

UJ UNIT 2 ARCHITECTURE AND AGENCY

DESIGN | MAKE | TRANSFORM

(OSMAN, BENNETT, TOFFA)

*A multi-year **integrated** research/teaching project*

Alternative housing strategies

Reconsidering funding and delivery mechanisms
Investigating policy

Alternatives to current approaches that are perceived to be unsustainable

OPEN BUILDING

An OPEN way of designing
OB as thinking
OB as application
Relevance to SA

Rethinking process

Rethinking product

Teaching of design

(beyond the design studio)
Workshop approach
Learning by doing
Sharing of technical know-how
Action research

Local knowledge informing design City as laboratory

built environment levels and decision making systems

Identification of distinct levels of intervention within the urban fabric means that different types of “infill” could be achieved within a permanent “support” system.

Such an approach allows for distributed decision-making in the built environment, mixed use, mixed income as well accommodation of organic processes of human intervention.



open building definitions and tools

Dynamic societies require agile architecture. Two alternatives face clients with dynamic requirements:

Scrap and build practices

Stock maintenance practices

The later is called “open building” among some practitioners internationally.



open building is not a new concept

Systemic principles are at work, even if they are not appreciated or are largely invisible at any given time. This living fabric regenerates itself naturally and regularly, if unevenly. There is a certain order to the process.

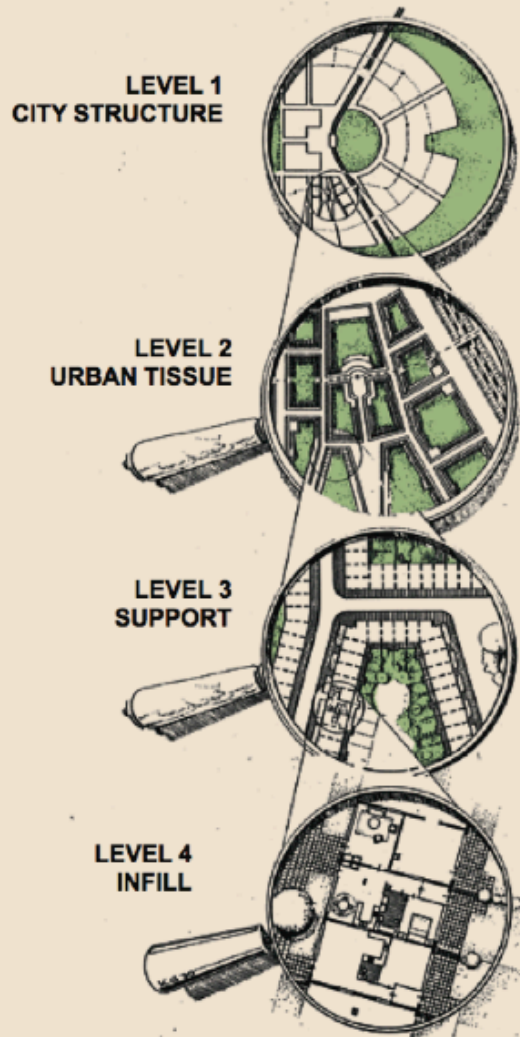
Parts can be replaced without excessively disturbing other parts.

In a healthy living fabric, there are no winners or losers but rather a dynamic balance in time.

(Habraken)



built environment levels and decision making systems



Area: the total territory of the city
Final decisions: city authority
Design elements: roads, public transport, district boundaries and programmes, city centre, university, city park, stadium
Designer: city planning teams
Scale of plan: 1: 10 000

Area: one of the city districts
Final decisions: city authority
Design elements: outdoor spaces, streets, courtyards, parks, building zones, market square, social cultural centre, schools
Designer: city planning teams
Scale of plan: 1: 1 000

