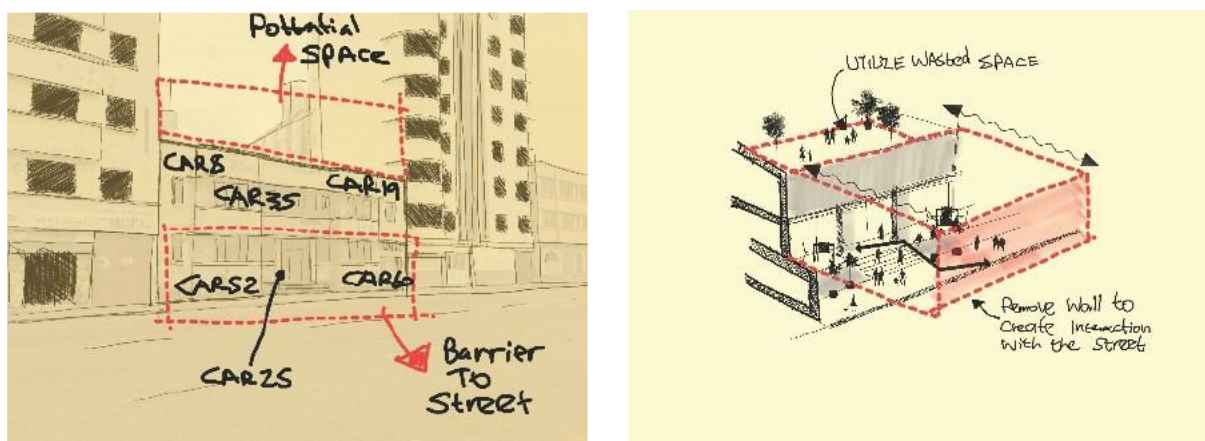
Car 57 (good Location), Car 60 (communal Spaces), Car 51 (visual Linkages), Car 32 (standard grids used in construction)

Figure 7.24: Mapping adaptive reuse potential and characteristics for the All Ameen building. (Source: Govender, Loggia, 2020)

All study's touch on social/ spatial injustice, which chapter two unpacks theoretically. Edward Soja further expresses how just space can be successful by amalgamating top-down, and bottom-up efforts further strengthened in Viloshin Govender and Claudia Loggias' research on strategic methodology toward The Point area. This research also highlights community threats placed on a selected community and the needs and aspirations of a community in need to decrease stresses placed on one's lifestyle. Coit explains how the more people are overwhelmed by their life circumstances, the less they can organise and defend themselves. The research by Viloshin Govender and Claudia Loggias furthers suggests ways to improve the community lifestyle and alleviate their struggles by providing for their needs through community participation.

The theoretical framework on empowerment suggests that one focus group should be on all marginalised groups that experience a combination of differences highlighted through the researchers' understanding of The Point community and South Beach community. Through the researchers, this community was understood to be majority low incomers experiencing spatial injustice and oppression through the neglected derelict environments. In the theoretical chapter on empowerment, the literature suggests intelligentsia be an effective answer to oppression, apprenticeship in collective action is the true source of development as it is with the experience that one can expand the field of action. "The process of community empowerment is a social change process that involves organising and creating a community with a common critical characteristic that suffers from social stigmas and discrimination and acquires the ability to control its relevant environment better and influence its future" (Sadan, 1997). The current marginalised community suffer from neglect and poor living conditions, which strips them of their essential needs. The built environment is an empty vessel that can adapt to the users' desires through empowering the community by obtaining new skills and determination, changing the existing stigmas. In the same chapter, empowering spaces is expressed by re-establishing a learning environment's workings and the roles between public and private interaction, creating democratic spaces of engagement and adaptability.

The literature helps answer the primary question, "How can adaptive reuse architecture promote community empowerment through artisan trade? By identifying lifestyle threats and turning them into community participation opportunities through a multidisciplinary approach with the public and private sectors. Viloshin Govender and Claudia Loggias' interdisciplinary exploration of a community working

together through identifying community needs expresses the start of an empowering and empowered organisation. Working alongside the public-private sector towards achieving goals just like the traders against crime refer to page 34. The city provides various structural and institutional facilities promoting a more inclusionary and empowering organisational approach strengthening the relationship between the formal, informal, and built environments. By identifying possible struggles and solutions, adaptive reuse can help improve the quality of life (QOL) see page 35. By providing approaches to reduce, eradicate, or alleviate poverty in the hopes of empowering the marginalised. Viloshin Govender and Claudia Loggias' research starts to put Rappoport's concept of empowerment-orientated language by taking on a professional helper's role. Their research showcases a sustainable bridge between the formal and informal communities. Participation from all scales is an integral part of reuse projects' ability to build broad and inclusive growth.

The learning concept proposes that learning environments ought to imitate their surround context the learning is put in place. Therefore, an artisanal training centre ought to be situated near the industrial sector so students can be in close contact to their context in which their trade would be performed ultimately supporting the learning outcomes and opening up opportunities for employers and students to engage. This strengthens public-private relations that encourage companies to fund developments that are targeted at skills that the market requires. Ralph Erskine and Vernon Gracie's design for the Byker Housing in Newcastle displays the same type of approach by the professional placing themselves within the environment in need one can better develop the necessary solutions with the existing community. The literature on designing urban learning centres is further supported by creating a platform that brings about a dialogue with students and their surrounding environment. the physical design of urban learning centres further supported creating an interface whereby learners can integrate with the surrounding community. This suggests a level of permeability by which the draws community members into the school and draws students into the community, which is of some importance in today's segregated society. The idea of tearing down the institutionalised fortress enables integration between the community, students, teachers and employers, which significantly impacts the institutions' outcomes.

7.4 Conclusion

The three different research studies overlap in information although they were taken from neighbouring precincts. This overlap of information helps bring validity to the dissertation study and help generate an understanding of general underlying social, economic and architectural problems. Study one focused documenting participants views on the social and built environment which can be concluded through a few main points. One being that majority of participants that live in the area also work within the same area and from their experience the lack of integrated initiatives has led to community members feeling excluded socially, spatially and economically. This spatial and social exclusion has led to initiatives that target the affluent which has created a gap between neighbouring precincts giving neighbouring precincts contrasting characteristics. The exploration of this is backed by all the studies selected in this area. It can be noted that developed areas increase social exclusion and spatial inequalities. The Right to the City helps in expressing an understanding of how theorists also back this study. The theory then provides ways to create more just spaces that includes both the marginalised and private sector. Making sure all citizens are heard and aid in the shaping of the urban fabric. Akowuah then provides his idea to help economically link the contrasting precincts through informal traders. Interventions such as these would help revitalise the areas while including its inhabitants in its development ultimately creating a more empowered community. The second study looks at understanding the running of a few derelict buildings and the lack of support from owners as they do not live within the area let alone work within their buildings. This disconnects from important land owners further derails well integrated initiatives that include its inhabitants. The researcher also touches on the fleet of businesses which have left buildings derelict with no adaption of these buildings to new uses. These abandoned buildings are lost opportunities and have the ability if adapted correctly to improve the city's liveability and decrease urban decay. The third study reiterates the gap between developed and non-developed areas through poor policy planning, neglect and failure to include communities. This study gives a researcher's perception of the area as appose to only relying on participants. With their views on the urban fabric being disjointed by different areas although a space is used by pedestrian building facades fail to capitalise on passing by pedestrians which create space for illegal and criminal activity. The unused and abandoned buildings further add to the negative social issues. The study was also more proactive in its approach by tabulating the needs of its participants that lived within the area as well as a breakdown of methods that would help one better design for adaptation.

All studies played an important role in gathering information from varying sources and in different ways. This helped strengthen this dissertations argument and understanding the need for buildings to be adapted and the important role they can play their community socially, spatially and economically. The Artisanal Trade Centre can equate to an organisation that provides opportunities for people to gain control over their lives—an empowering organisation that offers a platform for people with similar interests to gather and participate in decision making, providing opportunities to develop skills and a sense of control. Accessible education and vocational training within urban centres cannot be underestimated. Keohane believes education should act as a service to society, contributing to socio-economic conditions and perception of derelict environments and affected communities. Occupational training enables learners to become active members of society. The right to the city, empowerment, and adaptive reuse helps reveal exciting facts about derelict buildings. Through these different lenses, the negative association and perception of these buildings can now be seen through a positive light that highlights these buildings as accessible opportunities. Through this exploration, a solution starts to flourish that helps formalise socially responsible urban regeneration.

From selected research, it is evident that the existing community lacks civic investment. People first planning can help give the community a protagonist stance within the built environment, ultimately strengthening the relationship between the city, the community, and the urban fabric. This research expresses the need and importance of adaptive reuse architecture in an area currently experiencing urban decline and whose inhabitancies experience social and spatial injustice. Adaptive reuse has the potential to empower its citizens—the use of a Trade Centre as a platform for a multi-disciplinary approach to the area's socio-spatial economic problems.

PART ONE:
BACKGROUND RESEARCH ON ISSUES

1 INTRODUCTION

2 THE RIGHT TO THE CITY

3 COMMUNITY EMPOWERMENT FOR THE MARGINALISED

4 ADAPTIVE REUSE

5 INTERNATIONAL PRECEDENTS STUDIES

6 LOCAL PRECEDENTS STUDIES

7 ANALYSIS ON RESEARCH FINDINGS

8 CONCLUSIONS AND RECOMMENDATIONS

IMAGE 8: The Points Derelict building

SOURCE: https://www.google.co.za/maps, edited by author

CHAPTER EIGHT: CONCLUSIONS AND RECOMMENDATIONS

8   Introduction

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody." The conclusions and recommendations help address the findings displayed in the research and give this dissertation sound design principles and strategies to implement into the design from formulating a program to dealing with its architecture for today and future possibilities. This chapter will draw conclusions and recommendations that are relevant to the research problem and test the hypothesis. It is hypothesized that an African Artisan Trade Centre can be used in the built environment to assist the cities much-needed upkeep and adapting its infrastructure to suit its current oppressed users' needs.   The intervention will play an essential role in economically and socially empowering the marginalised to participate in shaping their environment to achieve their goals as a collective and obtain new skills.

8.1 Aim, Key Question, Objectives, and Sub-Questions

The aim of this study which is directly related to the key question is to explore adaptive reuse architecture as a catalyst for community empowerment through an African Artisan Trade Centre. This aim was broken down into three objectives, which are directly related to the sub-questions, which will express how the overall aim can be achieved.

The first objective and sub-question were to explore the potential of adaptive reuse architecture as a response to artisan trade. "Man has seen the promotion of live projects as a means of bringing realism to the academic world and at the same time creating supportive links in the local community" (Towers, 1995). From this research, it is evident the need for a more integrated intervention that can aid broader social problems that have been ignored while bringing in private and public investment that can contribute to sustaining the city socially, culturally, economically etc. The area is in desperate need of adaptation as its infrastructure is slowly failing to provide for its existing community, creating a platform for artisanal trade in such an area promotes a more integrated multidisciplinary response. Institutions can contribute to regeneration in serval ways. An Artisanal trade centre in the city can draw on community architecture as an influence, by providing practical experience and academic training in equal measures in hopes of

establishing a link between trade schools and adaptive reuse practice, generating participatory design into students' syllabuses while rehabilitating a community in need.

The second objective and sub-question was to understand how adaptive reuse architecture can be implemented in the built environment. Viloshin Govender and Claudia Loggia set aside some guidelines on methodologies that can aid one to a successful adaptive reuse approach by using a bottom-up approach while using 4-D mapping techniques. It is vital to understand the needs of the city and its people. By identifying lost and dead space where an individual is found to experience socio-spatial injustices

The third objective and sub-question was to investigate the importance of adaptive reuse architecture. "When buildings fail to adapt to change, they produce dead space. Ridged zoning, unrealistic valuation methods and levels of compensation can lead to the neglect of these buildings" (Darley,1978**).** The findings show an undeniable large stock of derelict buildings in the inner city. Despite the health and safety violations that have existed since pre-apartheid, researches have expressed, majority of the building stock being occupied. Socio-spatial justice could be achieved while promoting community empowerment. Building stock has a life span of up to 100 years, and with the city inevitable in constant change, the need for adaptation becomes apparent.

From this, the objectives and sub-questions have been answered. The study has investigated and demonstrated how adaptive reuse architecture could promote community empowerment through artisan trade. The hypothesis stated that an African Artisan Trade Centre could be used in the context of the built environment to assist towards the cities much-needed upkeep and adapting its infrastructure to suit the needs of its current oppressed users. The intervention will play an important role in economically and socially empowering the marginalised to participate in the shaping of their environment in achieving their goals as a collective and obtaining new skills; the hypothesis has been proven to be a relevant matter that concerns the existing community.

8.2 Recommendations

Physical Design

- Locate the artisanal trade centre close to real-life contextual scenarios where the knowledge obtained would be used to improve the integration between the community and the built environment.

- Learning to take place in a community location that directly links to the learning outcomes.

- Encourage building engagement on the street level related to surrounding context and eradicates the institutionalised fortress typology encouraging empowering spaces.

- Provide design strategies that eliminate lost space and encourage transparency.

- Provide a program that promotes community activity and surveillance.

- All the buildings edge to blend into the urban fabric seamlessly. Therefore, creating engagement between the leaners, the faculty, the community and its context.

- Provide simulated learning environments like workshops and displays. Cluster environments that allow for collaborative learning to occur. Peer to peer environments to stimulate informal learning, immersive environments that could include digital centres, individual workspaces and traditional classrooms that allow for theoretical understanding.

- The design should be flexible in plan to accommodate a variety of activities and possible future changes in use.

- Community Engagement and voices should be considered when designing; to assist the professionals in assessing the context and the community requirements.

- The building should offer educational facilities that empower the community such as skills training, basic trade education and possible entrepreneurial opportunities targeted at the existing community.

