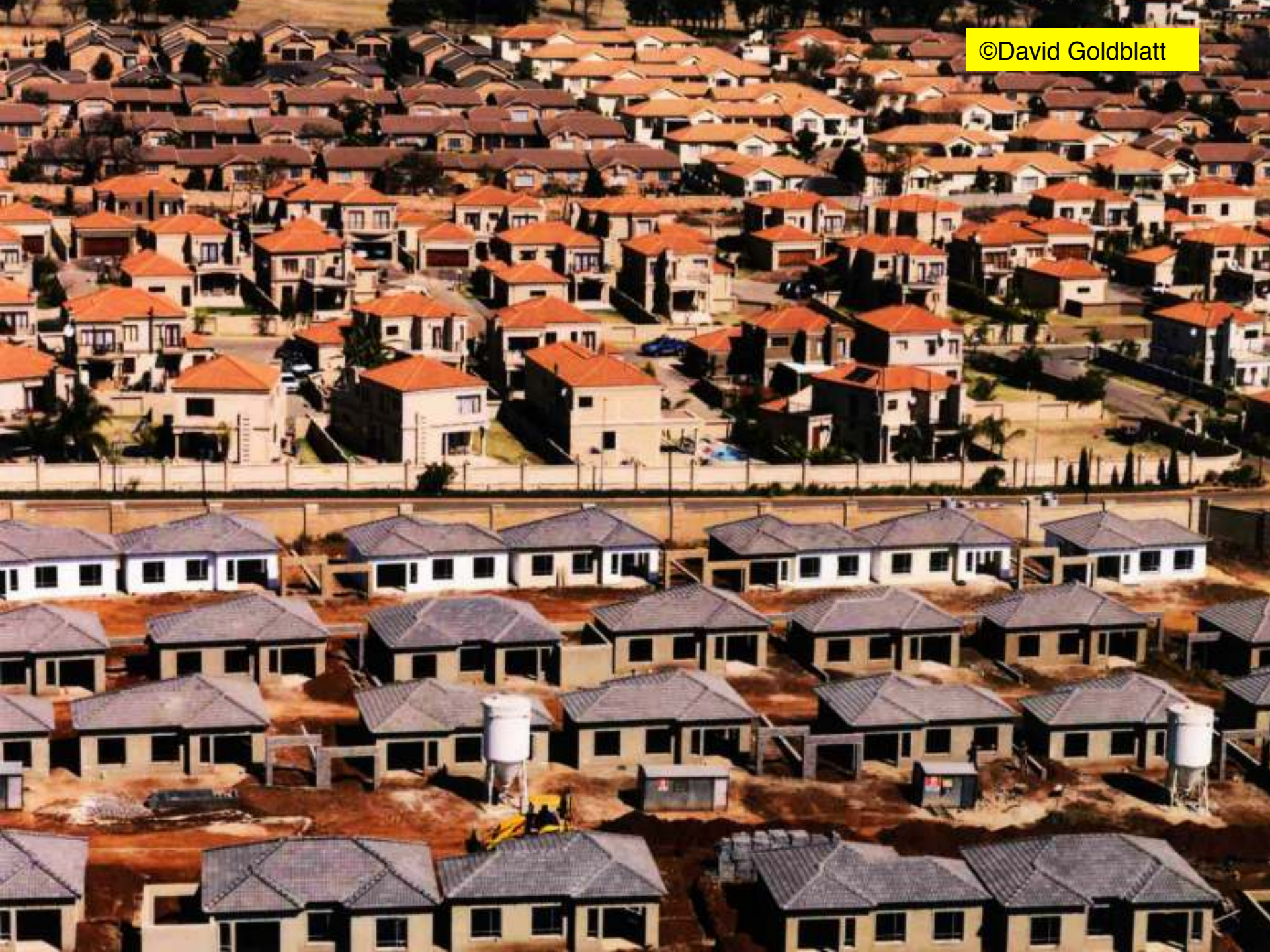