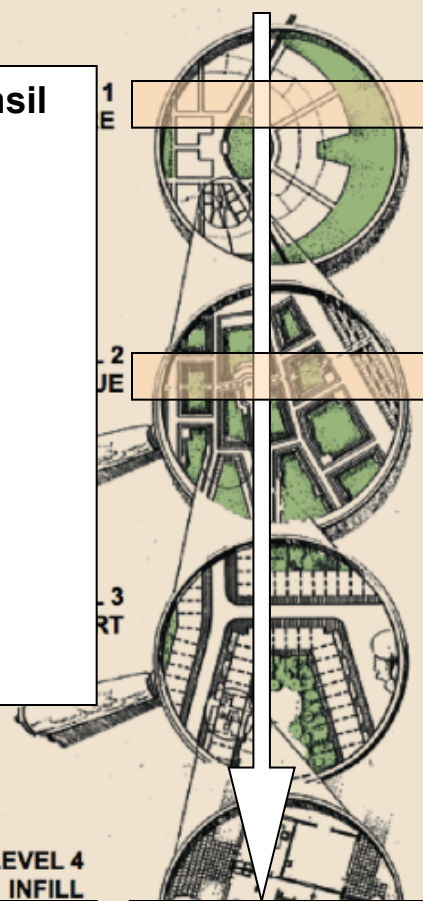
Area: a building lot, a part of the building zone of the tissue
Final decisions: housing association, developer
Design elements: foundations, walls, floors, roofs, facades, staircases, pipes
Designer: architect
Scale of plan: 1: 100

Area: a dwelling, an office unit
Final decisions: users
Design elements: partitions, doors, fittings, pipes, facades
Designer: consultants to users
Scale of plan: 1: 50 and 1: 20

built environment levels and decision making

Control exercised at various levels in a cultural set-up

- Body/Garment/Utensil
- Food
- Furniture
- Partitioning
- Building
- Neighbourhood
- City



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Area: a dwelling, an office unit

Agents of control are mostly groups – rarely individuals:

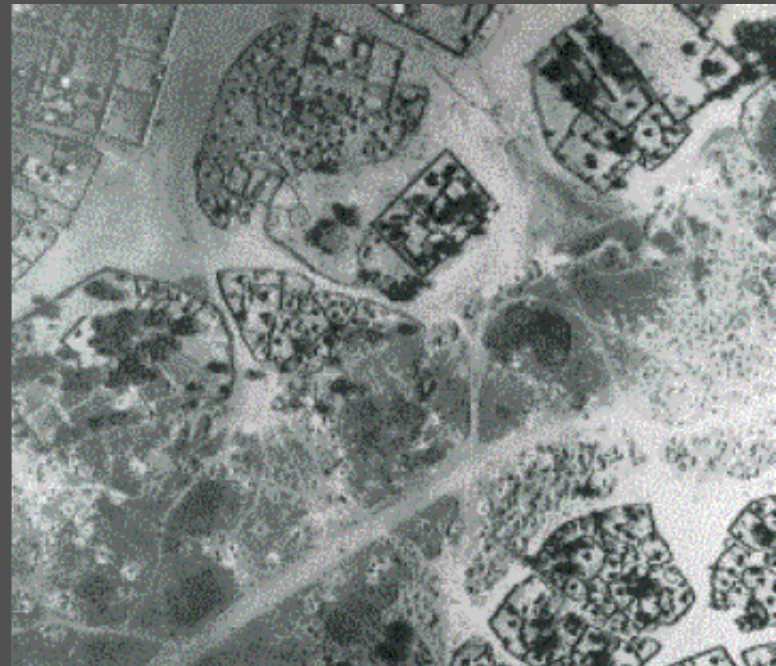
Nomads – as a community – *fareeq*

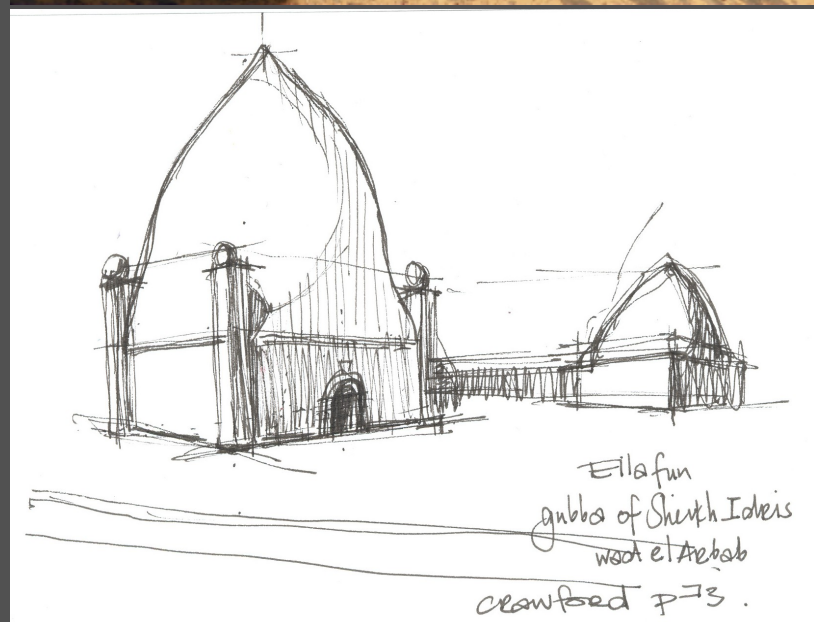
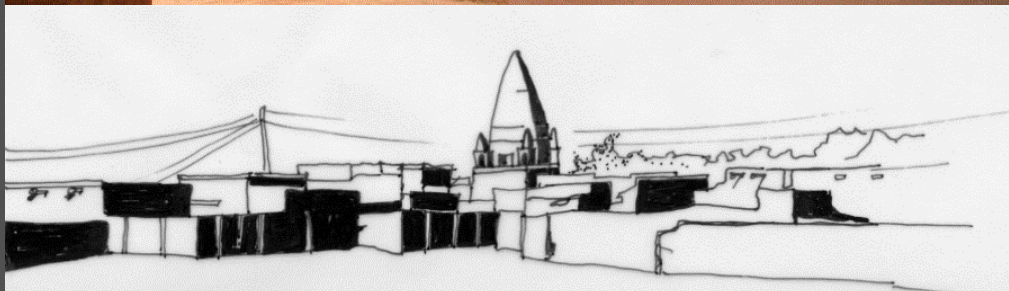
People in settlements – again as a village *hilla* – groups of *fareeqs*/Communal control in settlements – at many levels