- Evaluate existing on-site activities which suggests shared creativity in showcasing the current use that might be lacking formality.

- Accessible services

Policies and Management

- public-private partnerships

- The vision of skills-based training centres should be built around empowering learners and the community to improve the city's socio-economic conditions.

- A bottom-up approach enables the college's viewpoint to become more integrated with the design process by promoting social responsibility. This allows one to feel a sense of ownership and community.

- The approach should ensure the government gets due returns by addressing the lack of adequate infrastructure, improving the skills sectors' lack of skills, and providing chances for unemployed individuals to gain skills and empower the surrounding community.

- The intervention should permit for services that cater to community growth and their needs. A community-driven project should strengthen community's participation.

- Promote self-help labour so that low-income community groups could rehabilitate and own abandoned buildings.

- The city adopts a tenant interim lease program where existing tenants take over their building, rehabilitate and manage them as tenant cooperatives.

- Should aid the social shift from apartheid to a democratic relationship.

- Make reuse and adaptation smooth with the process of deconstruction in mind.

8.3 Site Selection Guidelines

The development's location should be grounded on two vital relationships, the relationship with the trade to which it relates and the relationship between the learners and the existing community.

LOCATION

- Central to insurgent citizens

- Located in an area that lacks civic investment

- An area that experiences declining building stock

- Proximity to necessary amenities

- future potential economic development

STRUCTURE

- Existing grid

- flexibility

- Structural strength

- Ground floor potential

- existing infrastructures

8.4 Conclusion

"In an age of mass rural to urban migration, a paradox exists within the developing cities of the world, whereby the livelihood strategies of the urban poor actively contest their rights to the city within perpetually exclusionary."

By providing an integrated platform that utilises bottom-up approaches and a top-down approach suggested by Viloshin Govender and Claudia Loggia, an African Artisan Trade Centre can encapsulate all affected parties under one roof to better improve the gap between the formal and informal. The intervention should give civic pride to its surrounding community. The Trade Centre will act as a gathering space to exchange skills, culture, and experience, identifying civic needs and aspirations to explore, test, and demonstrate 1:1 scale solutions.

IMAGE 9: The Points Derelict building

SOURCE: Author

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IMAGE 10: The Points Derelict building

SOURCE: Author

8.6 List of appendices

Researcher 01: Robert Akowuah Dwamena

APPENDIX 1:

ELITE INTERVIEW

(Key findings from the interviews form part of the evaluation in Chapter 7)

SPECIALIST OR ELITE INTERVIEW 1

RESPONDENT: HELENE EPSTEIN ETHEKWINI MUNICIPALITY OFFICIALS DEPARTMENT: STRATEGIC SPATIAL PLANNING POSITION: SENIOR PLANNERS

1. What is the role of urban regeneration in the creation of sustainable inner-city areas?

2. Do you think the objectives of regeneration initiative in Durban point have a correlation with the practical causes of decline in the area?

3. What are some of the problems that militate against sustainable inner-city creation?

4. Do you think gentrification and flagship projects promote sustainable inner-city creation?

5. What do you think are the appropriate bench marks to evaluate a sustainable inner city? using the point area as an example

6. Do you think South Africa urban regeneration initiative ought to adopt an approach that promotes sustainable inner-city creation?

SPECIALIST OR ELITE INTERVIEW 2

NAME: SIBONGILE TYIDA OFFICIAL OF ITRUMP DEPARTMENT: SPATIAL AND LAND USE MANAGER POSITION: SENIOR PLANNERS

1. What do you think is the role of urban regeneration in the creation of sustainable inner city?

2. In your views what are the major problems in the inner-city area?

3. what are some of the appropriates methods and approaches that guides your regeneration initiatives in the inner-city?

4. what is the major objective and focus of iTRUMP?

5. what are some of the major factors that militates against your quest to achieving sustainable inner city?

6. Where does iTRUMP get its funding for its regeneration initiatives?

7. Do you encourage pro-growth coalition between private and public sector investments in your regeneration projects?

8. Does iTRUMP subscribes to gentrification and flagships projects in its regeneration approach?

9. Are all your regeneration initiatives in the inner city well-coordinated?

10. Do you have any framework that guides your inner-city regeneration initiatives?

11. Do you have benchmarks that you use to measure sustainable inner-city areas?

12. Do you think the Durban point regeneration was successful?

13. In your view is there a correlation between the causes of decline in the Durban point and the objectives of the regeneration initiative currently taking place?

14. Do you think South Africa urban regeneration needs an approach that promotes sustainable inner-city creation?

SPECIALIST OR ELITE INTERVIEW 3

ETHEKWINI MUNICIPALITY OFFICIALS NAME: ZAKHI MKHIZA DEPARTMENT: STRATEGIC SPATIAL PLANNING POSITION; SENIOR PLANNERS/PROJECT MANAGER FOR INNER-CITY PRECINCT PLAN AND URBAN REGENERATION STRATEGY

1. What is the role of urban regeneration initiatives in the creation of sustainable inner cities?

2. What are the suitable urban regeneration approaches and best practices in the creation of sustainable inner cities?

3. What are the factors that militate against the creation of sustainable inner cities through urban regeneration initiatives?

4. Does a gentrification and flagships project promote sustainable inner-city creation?

5. What are some of the appropriate benchmarks in measuring and monitoring sustainable inner city through urban regeneration initiatives?

6. Given the current state of South Africans inner city neighbourhoods, will it demand a more comprehensive urban regeneration approach that facilitates sustainable inner cities creation?

SPECIALIST OR ELITE INTERVIEW 5

GABHISA PLANNING AND INVESTMENTS NAME: MBONGENI HLONGWA POSITION: SENIOR PLANNERS THE PRINCIPAL PARTNER

1. In your view what appropriate methods and approaches in urban regeneration, will you recommend to promote inner city sustainability?

2. What are some of the factors that militates against the creation of sustainable inner city through urban regeneration initiatives?

3. what beach marks will you propose for the municipality to use in ensure sustainable?

4. Do the municipal regeneration initiates objectives like the of the Durban point have any correlation with the causes of the decay?

5. Does gentrification and flagships implementation in urban regeneration initiates promote sustainable inner-city creation?

6. Will you recommend a shift in South Africa approach to urban regeneration methods that promotes sustainable inner-city creation?

SPECIALIST OR ELITE INTERVIEW 6

NAME: UDIDI: ENVIRONMENT PLANNING & DEVELOPMENT CONSULTANT POSITION: SENIOR PLANNERS

1. In your view what appropriate methods and approaches in urban regeneration will you recommend to promote inner city sustainability?

2. What are some of the factors that militates against the creation of sustainable inner city through urban regeneration initiatives?

3. what benchmarks will you propose for the municipality to use in ensure sustainable

4. Do the municipal regeneration initiates objectives like the of the Durban point have any correlation with the causes of the decay?

5. Does gentrification and flagships implementation in urban regeneration initiates promote sustainable inner-city creation?

6. Will you recommend a shift in South Africa approach to urban regeneration methods that promotes sustainable inner-city creation?

QUESTIONNAIRE FOR THE RESIDENTS OF DURBAN POINT PRECINCT

A survey on the social, economic and environmental impact of Durban point water front regeneration initiative **ON DURBAN POINT RESIDENTS**

SURVEY CONDUCTED BY MR ROBERT A DWAMENA FOR THE PURPOSE OF SHORT DISSERTATION. To Be Please completed residents and business owners in point community

Thank You.

Section A: Socio-Economic Details *(Please Thick the Appropriate Box)*

1. Age:

1. (a) l8-25   (b) 26-35   (c) 36 -45   (d) 46-55   (e) 56-65 66-75   (f) More than 75

2. Are you employed?

    (a)Yes   (b) No

3. Marital Status:

    (a)Single   (b) Married   (c) Divorced   (d) Widowed

4. Sex:

    (a) Male   (b) Female

7. Race:

    (a)African   (b) White   (c) Coloured   (d) Indian   (e) Other

Section B: Social Inclusiveness *kindly tick the box of your choice*

1. Have you been a victim of crime or witness crime in the Point area before

    (a)Yes   (b) No   (c) Partially   (d) Neutral

2. Do you feel safe in the community?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

3. Does point area have sufficient community recreational areas and support facilities like community park children playing fields?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

4. In your opinion are there enough quality schools for the youth in Durban point area

   (a)Yes   (b) No   (c) Partially   (d) Neutral

5. Are you satisfied with the quality of services (water, electricity, waste collection) provided in the area?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

6. Does the public space in Point encourage social interaction in the community?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

7. Have you ever participated in social programmes meant for interaction and association among?

8. The local South Africans and foreigners" national living in the Durban point?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

9. Do you have a sense of social and cultural inclusiveness in the community?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

10. Does the community provide safe tolerant and cohesion with strong local culture and share community activities?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

11. Do you think the Durban Point Water Front Project targeted the richer folks only?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

12. Do you think the Point Water Front regeneration Project has reduced problems like drugs in the area?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

13. Given the option will still like to live at the Point

    (a)Yes   (b) No   (c) Partially   (d) Neutral

    If yes can you, explain how?

    If no, can you explain why?

    ………

    ………

    ………………………………………………………………......................

Section D: Economic development

1. Do you work in the community?

    (a)Yes   (b) No

2. Have you benefited economically in any way the Durban Point Water Front regeneration Projects?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

3. Is the economy of the point waterfront inclusive to all income groups?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

4. Do you think the Durban Point Water Front Project Have created more jobs for the community?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

5. Has the Durban point regeneration project contributed to better service delivery in the area?

    (a)Yes   (b) No   (c) Partially   (d) Neutral

6. If no, where do you want to see improvement in service provision?

    ………

    ……

……
…………………………………………………………………………………………………

7. Has the Point Water Front Initiative created economic opportunities for the community?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

8. If yes, can you explain how? If no can you explain why?

   ....
   ....
   ....
   ....

9. Do you have easy access to social infrastructures like hospital, post office, community centre in the community?

   (a)Yes   (b) No   (c) Partially   (d) Neutral

Section E: URBAN GOVERNANCE

1. Do you have a sense of place and belonging in the community of Point?

(a)Yes   (b) No   (c) Partially   (d) Neutral

2. Are you aware of any forums or meetings often held in the community?

(a)Yes   (b) No   (c) Partially   (d) Neutral

3. Do you think your views regarding issues in Durban point are sufficiently considered by community leaders/municipality?

(a)Yes   (b) No   (c) Partially   (d) Neutral

Do you feel included in decisions making and well represented on issues affecting the community?

(a)Yes   (b) No   (c) Partially   (d) Neutral

Do you think the community interest and concerns are taken care by the community leaders?

(a)Yes   (b) No   (c) Partially   (d) Neutral

If no, what measures would you recommend to ensure better representation of community interest?

……

……

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……………………………………

Researcher 01: TULISA ABLE NDLEBE

Appendix One

QUESTIONNAIRE SURVEY (RESIDENTS)   NO:..........

Questionnaire of the attitudes of people living in south beach towards urban decay subject, their socio-economic status and their suggested solutions to urban decay in the area.

Questionnaire survey conducted by: Miss T A. Ndlebe (University of Kwazulu-Natal Town and Regional Planning Masters Student)

SECTION A: SOCIO-ECONOMIC STATUS OF THE RESPONDENTS

1. **What is your age?**

< 20	20-39	40-49	50-59	60-69	70+

2. **What is your marital status?**

Married	Single	Divorced	Widowed/ widower	Other

3. **What is your gender?**

Male	
Female	

4. **What is your level of Education?**

No schooling		Primary		Secondary		Tertiary	

5. **Are you a permanent resident of Durban?**

Yes	
No	

6. **What is your race?**

Black	White	Coloured	Indian	Other (Specify)

7. **If no, what is your reason for staying in Durban?**

School	
Work/Job hunting	
Other	

8. **What is your monthly income?**

R0-R2000	R2100-R4000	R4100-R6000	R6100-R8000	>R8000

9. **Do you have any children?**

Yes	
No	

10. **What is your citizenship/ nationality?**

South African	
Other	

11. **How long have you lived in the area?**

Less than a year	
1-8 years	
8 years +	

SECTION B: ASSESSMENT OF ATTITUDES TOWARDS URBAN DECAY

1. **What does urban decay mean to you?**

…………………………………………………………………………………………………..

…………………………………………………………………………………………………..

…………………………………………………………………………………………………..

2. **How does urban decay affect you?**

Negatively	
Positively	

3. **If negatively, what kind of impact does urban decay have on you or the area?**

4. **Is the building management doing anything about maintenance of buildings?**

Yes	
No	

5. **What is your tenure type?**

Rent	
Owner	
Other (specify)	

6. **How much do you pay for rent?**

<R1000	
R1000-R1500	
>R1500	

7. **What do you think is the cause of urban decay?**

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8. **What positive impacts does urban decay cause in the area?**

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9. **Do you think urban decay promotes crime in the area?**

YES		NO	

10. **If yes, please list the crime activities that occur around the area in order of occurrence**

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11. Do you feel safe here?

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12. How does urban decay promote crime in the area?

……………………………………………………………………………………………………

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13. Is there is anything being done about urban decay?

Yes	
No	

14. If yes, what is being done?

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…………………………………………………………………………………

…………………………………………………………………....

15. Do you intend on staying or leaving here?

Staying	
Moving	

16. Do you know your neighbours?

Yes	
No	

17. Are you a close-knit community?

………………………………………………………………………………….

18. How would you rate South Beach's overall appearance?

Excellent		Good		Average		Poor	

19. In your building do you have access to the following? (Please tick)

Electricity	
Sanitation	
Water	
Refusal Bin	
Drainage	

20. **How accessible is the SAPS in your community?**

   ……………………………………………………………………………..