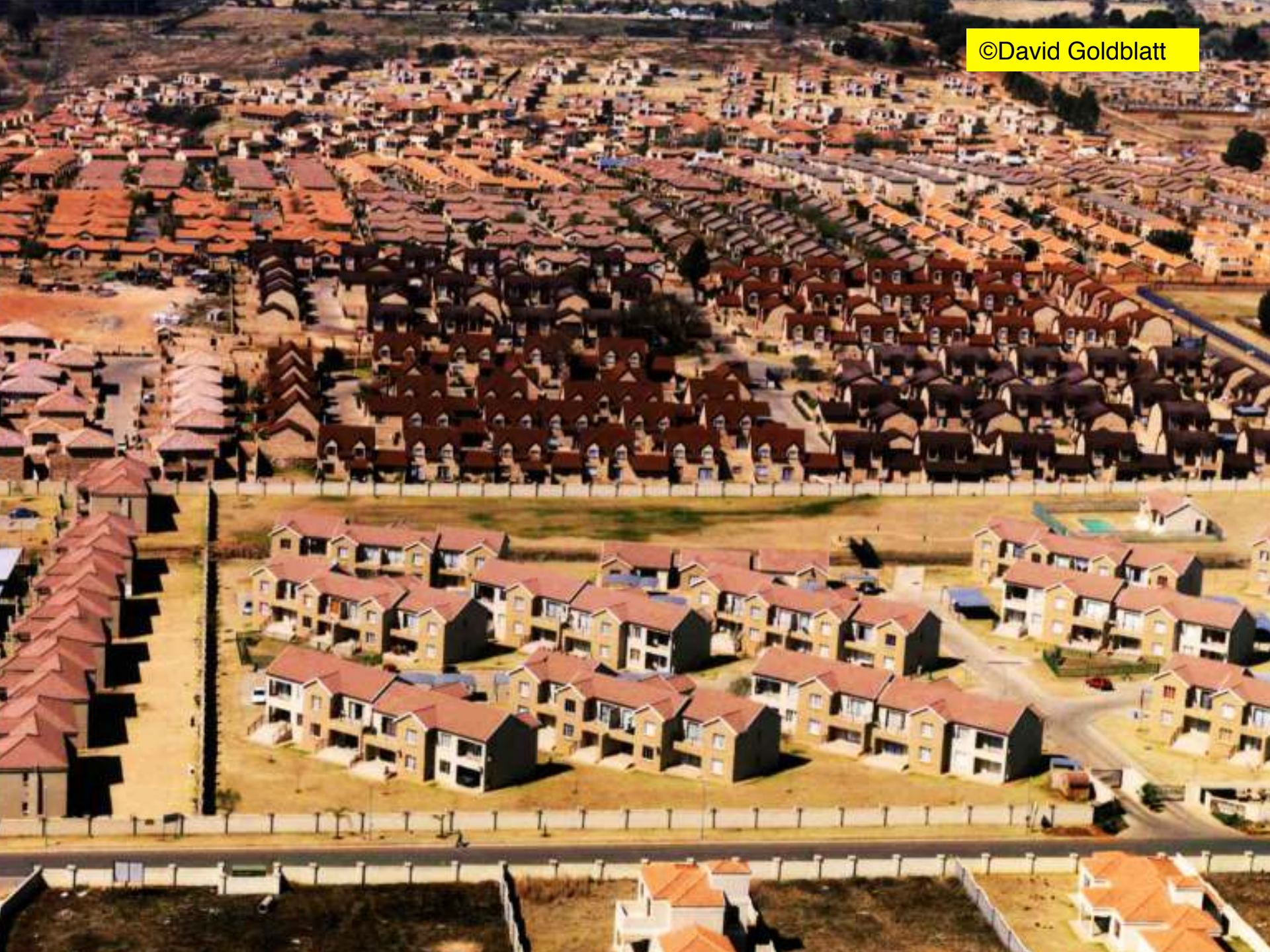