facades



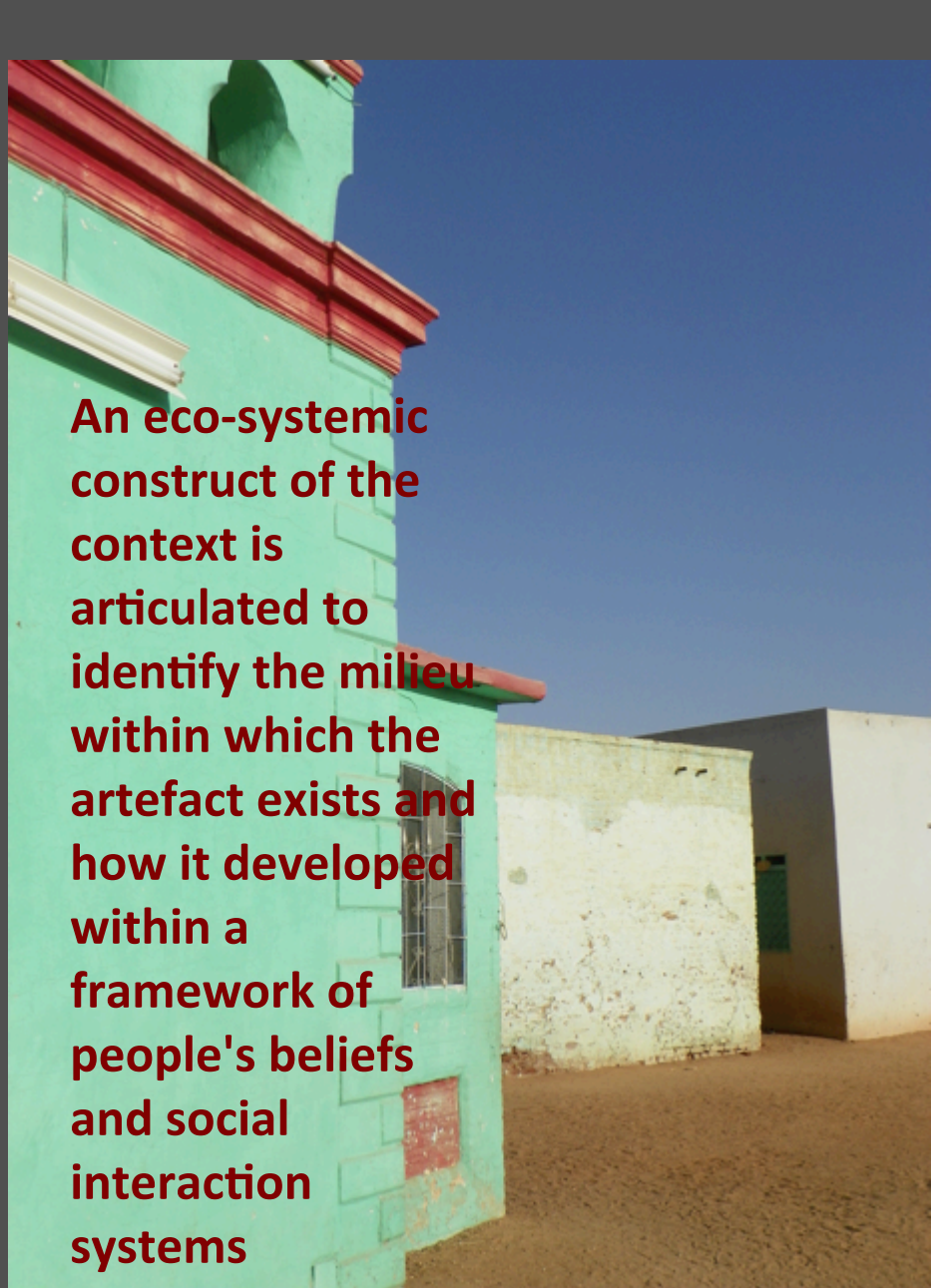
Space, place and meaning in northern riverain Sudan
A NEGLECTED 3000 YEAR OLD HERITAGE







**INTERDISCIPLINARY
INTERPRETATION TO
INVESTIGATE HOW
PEOPLE INTERACT
WITH THE
ENVIRONMENT AND
HOW THEY SHAPE
THEIR SPACES AT
THE MICRO AND
MACRO LEVELS**



**An eco-systemic
construct of the
context is
articulated to
identify the milieu
within which the
artefact exists and
how it developed
within a
framework of
people's beliefs
and social
interaction
systems**











DIFFERENT COLOUR OPTIONS



PLIABLE

THE CURRENT SYSTEMS ON THE MARKET, ALLOW FEW, IF ANY, OPTIONS TO SHOW WITH OR ADAPT TO A CHANGE IN REQUIREMENTS.

THEREFORE, THIS SYSTEM FOCUSES ON EFFECTIVE DISPLAY OF ITEMS, COMBINING A STATIC STRUCTURAL SYSTEM WITH A DYNAMIC DISPLAY SYSTEM.

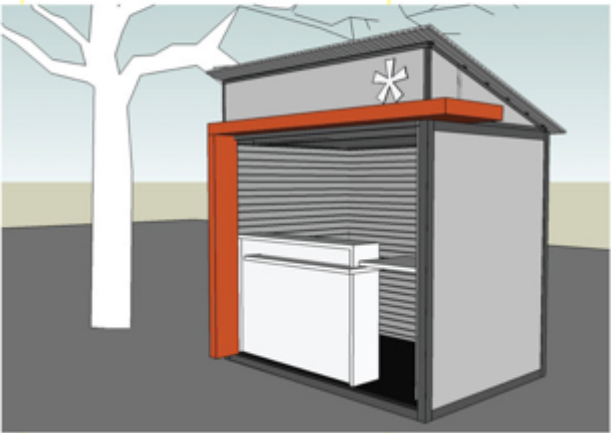
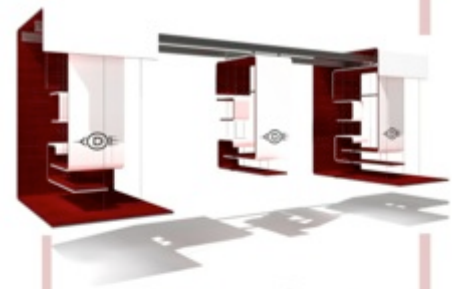
FLEXIBILITY DYNAMIC