21. **Who is responsible for the maintenance of your building?**

   ……………………………………………………………………….…

22. **When last was your building painted, fumigated and maintained?**

   ……………………………………………………………………………………
   ……………………………………………………………………………………
   …………………………………………………………………………….

23. **Is traffic congestion frequent in your area? If yes, what do you think causes it?**

   ……………………………………………………………………………

24. **Have you noticed any abandoned buildings in the area?**

   ……………………………………………………………………………

SECTION C: OPINIONS ON REMEDIAL SOLUTIONS TO URBAN DECAY

1. **Do you think something needs to be done about urban decay?**

   ………………………………………………………………………….

2. **In your opinion, what do you think should be done to repair decaying buildings?**

   …………………………………………………………………………………
   …………………………………………………………………………………
   …………………………………………………………………………………
   …………………………………………………………………………………
   …………………………………………………………

3. In your opinion, what do you think would hinder urban decay from occurring again once the buildings are repaired?

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4. Do you think the monthly rents should increase once the area is repaired?

……………………………………………………………………………………

5. If the rent increases would you still continue to stay in this building? (For renting residents)

………………………………………………………………………………..

6. If no, where would you go?

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7. What aspects in your building would you like to improve?

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SECTION D: TO BE ANSWERED BY OWNERS

8. How much levies do you pay monthly?

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9. Would you be able to renovate your own household while other households are not renovated?

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10. What do you like about your home?

……………………………………………………………………………………

……………………………………………………………………………

11. **Do you see yourself selling your flat one day because of urban decay?**

   ……………………………………………………………………………………..

12. **If yes, where would you move to?**

   ……………………………………………………………………………………..

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION.

Appendix two

NO………….

INTERVIEW SCHEDULE FOR BUILDING MANAGEMENT OR SUPERVISOR

Name of building: …………………………………………………………………

Date:

Time:

Venue:

1. What is the meaning of urban decay to you?
2. What form of urban decay do you think the area is experiencing?
3. For how long have you managed the building?
4. Do you live in this building?
5. How has urban decay affected your building?
6. What do you think may be the cause of urban decay?
7. Are there any abandoned buildings that you know of in this area?
8. What causes building owners to abandon their buildings?
9. Have there been any cases of crime around this community? If so, how often?
10. Do you think if urban decay persists, the building will still be viable in the next 5 years?
11. How do you cope with problems that urban decay brings to your building?
12. Do you think urban decay can ever be cured in the South Beach area in general?
13. What do you think could be a possible remedy to urban decay in your building?
14. Do you think that owners can combat urban decay solely in their buildings or there should be government intervention?
15. Would you like urban renewal to take place in this building?

Appendix three

NO…………..

INTERVIEW SCHEDULE FOR WARD COUNCILLOR

Interviewee: …………………………………………………………………………

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. Do you stay in South Beach? If so, how has urban decay affected you?
3. What form (s) of urban decay do you think the area is experiencing?
4. What do you think may be the cause of urban decay in the area?
5. Have there been any cases of crime around this community? If so, how often?
6. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
7. Are there any plans to redress the issue of urban decay in this area?
8. Do you think those plans will be feasible in the long run?
9. In your opinion, what do you think would be remedial to urban decay?
10. Is urban decay one of the issues regularly raised by the residents? If so, do you think this has affected the votes of the ruling party in 2016 elections?
11. How has urban decay affected service provision in the ward?
12. In your opinion, do you think current urban renewal processes are effective in combating urban decay?
13. Has the Problem Buildings Bylaw that commenced in March 2016 in Durban assisted in identifying, controlling and managing decaying and problem buildings?

Appendix four

NO………….

INTERVIEW SCHEDULE FOR KEY INFORMANT

Interviewee: ……………………………………………………………………

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. What forms of urban decay do you think the area is experiencing?
3. What do you think may be the cause of urban decay in the area?
4. What are the impacts of urban decay in South Beach?
5. Do you think there is a low or high rate of crime in area?
6. If so, do you think urban decay has influenced crime or crime has influenced urban decay in the area?
7. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
8. Are there any plans to redress the issue of urban decay in this area?
9. Do you think those plans will be feasible in the long run?
10. In your opinion, what do you think would be remedial to urban decay?
11. Has the Problem Buildings Bylaw that commenced in March 2016 in Durban assisted in identifying, controlling and managing decaying and problem buildings?
12. How can urban renewal processes address socio-economic inequalities that exist in a neighbourhood?

Appendix five

NO………….

INTERVIEW SCHEDULE FOR KEY INFORMANT

Interviewee: ……………………………………………………………………………

Date:

Time:

Venue:

Company/ Organisation:

1. What is the meaning of urban decay to you?
2. What forms of urban decay do you think the area is experiencing?
3. What do you think may be the cause of urban decay in the area?
4. Do you think there is a low or high rate of crime in area?
5. If so, do you think urban decay has influenced crime or crime has influenced urban decay in the area?
6. Do you think that owners of households or buildings can combat urban decay solely or there should be government intervention?
7. Are there any plans to redress the issue of urban decay in this area?
8. Do you think those plans will be feasible in the long run?
9. In your opinion, what do you think would be remedial to urban decay?
10. How can the non-existence of decaying buildings assist in halting crime in the area?
11. How can urban renewal address socio-economic inequalities that exist in a residential area?

DESIGN DRAWINGS

IMAGE 8: The Points Derelict building

SOURCE: https://www.google.co.za/maps, edited by author

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT.

:TOWARDS AN AFRICAN ARTISAN TRADE CENTRE.
SOUTH BEACH, DURBAN, SOUTH AFRICA

DOCUMENT RESEARCH
LOOKS AT BRIDGING THE GAP BETWEEN THE CITY AND ITS COMMUNITY WHILE IMPROVING CITY INFRASTRUCTURE THROUGH TRADE.

THE CITY

THE COMMUNITY

IMPROVED CITY INFRASTRUCTURE

PROBLEM

LACK OF JOB OPPORTUNITIES AND NECESSARY RESOURCES FOR SKILLED ARTISANS.

NEED JOB
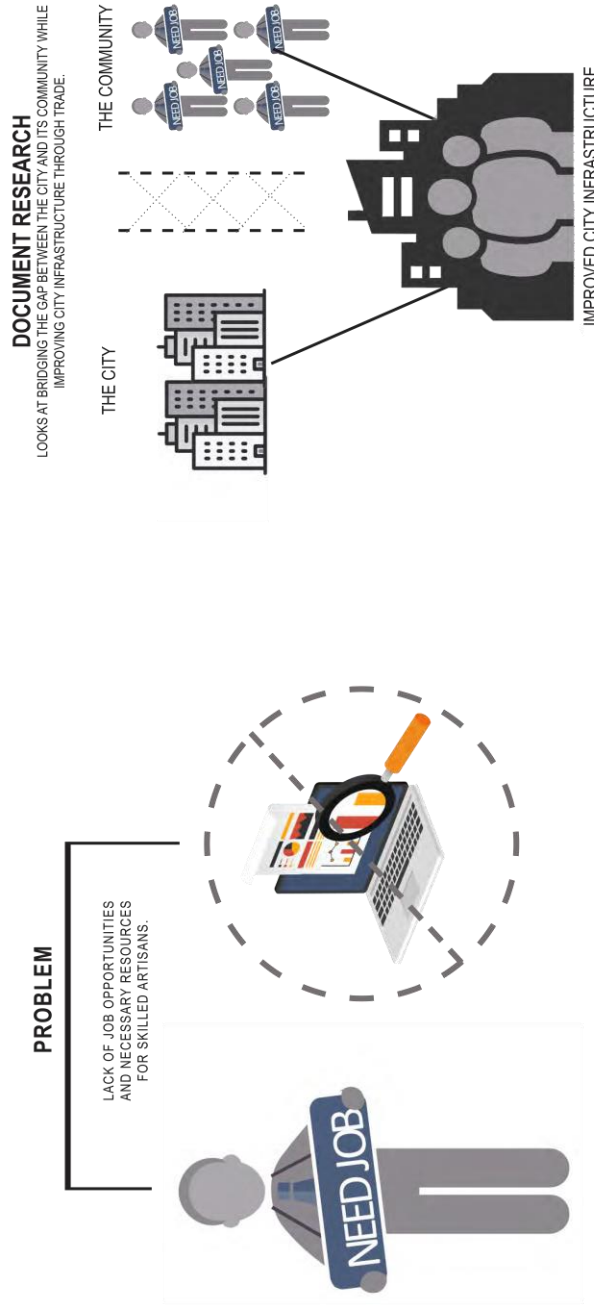
KEY QUESTION
HOW CAN ADAPTIVE REUSE ARCHITECTURE PROMOTE COMMUNITY EMPOWERMENT THROUGH ARTISAN TRADE?

JUSTIFICATION
IT IS EVIDENT THAT THE EXISTING COMMUNITY LACKS CIVIC INVESTMENT. PEOPLE FIRST PLANNING CAN HELP GIVE THE COMMUNITY A PROTAGONIST STANCE WITHIN THE BUILT ENVIRONMENT ULTIMATELY STRENGTHENING THE RELATIONSHIP BETWEEN THE CITY, THE COMMUNITY AND THE URBAN FABRIC. THE CENTRES PURPOSE IS TO GIVE CIVIC PRIDE TO ITS SURROUNDING COMMUNITY.

THE TRADE CENTRE WILL ACT AS A GATHERING SPACE TO EXCHANGE SKILLS, CULTURE, AND EXPERIENCE. IDENTIFYING CIVIC NEEDS AND ASPIRATIONS TO EXPLORE, TEST, AND DEMONSTRATE 1:1 SCALE SOLUTIONS.

THEORETICAL FRAMEWORK

THE RIGHT TO THE CITY

- INTEGRATES THE URBAN FABRIC
- BALANCES THE POWERS BETWEEN INFORMAL AND FORMAL
- INCREASE QUALITY OF DAILY LIFE
- SOCIAL AND SPATIAL JUSTICE FROM DIVERSE STAKEHOLDERS
- MOBILIZE THE DEPRIVED AND ALIENATED COMMUNITIES
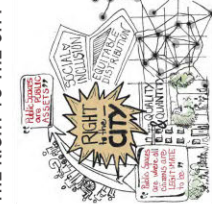
SOURCE: TBC

EMPOWERMENT

THE RIGHT TO CHANGE OURSELVES, BY CHANGING THE CITY. DAVID HARVEY, 2008

- PROVIDING A PLATFORM TO PERFORM SKILLS
- PROVIDE A PLATFORM TO ACCESS RESOURCES
- TO AID SPATIAL AND SOCIAL INTEGRATION INTO THE URBAN FABRIC.
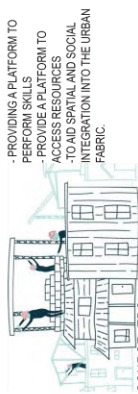
SOURCE: TBC

ADAPTIVE REUSE

- MEANINGFUL USE FOR MISUSED DERELICT/ UNDER UTILISED BUILDINGS
- CREATE AN ARCHITECTURE THAT HOLDS POTENTIAL FOR FUTURE CHANGES
- INCREASES EFFICIENCY

CLIENT

FOCUSES ON REGENERATION OF THE INNER CITY

BRIDGES COMMUNITIES TOGETHER THROUGH INCLUSIVE PROCESS. COLLABORATES WITH INFORMAL WORKERS AND ALLIED PROFESSIONALS.

CLIENT REQUIREMENTS

- PROMOTE TRADE TO INCREASE ECONOMIC ACTIVITY
- COLLABORATIVE SPACES FOR INFORMAL WORKERS AND ALLIED PROFESSIONALS
- DEVELOP INSTITUTIONAL CAPACITY

USERS

ARTISANS — EDUCATORS — PUBLIC
- Commercial
- Qualified tradesmen
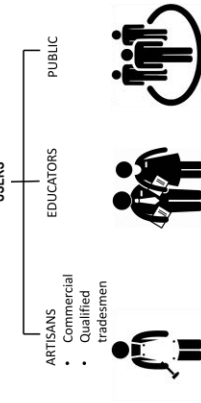
DESIGN DRIVERS

ACCESSIBILITY

- PUBLIC GROUND FLOOR THOROUGHFARE
- PUBLIC UNIVERSAL VERTICAL CIRCULATION
- PROVIDES COMMUNITY SERVICES
- OBTAIN SKILLS AND KNOWLEDGE
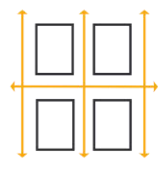
TRANSPARENCY

- VISUAL CONNECTIVITY
- BREAK THE BARRIERS BETWEEN INFORMAL AND FORMAL
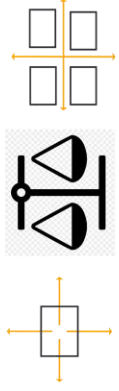
SUSTAINABILITY

- RENEWABLE ENERGIES
- ADAPTABILITY

ACCOMMODATION SCHEDULE

ARTISAN TRADE	EDUCATORS	COMMUNITY NEEDS
- WORKSHOPS	- OFFICES	- GREEN SPACE
- LECTURE VENUE	- BOARDROOMS	- RESTAURANTS
- MEDICAL FACILITY	- CANTEEN	- LAUNDROMAT
- LIBRARY	- COLLAB WORKSPACES	- MEDICAL FACILITY
- INTERNET CAFE		- VEGETABLE GARDEN
- WORK INTEGRATED LEARNING		- GYM
		- FRESH PRODUCE

SECTION SHOWING ACCOMMODATION

SECTION AA

PRECEDENTS

EWHA CAMPUS COMPLEX, DOMINIQUE PERRAULT

- INTEGRATED INTO THE CITY STREET-SCAPE
- INCREASES INTERACTION BETWEEN STUDENTS, CAMPUS AND ITS COMMUNITY

SITE PLAN

KEY
THE CITY
EDUCATION FACILITY

FORM, LOCATION RELATIONSHIP
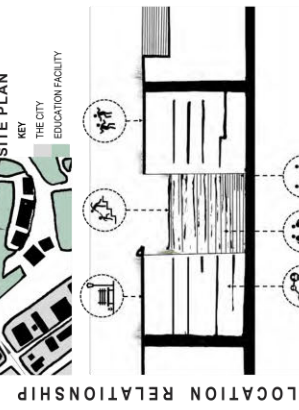
FORMAL AND INFORMAL SOCIAL DYNAMICS. THE BUILDING ENGAGES WITH ITS CONTEXT PROMOTING EMPOWERING SPACES AND AN EMPOWERED COMMUNITY.