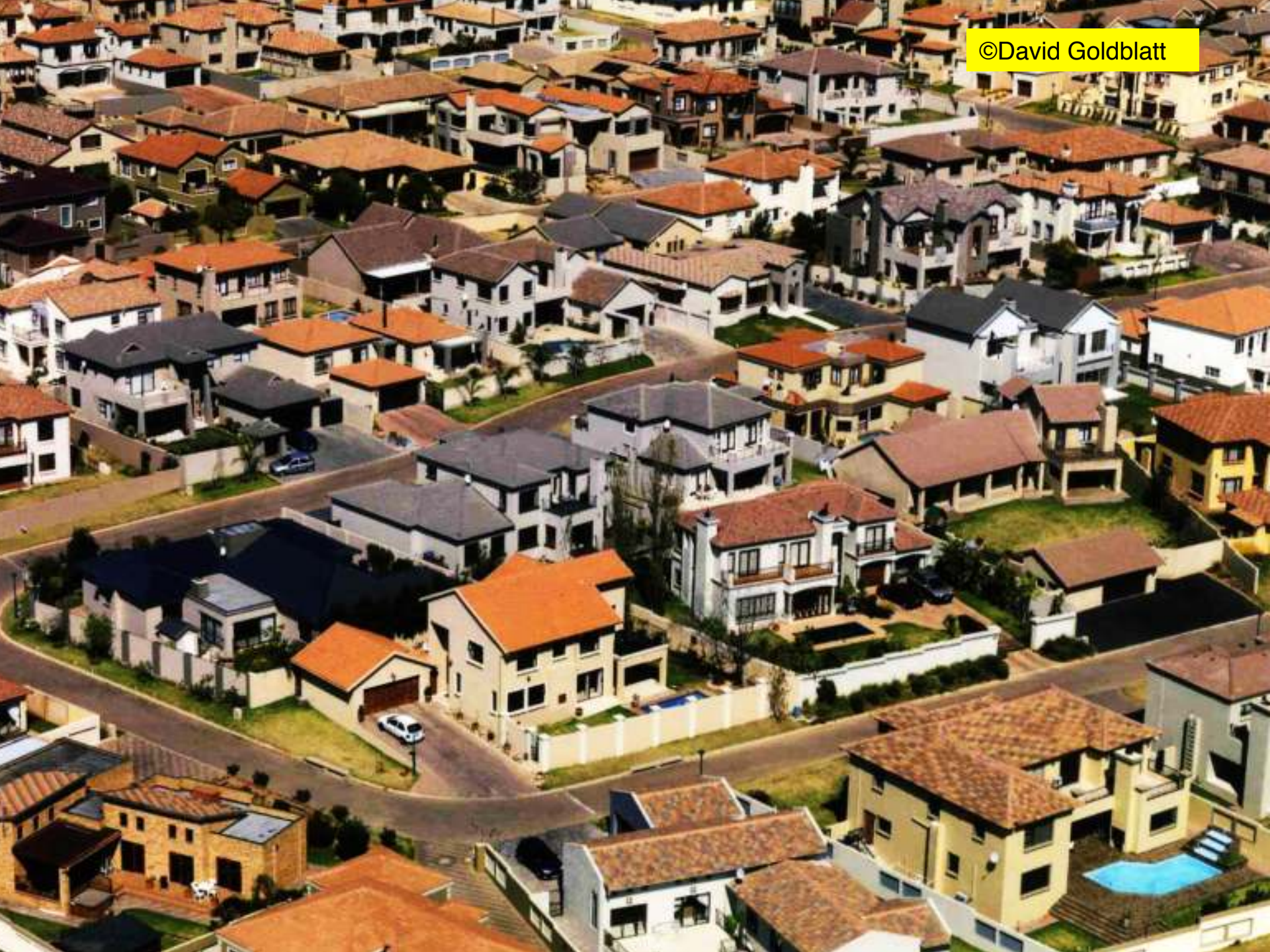
before we begin...