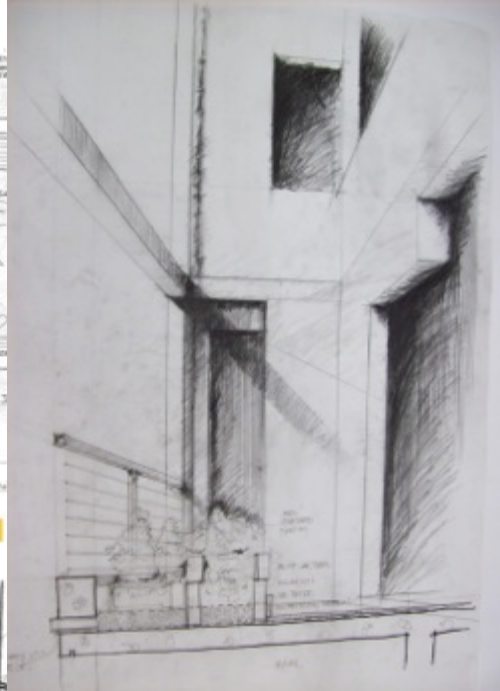
ADAPTABLE

ALLOW ANY POSSIBLE FLOOR ARRANGEMENT!



PLAN OPTIONS FOR FLOOR POSITIONING





aspects to consider:

- ease and speed of construction
- adaptation possibilities
- detailing of high quality
- satisfying concept



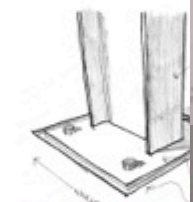
flooring legend

problem areas:

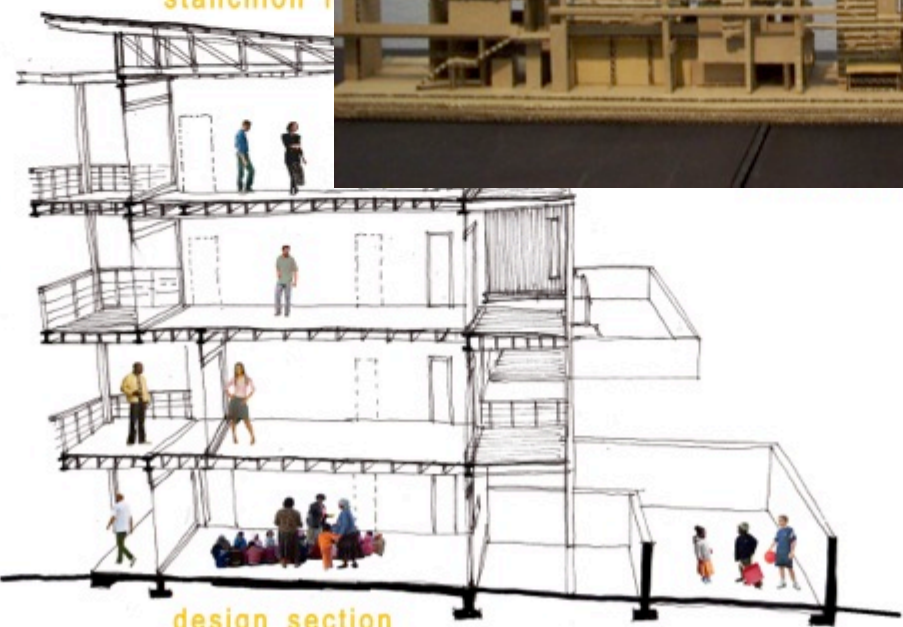
- balcony waterproofing
- brick infill walls on steel