STROLLERS ACCOMMODATION AND MANSEL MARKET, ELPHICK PROOME ARCHITECTS

MULTIDIMENSIONAL INVESTMENT & INVOLVEMENT TO ESTABLISH DEVELOPMENTS ON SOCIO-SPATIAL JUSTICE AND EMPOWERMENT.
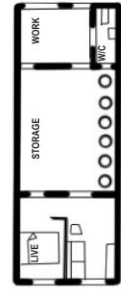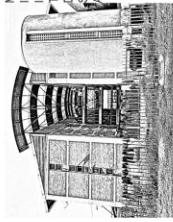
MIXED USE TYPOLOGY

ACTIVE INTERNAL STREET WITH LOCKABLE STORAGE

FORM, MATERIALS and SPATIAL RELATIONSHIP

TORRE DAVID, URBAN THINK TANK

TORRE DAVIDE EXPRESSES HOW ABANDONED BUILDINGS ARE RE-USED BY INSURGENT CITIZENS.

ADAPTABLE GATHERING SPACES

LIVING

THE COMMUNITY UTILIZES ADAPTIVE RE-USE METHODS OF EXISTING INFRASTRUCTURE AND MATERIALS TO SUIT THEIR CHANGING NEEDS. URBAN-THINK TANK DEMONSTRATES BOTTOM-UP APPROACHES IN EMPOWERING RESIDENTS THROUGH SUSTAINABLE ADAPTATIONS.
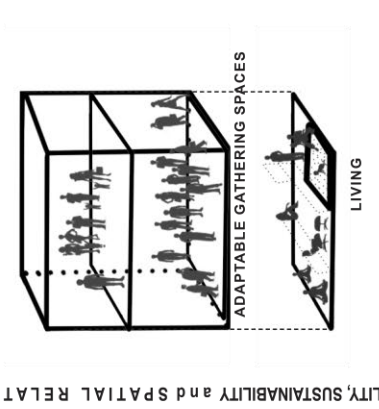
ADAPTABILITY, SUSTAINABILITY and SPATIAL RELATIO

DUDUZA RESOURCE CENTRE, NOERO ARCHITECTS

THE CENTRE IS A PLATFORM FOR COMMUNITY ENGAGEMENT AND A PLACE FOR EDUCATION, PROVIDING RESOURCES TO ENHANCE THE QUALITY OF LIFE WITH EDUCATION AS A KEY DRIVER. CONSTRUCTION AIDS LEARNING EXPERIENCES.
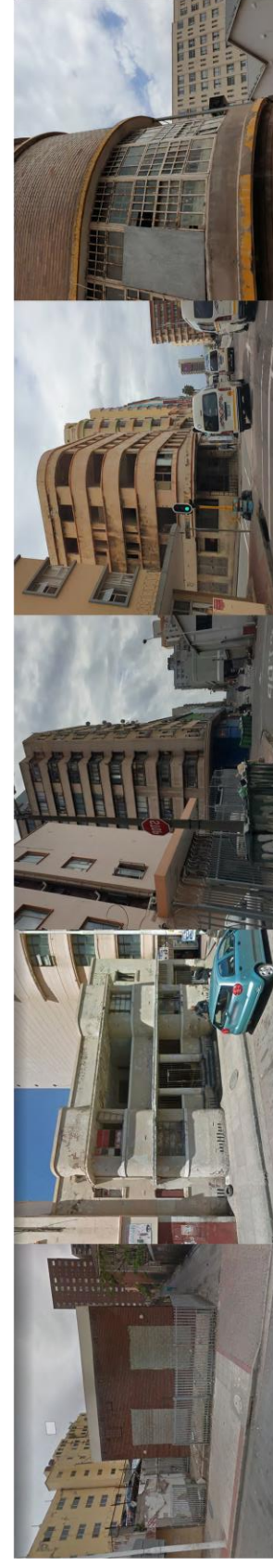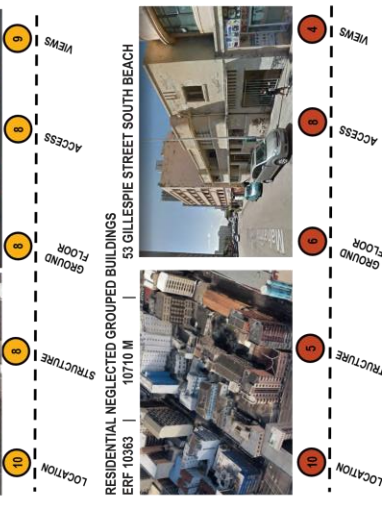
SITE PLAN
EXTENSION OF THE STREET

COLLABORATIVE SPACES FOR INFORMAL AND ALLIED PROFESSIONALS

SOCIAL, MATERIALITY and INITIATIVE

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE
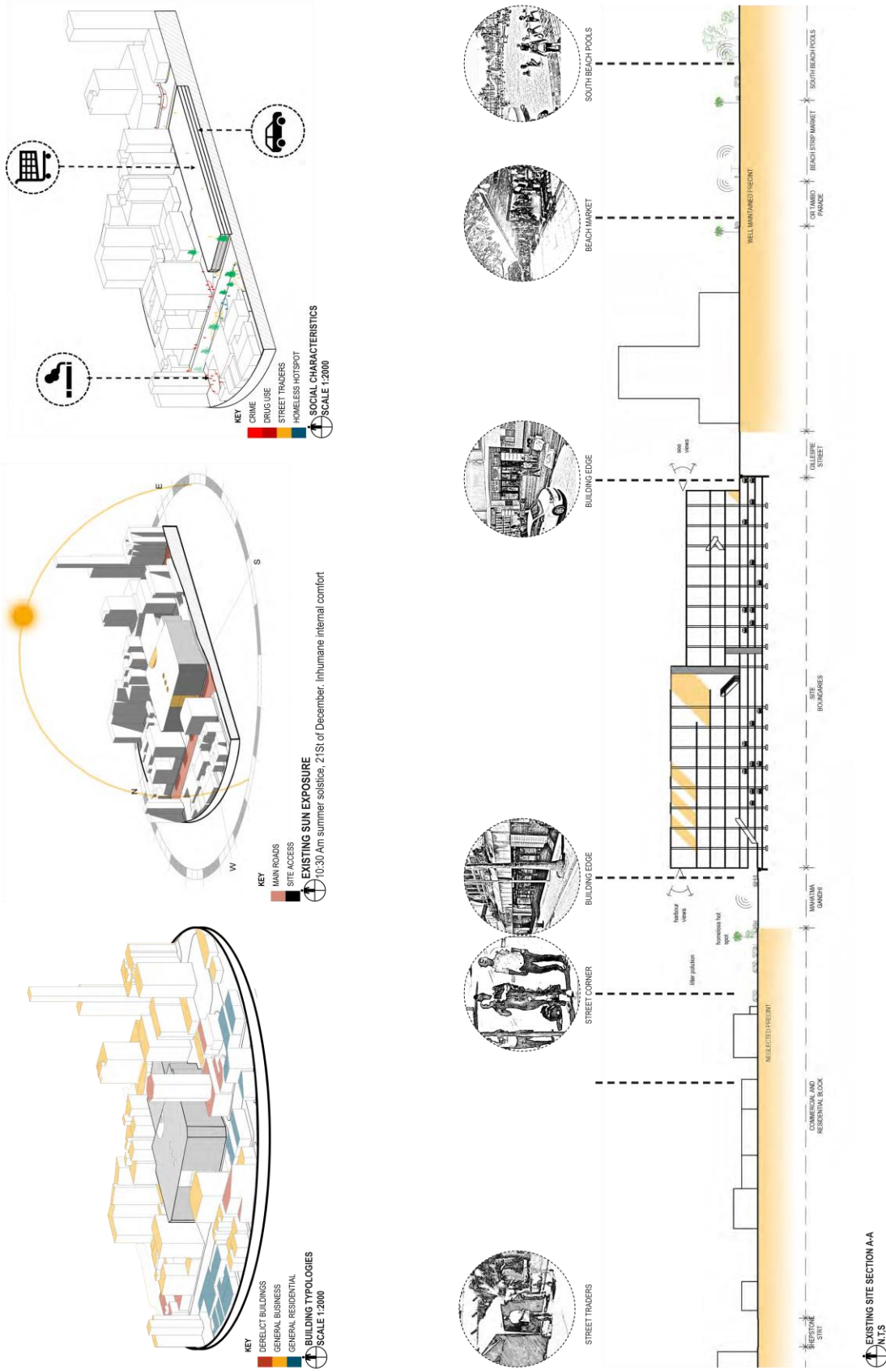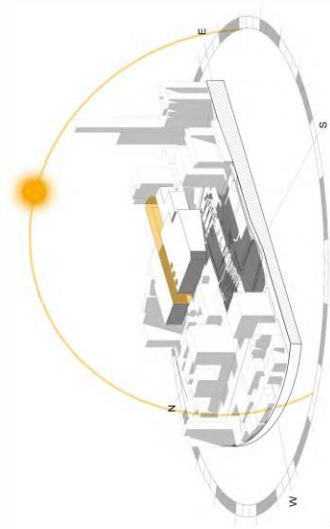
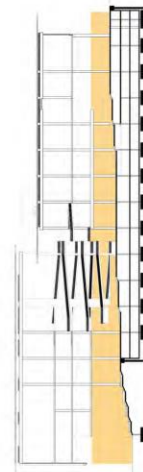KIRSTEN LEIGH HARRINGTON | 214521189   MARCH02| 25/01/2021   TASK 03: MOCK JURY

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URBAN PLAN

EDUCATIONAL PRECINCT | stitching the urban fabric
SCALE: 1:10 000

CENTRALITY AND THEMATIC ROUTES

Civic building central to surrounding areas. The building connects to the waterfront and the city through its thoroughfare that is an extension of the streets. Passageway connects to the adjacent buildings with new urban activities.

KEY

DEMOLISH BUILDINGS
ADAPTED BUILDINGS
NEW COMMERCIAL STREET EDGES
NEIGHBOURHOOD SQUARE
GREEN CORRIDORS
A   THE ESPLANADE
B   SPORTS FACILITY
C   SOUTH BEACH POOLS AND MARKET
D   THE POINT
E   SNAIL PROMENADE

EXPERIMENT YARD

STROLLERS ACCOMMODATION

EWHA CAMPUS COMPLEX

DUDUZA RESOURCE CENTRE

1   REJUVENATE EXISTING OPEN GREEN SPACE AS AN OUT DOOR ACTIVITY NODE
     SKETCH SOURCE FRO JAN GEHL

2   SECTION SHOWING PROPOSED OPEN PUBLIC SQUARE WITH PEDESTRIANIZE STREET
     SKETCHES SOURCED FROM JAN GELH, EDITED BY AUTHOR

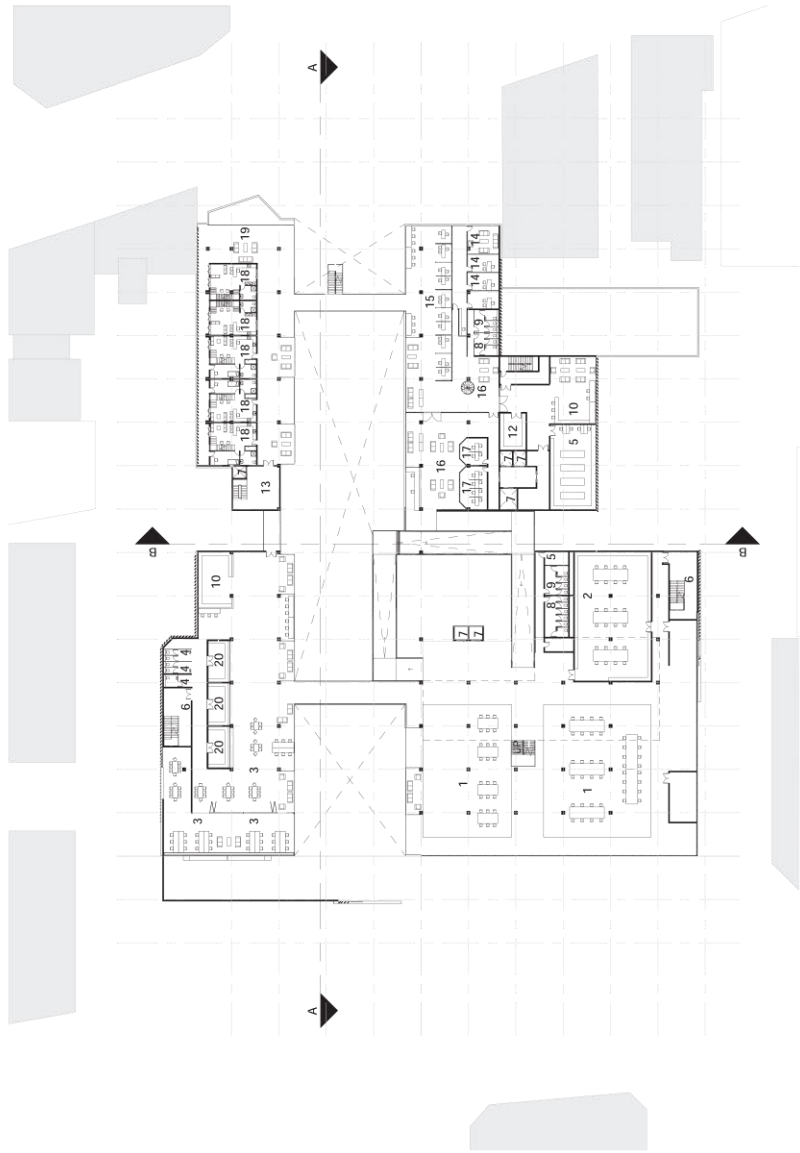ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

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MICRO ANALYSIS OF EXISTING BUILDING IN ITS CONTEXT

SOCIAL CHARACTERISTICS
SCALE 1:2000

KEY
CRIME
DRUG USE
STREET TRADERS
HOMELESS HOTSPOT

EXISTING SUN EXPOSURE
10:30 Am summer solstice, 21St of December. Inhumane internal comfort

KEY
MAIN ROADS
SITE ACCESS

BUILDING TYPOLOGIES
SCALE 1:2000

KEY
DERELICT BUILDINGS
GENERAL BUSINESS
GENERAL RESIDENTIAL

SOUTH BEACH POOLS

BEACH MARKET

BUILDING EDGE

sea views

BUILDING EDGE

harbour views

homeless hot spot

STREET CORNER

litter pollution

STREET TRADERS

WELL MAINTAINED PRECINT

SOUTH BEACH POOLS

BEACH STRIP MARKET

OR TAMBO PARADE

GILLESPIE STREET

SITE BOUNDARIES

MAHATMA GANDHI

NEGLECTED PRECINT

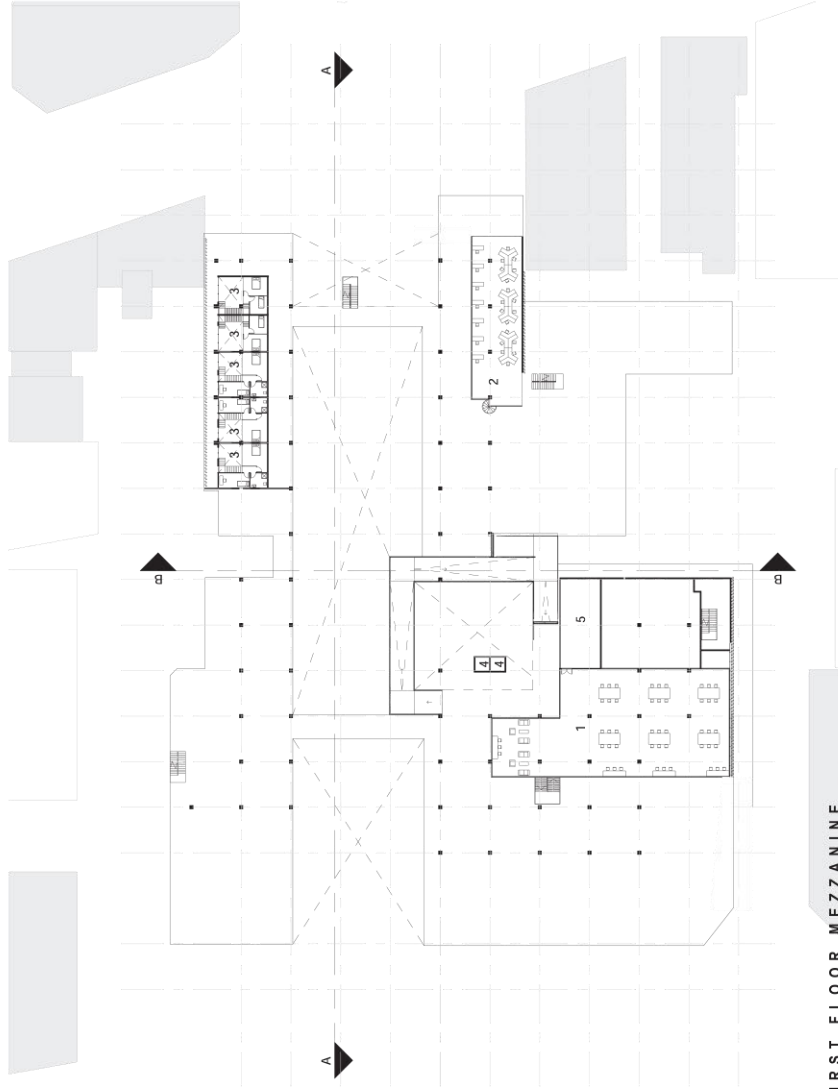COMMERCIAL AND RESIDENTIAL BLOCK

SHEPSTONE STRIT

EXISTING SITE SECTION A-A
N.T.S

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
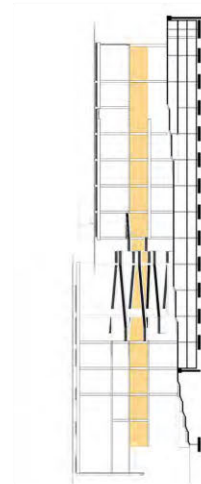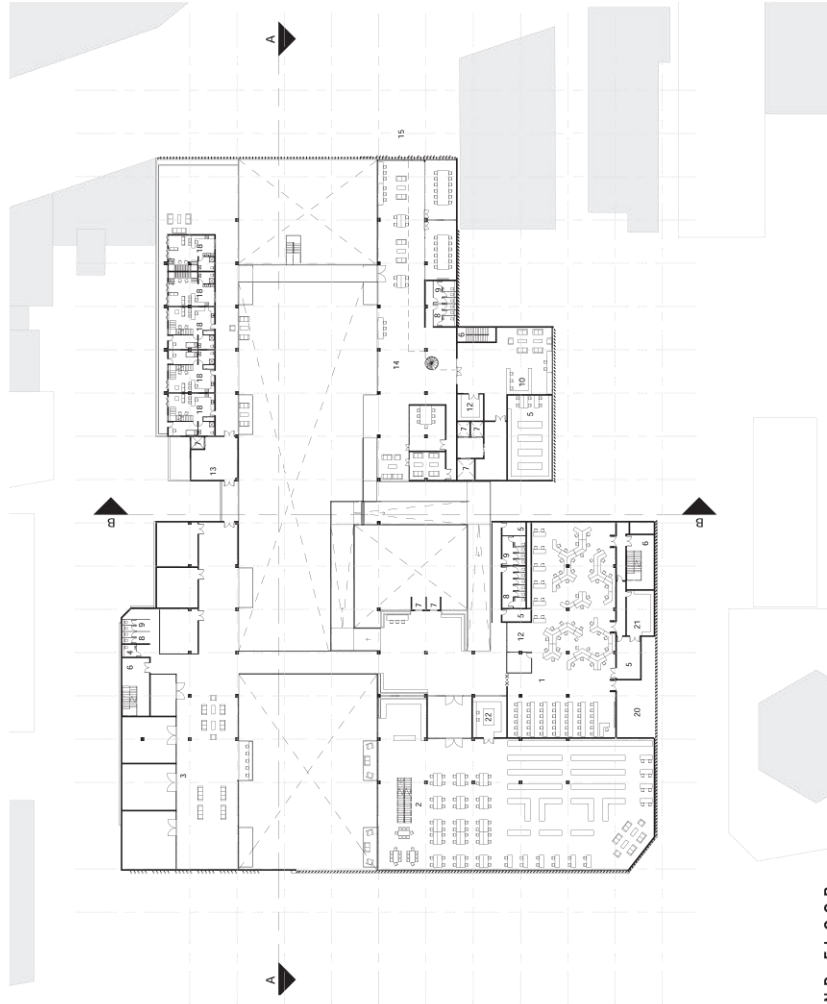EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

TASK 03: MOCK JURY

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

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ADAPTIVE SOLUTIONS

NATURAL LIGHT FILTRATION
The building divides large urban blocks for human comfort, thoroughfares and natural light.
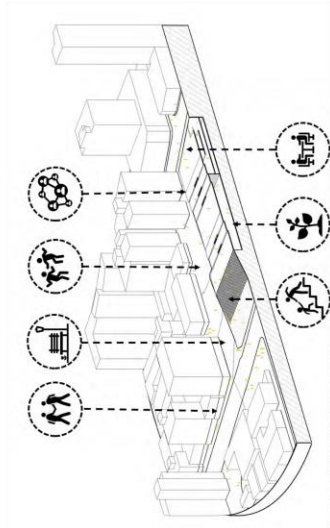
EXTEND THE URBAN STREET
The building edge adapts to open up to the street encouraging human activation and surveillance.
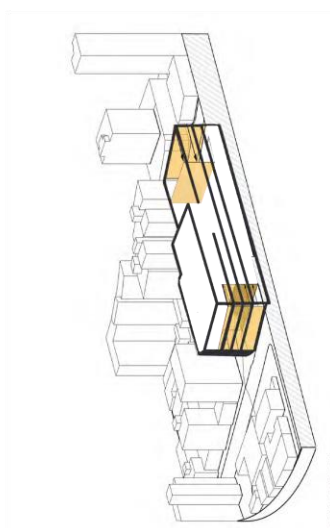
PUBLIC SPACE
The building gives back public space to help link neighbouring sites and create street surveillance.
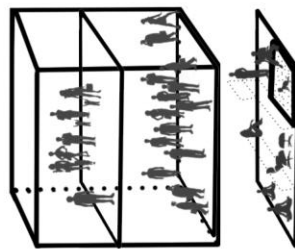
FLEXIBILITY
Internal spaces are designed for flexibility allowing changes over time and temporary uses.
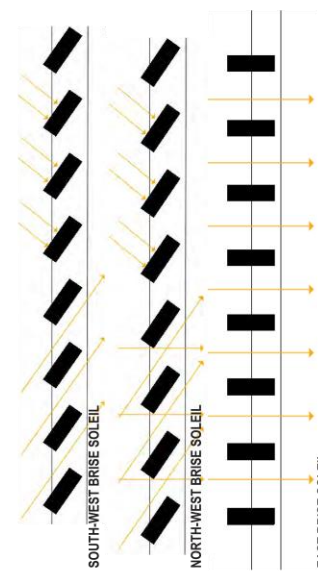
PERMEABILITY
THE FACADE IS MADE WITH AREO DYNAMIC BLOCKS USING RECYCLED RED BRICKS

SOUTH-WEST BRISE SOLEIL

NORTH-WEST BRISE SOLEIL

EAST BRISE SOLEIL

POROUS PAVING

SOLAR COLLECTION

LIGHT FILTRATION

NATURAL VENTILATION

RAIN WATER COLLECTION

VEGETABLE GARDENS

FRUIT TREES
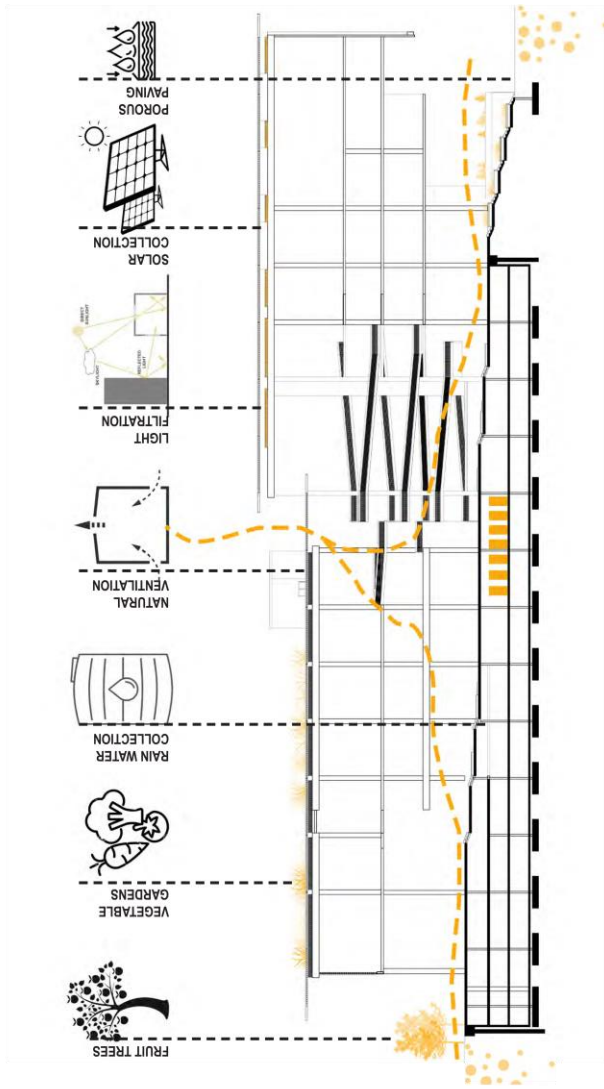
SUSTAINABLE SYSTEMS
Treating gray water, collection rain water, storing solar energy and aqua ponic farming.