base technology

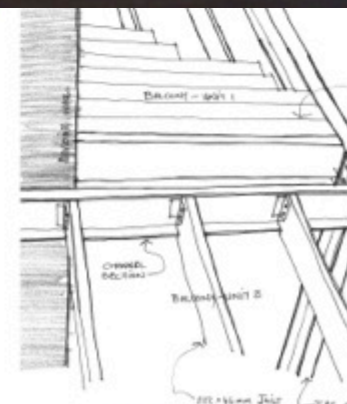
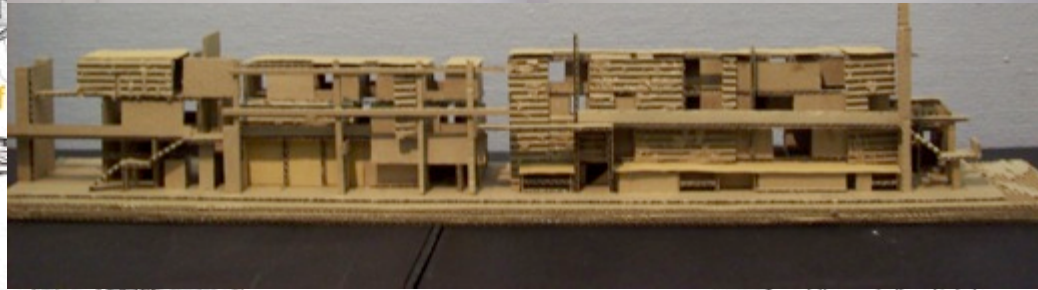
facade wall