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

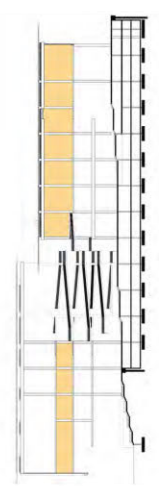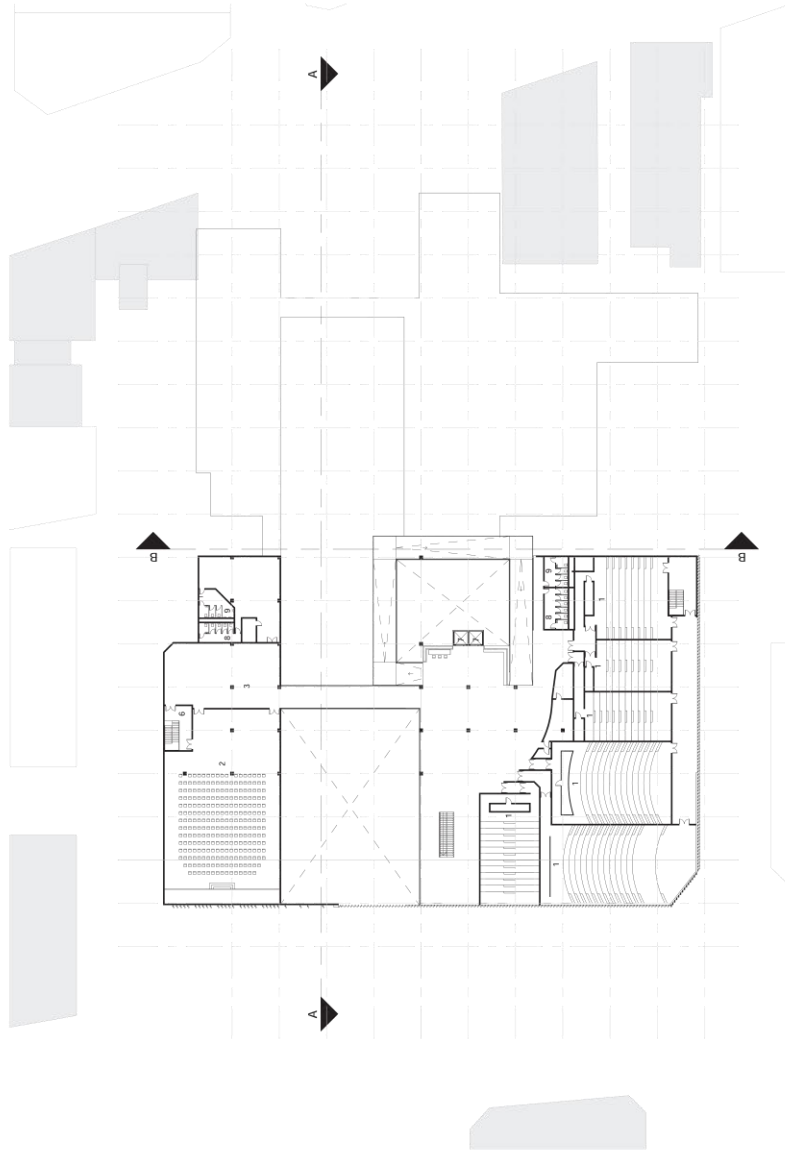MARCH02 | 25/01/2021   KIRSTEN LEIGH HARRINGTON | 214521189   TASK 03: MOCK JURY

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gilispie street
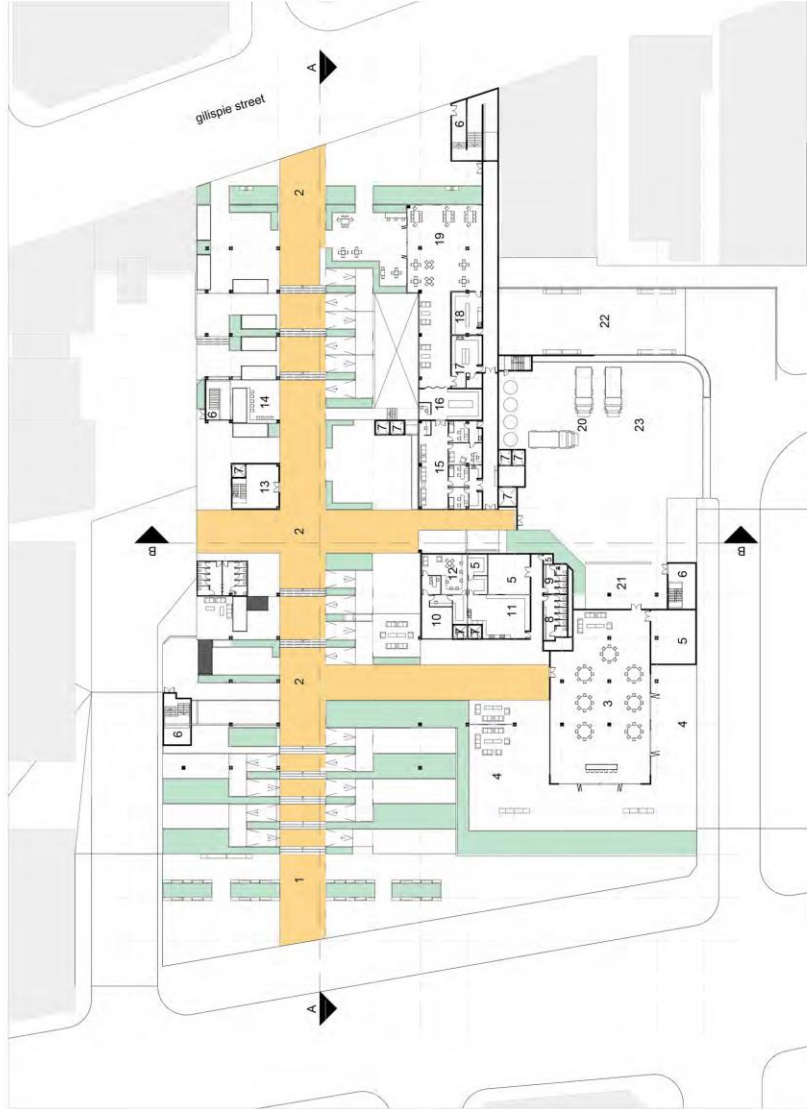
G R O U N D   F L O O R
1:500

1   FORECOURT
2   MAIN THOROUGH FARE
3   MULTI PURPOSE HALL
4   SPILL OUT SPACE
5   STORAGE

6   FIRE ESCAPE
7   LIFT
8   FEMALE TOILETS
9   MALE TOILETS
10 INFO DESK

11 KITCHEN
12 SECURITY OFFICE
13 RESIDENTIAL LOBBY
14 RENTABLE CONTAINER
15 MEDICAL SUITES

16 PHARMACY
17 LAUNDROMAT
18 CAFE
19 SEATING
20 RECYCLING COLLECTION

21 SERVICE YARD
22 RAMP TO BASEMENT
23 LOADING ZONE

KEY
NEW
DEMOLISHED
EXISTING

ADAPTATION ADAPTIVE GROUND FLOOR PLAN
1:1000

SECTION A-A
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
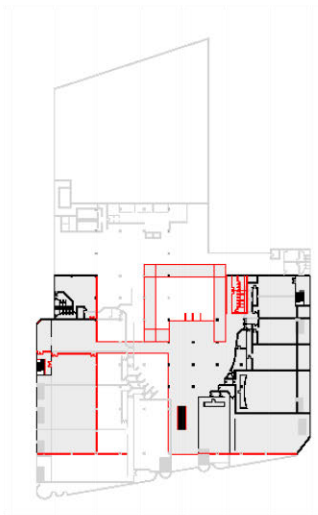EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

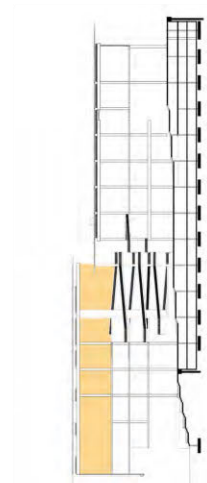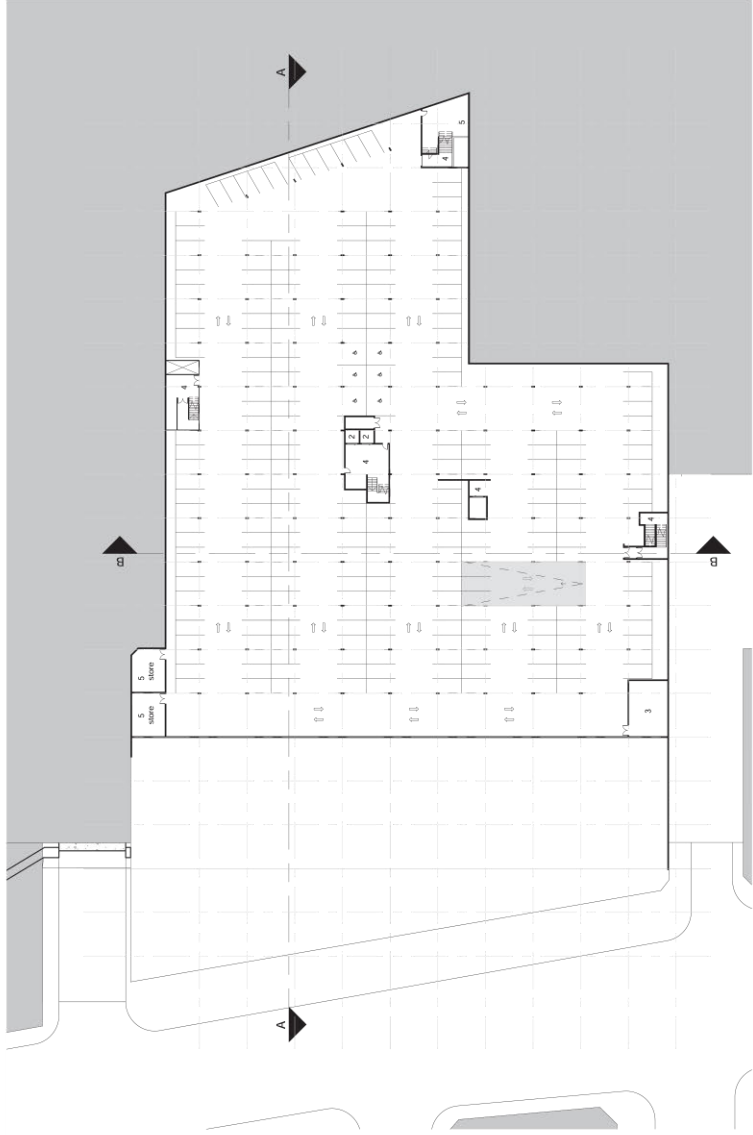TASK 03. MOCK JURY   KIRSTEN LEIGH HARRINGTON | 214521189   MARCH02 | 25/01/2021

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FIRST FLOOR
1:500

1	MIXED MEDIA ARTISAN STUDIO	6	FIRE ESCAPE
2	NOISE CONTROL WORKSHOP	7	LIFT
3	FOOD COURT	8	FEMALE TOILETS
4	DISABLED TOILET	9	MALE TOILETS
5	STORAGE	10	CANTEEN
11	KITCHEN	16	WAITING AREA
12	PRINTING ROOM	17	COMMUNITY SERVICE PODS
13	RESIDENTIAL LOBBY	18	RESIDENTIAL APARTMENTS
14	COUNSELLING SUITES	19	SEATING
15	COMMUNITY SERVICES	20	KIOSK - FOOD COURT

KEY

NEW

DEMOLISHED

EXISTING

ADAPTATION FIRST FLOOR PLAN
1:1000

SECTION A-A
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

TASK 03: MOCK JURY

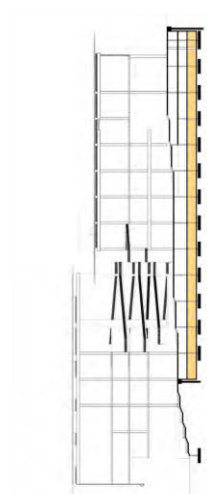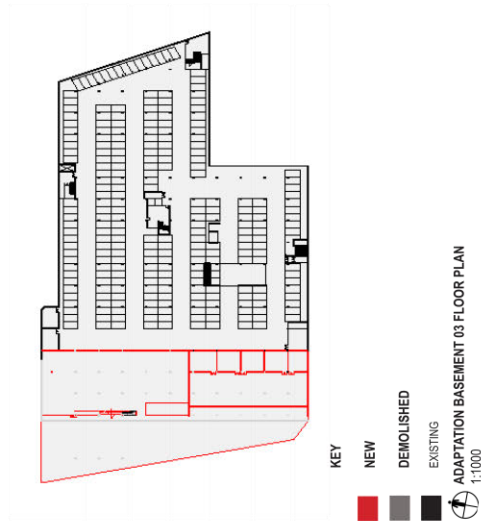KIRSTEN LEIGH HARRINGTON | 214521189

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FIRST FLOOR MEZZANINE
1:500

1 WORKSHOP
2 OFFICES
3 RESIDENTIAL UNIT
4 LIFT
5 STORAGE

FIRST FLOOR
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

MARCH02 | 25/01/2021   KIRSTEN LEIGH HARRINGTON | 214521189   TASK 03: MOCK JURY

SECOND FLOOR
1:500

1	LAN	6	FIRE ESCAPE	11	KITCHEN	16	WAITING AREA	21	3D PRINTING RI
2	LIBRARY	7	LIFT	12	PRINTING ROOM	17	PHOTOCOPY ROOM	22	LIBRARIAN
3	RENTABLE PODS	8	FEMALE TOILETS	13	RESIDENTIAL LOBBY	18	RESIDENTIAL APARTMENTS		
4	DISABLED TOILET	9	MALE TOILETS	14	MANAGEMENT BOARDROOM	19	SEATING		
5	STORAGE	10	CANTEEN	15	MANAGEMENT OFFICES	20	BALCONY		

KEY

NEW

DEMOLISHED

EXISTING

ADAPTATION FIRST FLOOR PLAN
1:1000

SECOND FLOOR
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

TASK 03: MOCK JURY

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THIRD FLOOR
1:500

1	CLASSROOMS	6	FIRE ESCAPE
2	AUDITORIUM	7	LIFT
3	FOYER	8	FEMALE TOILETS
4	DISABLED TOILET	9	MALE TOILETS
5	STORAGE		

KEY

NEW

DEMOLISHED

EXISTING

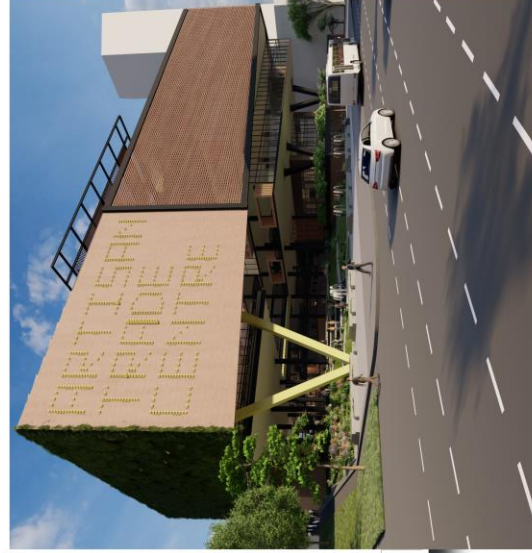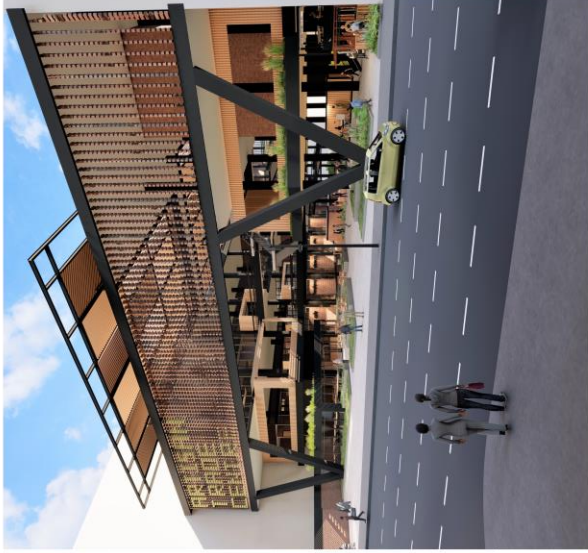**ADAPTATION THIRD FLOOR PLAN**
1:1000

SECTION A-A
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

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TASK 03: MOCK JURY

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B A S E M E N T   0 3   F L O O R   P L A N
1:500

1 PARKING - 235 BAYS
2 LIFT
3 VENTILATION PLANT ROOM
4 FIRE ESCAPE
5 STORAGE

KEY

NEW

DEMOLISHED

EXISTING

ADAPTATION BASEMENT 03 FLOOR PLAN
1:1000

SECTION A-A
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

MARCH02 | 25/01/2021
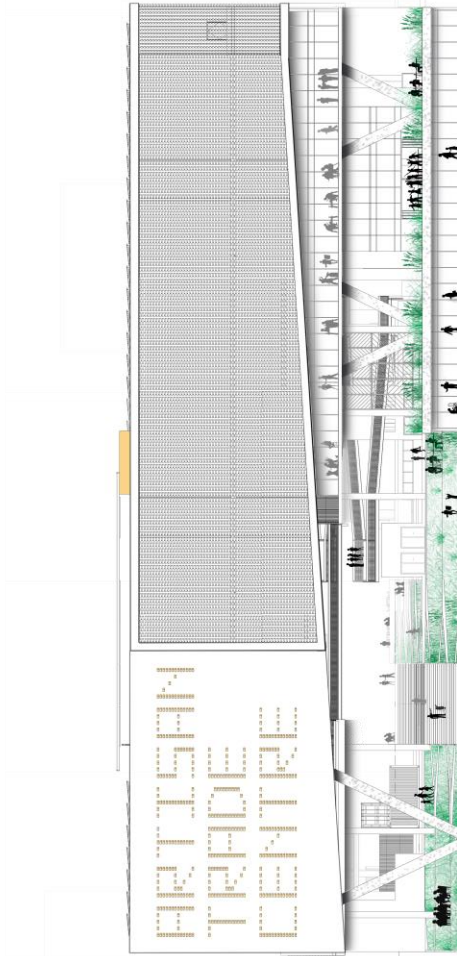
KIRSTEN LEIGH HARRINGTON | 21452189

TASK 03: MOCK JURY

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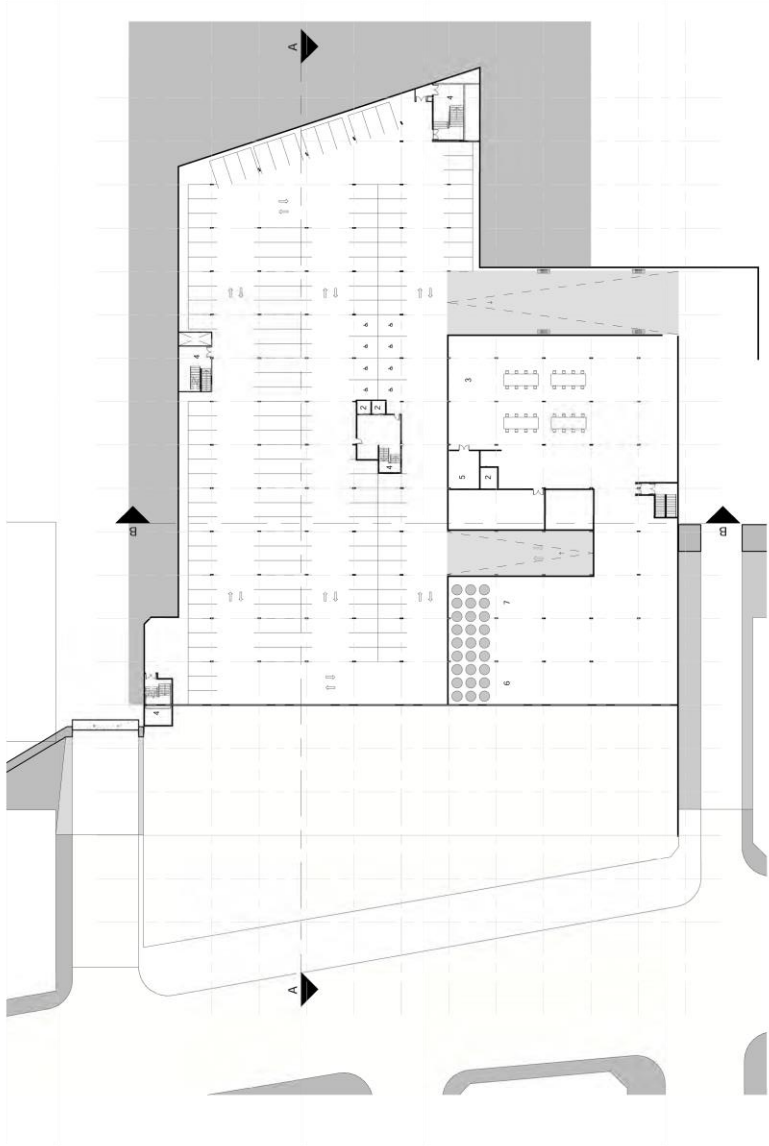
BASEMENT 02 FLOOR PLAN
1:500

1   PARKING - 155 BAYS
2   LIFT
3   METAL WORKSHOP
4   FIRE ESCAPE
5   STORAGE
6   GREY WATER TREATMENT TANKS
7   RAIN WATER COLLECTION TANKS
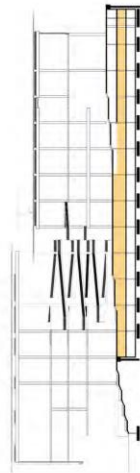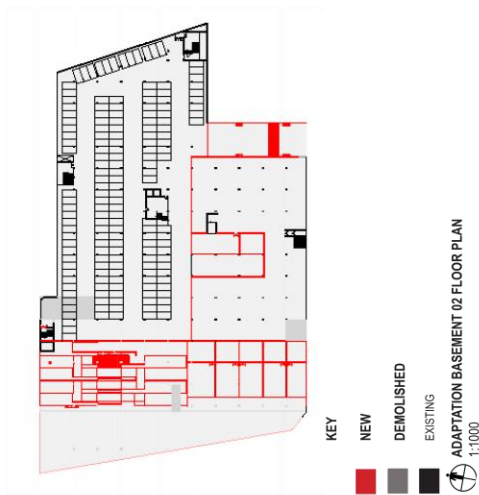
KEY

NEW

DEMOLISHED

EXISTING

ADAPTATION BASEMENT 02 FLOOR PLAN
1:1000

SECTION A-A
1:1000

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
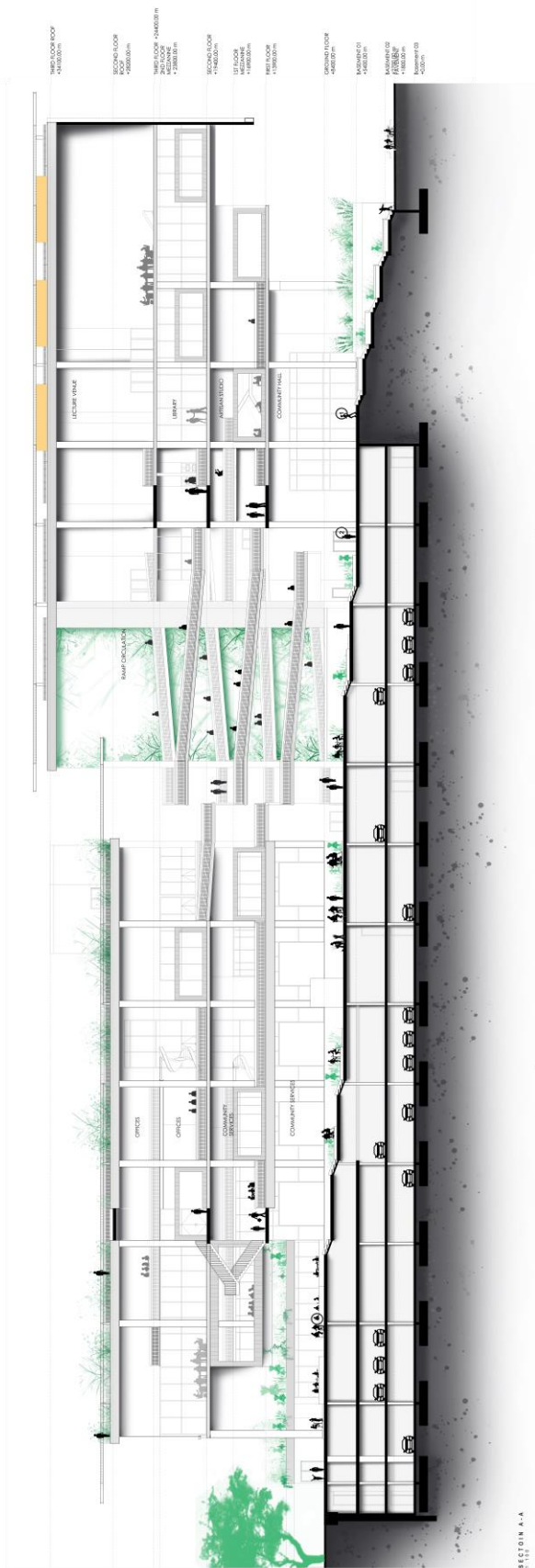EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

KIRSTEN LEIGH HARRINGTON | 214452189   MARCH02 | 25/01/2021

TASK 03: MOCK JURY
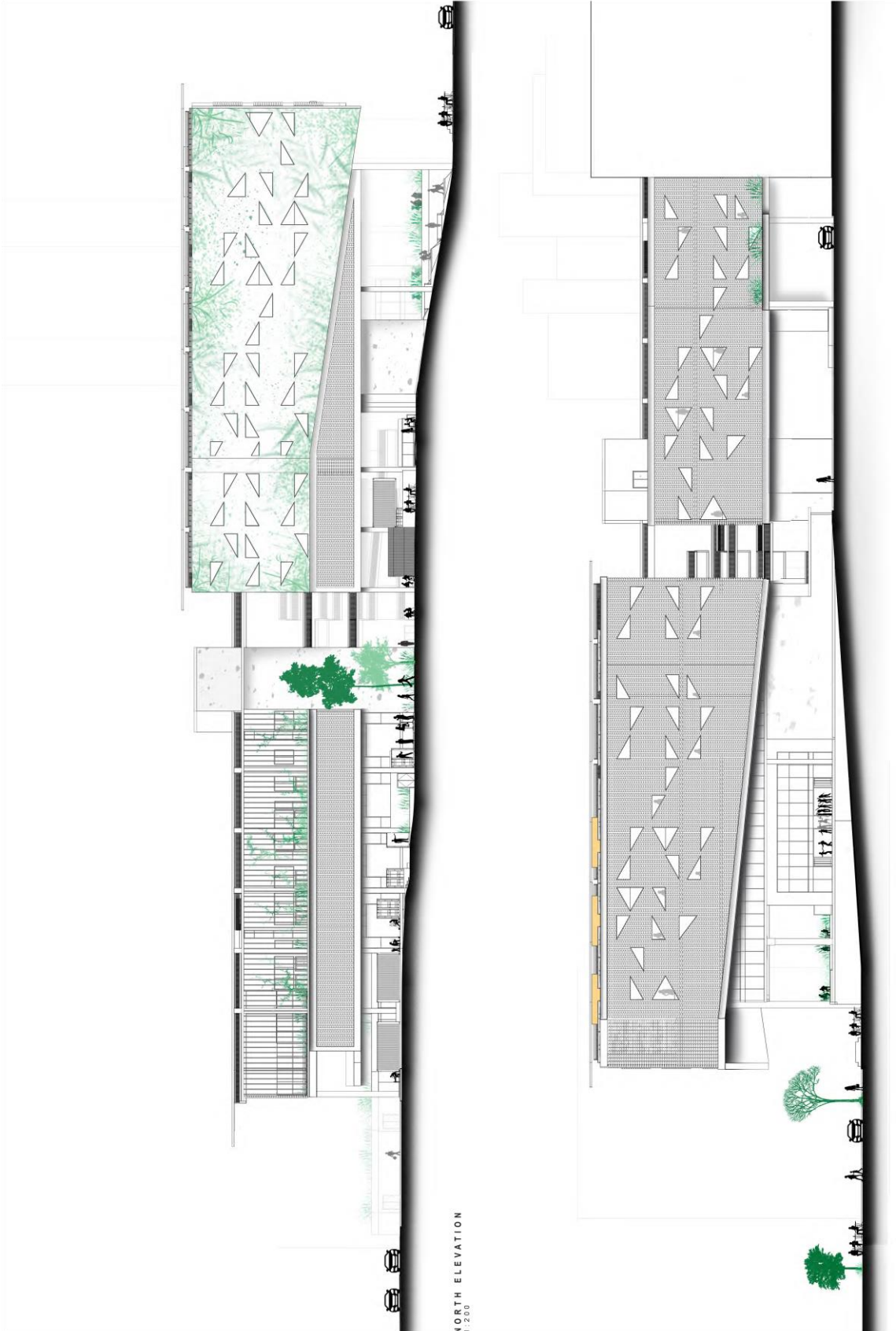
NORTH ELEVATION
1:200