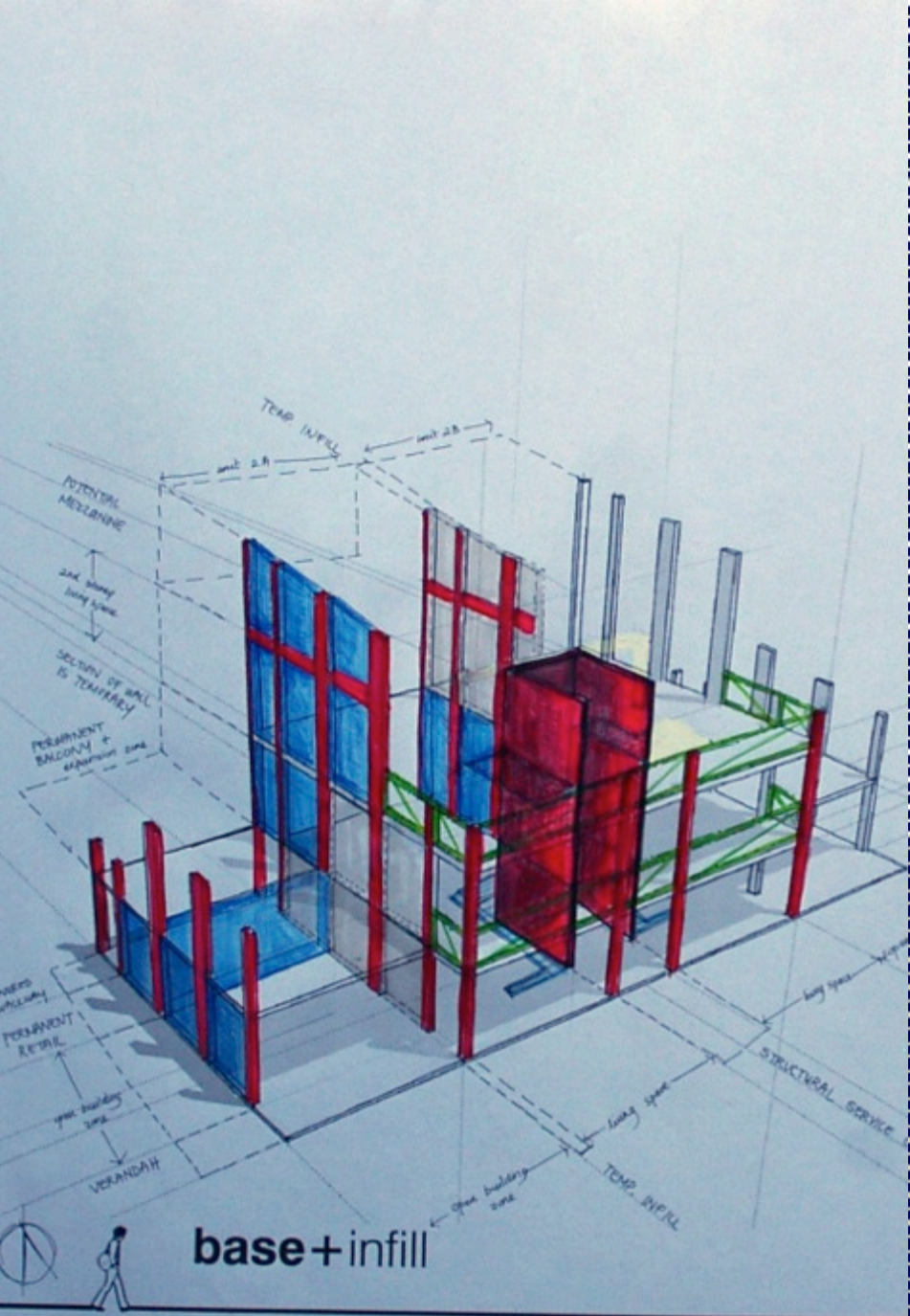
stanchion f



design section



balcony detail



VERTICAL LAND ACCOMMODATES FOR LOW OR MEDIUM AND HIGHER INCOME PEOPLE

PASSIVE SURVEILLANCE

SOCIAL BENEFITS

VERTICAL LAND ACCOMMODATES FOR LOW OR MEDIUM AND HIGHER INCOME PEOPLE

THE LOWER TO MEDIUM INCOME PEOPLE, BENEFIT FROM HAVING HIGHER INCOME PEOPLE IN THE BUILDING AND THE BACKFLOW ISNT SEPARATED FROM FAMILY LIFE

MIXED USE

LAND IS BORROW AS REQUIRED AND ACCORDING TO THE CLIENTS NEED OR WANTS

shop

1bedrm

ENVIRONMENTAL BENEFITS

2bedrm

THROUGH THE USE OF AN OPEN BUILDING CONCEPT THE ENVIRONMENTAL IMPACT IS REDUCED AS THE 'VERTICAL LAND' CAN BE MAINTAINED

OPEN BUILDING CONCEPT

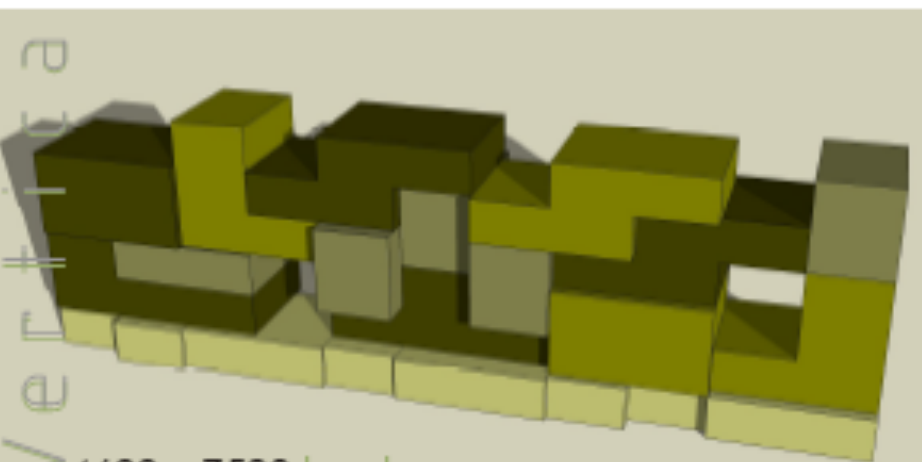
ECONOMIC BENEFITS

3bedrm

LIVE WORK UNITS

'VERTICAL LAND' ALLOWS FOR EDWARDS ON AS THE NECESSARY, AS FUNDS ARE ACCUMULATED AND AS THE NEED ARISE FOR MORE LAND

Vertical land



4600 x 7590 land

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