SOUTH ELEVATION
1:200

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.
EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

TASK 03: MOCK JURY
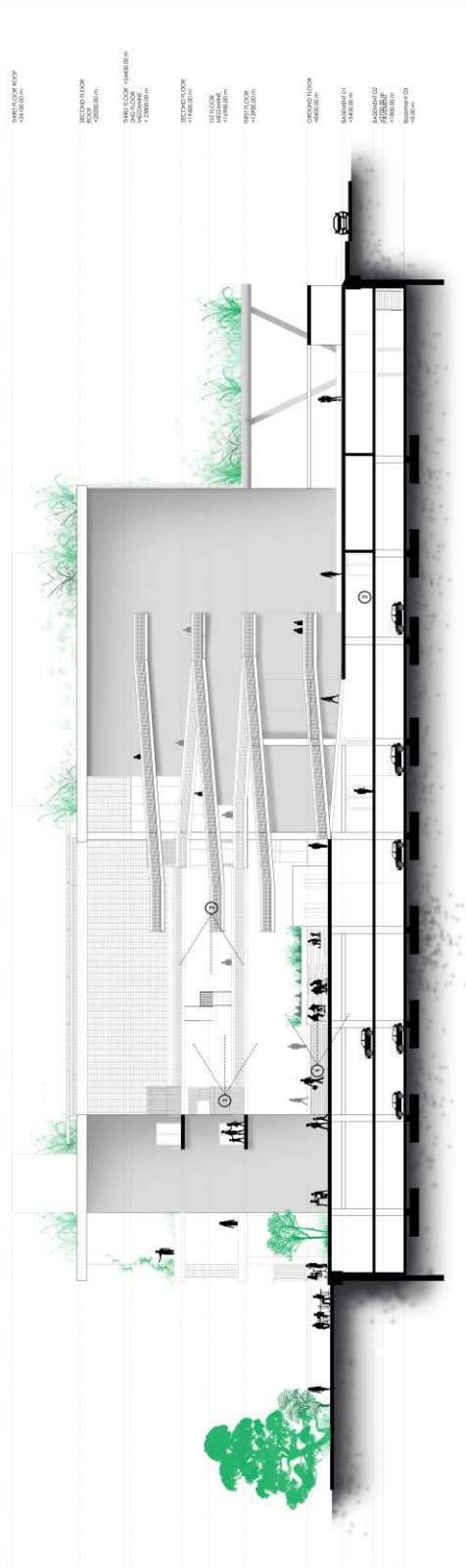
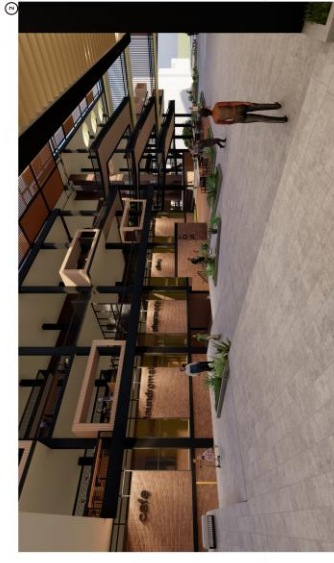KIRSTEN LEIGH HARRINGTON | 214521189

MARCH21 | 26/01/2021

EAST ELEVATION
1:200

WEST ELEVATION
1:200

TECHNOLOGICAL SOLUTIONS

BRISE SOLEIL

MERANTI HARDWOOD USED FOR CLADDING

230 mm EXISTING RED BRICKWORK REUSED

SHOP FRONT WINDOWS
INTERNAL SHOP FRONT GLASS REUSE ON EXTERIOR FACADES
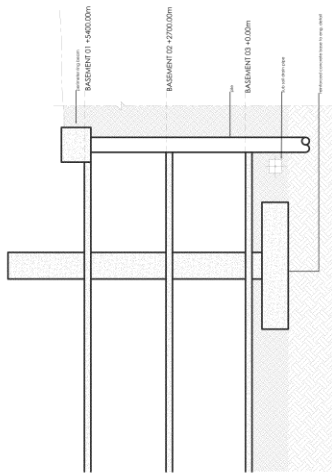
UNDERGROUND BASEMENT
CONCRETE BEAM AND PILE RETAINING WALLS WITH 220mm CONCRETE SLAB

BASEMENT 01 -5400.00m
BASEMENT 02 -2700.00m
BASEMENT 03 +0.00m

7.5 m

8.2 m
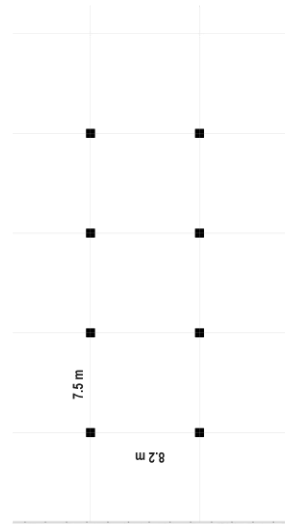
7.5 m X 8.2 m EXISTING COLUMN GRID
600 x 600 CONCRETE COLUMNS

ADAPTATION OF THE WHEEL | 53 GILLESPIE STREET, SOUTH BEACH, DURBAN.

EXPLORING ADAPTIVE REUSE ARCHITECTURE AS A CATALYST FOR COMMUNITY EMPOWERMENT: TOWARDS A AFRICAN ARTISAN TRADE CENTRE

MARCH02 | 25/01/2021   KIRSTEN LEIGH HARRINGTON | 214521189   TASK 03: MOCK JURY

BRISE SOLEIL STRIP SECTION
SCALE 1:10

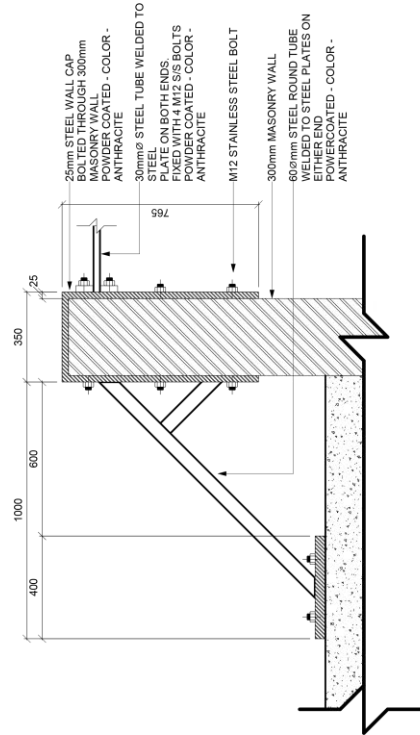STEEL NOTCHED LOCKRING ALLOWS FOR INDIVIDUAL COLUMN ROTATION ANGLES PRESET AT 15° INCREMENTS TO ALLOW FOR SEASONAL CHANGES.

500 X 220 X 20mm STEEL BOX SECTION BOLTED TO SUPPORT FRAME POWDER COATED - COLOR - ANTHRACITE

STEEL BRACKET FABRICATED TO SPEC.

400 X 135mm MASONRY BRISE SOLEIL MODULE POSITIONED VERTICALLY @ 185mm MODULES. POSITIONED HORIZONTALLY @ 450mm C/C STACKED ON 30Ø X 5mm STEEL BAR WITH LOCKING COLLARS.

BRISE SOLEIL STRIP SECTION
SCALE 1:10

25mm STEEL WALL CAP BOLTED THROUGH 300mm MASONRY WALL POWDER COATED - COLOR - ANTHRACITE

300mmØ STEEL TUBE WELDED TO STEEL PLATE ON BOTH ENDS. FIXED WITH 4 M12 S/S BOLTS POWDER COATED - COLOR - ANTHRACITE

M12 STAINLESS STEEL BOLT

300mm MASONRY WALL

60ØmmØ STEEL ROUND TUBE WELDED TO STEEL PLATES ON EITHER END POWERCOATED - COLOR - ANTHRACITE

BRISE SOLEIL STRIP SECTION
SCALE 1:20

STEEL BRACKETS PLACE AT 2500mm C/C POWDER COATED - COLOR - ANTHRACITE

30 x 5mm ROLLED STEEL TUBE WELDED AT ENDS TO STEEL PLATE POWDER COATED - COLOR - ANTHRACITE

500 X 220 X 20mm STEEL BOX SECTION BOLTED TO SUPPORT FRAME POWDER COATED - COLOR - ANTHRACITE

400 X 135mm MASONRY BRISE SOLEIL MODULE POSITIONED VERTICALLY @ 185mm MODULES. POSITIONED HORIZONTALLY @ 460mm C/C STACKED ON 30Ø X 5mm STEEL BAR WITH LOCKING COLLARS.

220mm MASONRY WALL

300mm REINFORCED CONCRETE ROOF SLAB

STEEL FRAME PROVIDES THE NECESSARY RIGIDITY AND STRUCTURE TO SAFELY SUPPORT THE PASSIVE FACADE

BRISE SOLEIL MODULE - HAS THE ABILITY TO ROTATE AT INCREMENTS OF 15° PROVIDING CONTROL OF LIGHT AND HEAT GAIN OF THE BUILDING FACADE.

BRISE SOLEIL - TOP VIEW SECTION 90°
SCALE 1:25

THE CENTER SHAFT DESIGN ALLOWS FOR EACH COLUMN TO ROTATE AT INDEPENDENT ANGLES.

THE BRISE SOLEIL BRICKS CAN BE USED TO CREATE PATTERNS ON THE FACADE.
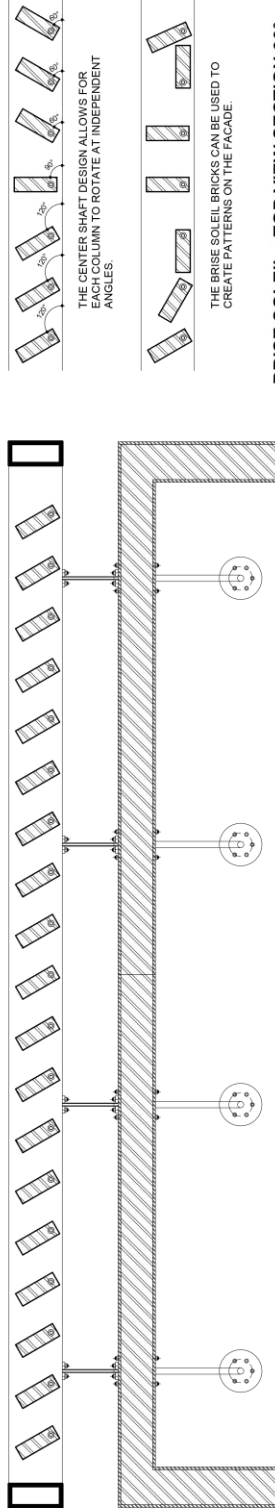
BRISE SOLEIL - TOP VIEW SECTION 30°
SCALE 1:25

STEEL CAP ENSURES A SAFE INSTALLATION AND PROVIDES AESTHETIC AND TECHNICAL VALUE TO THE TOP EDGE

CUSTOM STEEL BRACKETS ALLOW FOR BRISE SOLEIL SYSTEM TO BE EASILY INSTALLED & REMOVED FOR MAINTENANCE
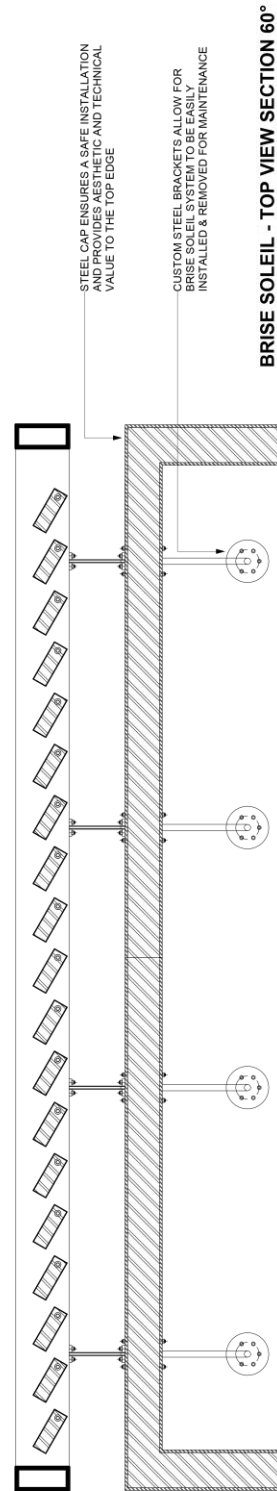
BRISE SOLEIL - TOP VIEW SECTION 60°
SCALE 1:25