WE ARE NOT COMFORTABLE with the **architecture of fear** in South Africa, which perpetuates the building of **enclaves** with a strong and often bizarre emphasis on the self, resulting, **once again, in the condition of being apart**. We miss urban life in most areas. We rather support the **concept of rooms**: Backyard rooms, added rooms, single rooms, prefab rooms, tailor-made rooms, morphing rooms – for the masses to be able to extend, change, adapt and update the existing context.





©David Goldblatt



Phone interview with Raoul Bunschoten, Chora, London
08.05.2003

How can we alter the current status quo of the South African landscape?

I think one of the main things is going to fight the irreversibility of the apartheid town planning. It cannot be true that it is irreversible, yet, if it is true, **you have to somehow jump**, to simply jump over these differences, **develop new prototypes** and I think you have to fight that like hell.

What part of Johannesburg did you enjoy most?

I liked the **Central Business District**. I had never seen anything like it. It looks like a mid-western, American city, and yet, if you walk around, **there is a village life going on. There is chicken on the street.** It's fantastic. ... there is an inner African migration of the West Coast, the East coast, going down, to South Africa, it is considered a rich state, and these migrant communities live there.

It is terrible, it is new and it is incredible.

We have to find out: How do these spaces work? How do they operate? How do the clans work? What are the rituals? How do the rituals work? How that space is divided? Do spaces negotiate? There is some work that will be done on just those spaces.

That condition is something we have not seen anywhere else, it is bringing somehow cracks in a kind of urbanism, cracks that we thought we knew, that reveal something we don't know ...but it's there. And it seems to work, in all its roughness.

I would say:

Go on!

Do more of it!

Be better in it!

Use it everywhere!

urban compounding

a sustainable + resilient urban form?

men's hostel compound, alexandra



©Solam Mkhabela

Urban compounding is a phenomena we detected while we were working on a number of different projects, the two main ones being ***Hostels & Compounds***, a documentary of all government hostel in Gauteng driven by Khanya College and the Market Photo Workshop and the ***Yeoville Studio***, a two year initiative of the School of Architecture & Planning under the auspices of CUBES (Centre for Urbanism and Built Environment Studies).

We are currently working on a book chapter and will use parts of the work to outline the main train of thought. The chapter will be mainly based on empirical data from the inner city suburb of Yeoville.

Introduction- idea	1min
Urban compounding-concept	2min
Yeoville-site	2min
Compound interest-finances	1min
African compound-role model	2min
Public edge-place to start	2min
Urban infill- the housing challenge	4min
Urban interests-compounding principles	1min

We would like to introduce the term of *urban compounding* within the context of Johannesburg's development as a **metropolitan African city with distinct rural manners** and describe the initial process of *compounding* as a **self-generative urban model** that is in need to be documented and examined to then (possibly) be re-defined as a projective prototype and spatial strategy.

Ultimately, the quest that steers the debate is not ***if urban compounding*** can become a new African model - flexible, mobile, adaptive, active: resilient –

Ultimately, the quest that steers the debate is not ***if urban compounding*** can become a new African model - flexible, mobile, adaptive, active: resilient – because it already is, **but rather *how to enhance it***, improve its operations, make more of it: more sustainable, respectful, fair and so offering better places to live?

Ultimately, the quest that steers the debate is not ***if urban compounding*** can become a new African model - flexible, mobile, adaptive, active: resilient –

because it already is, **but rather *how to enhance it***, improve its operations, make more of it: more sustainable, respectful, fair and so offering better places to live?

Is *urban compounding* a possible **form for successful living** in the African metropolis?

urban compounding

urban compounding is an exploration into **models of habitable urban space** that deliberately refers to both

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a **rural African family compound*** with its social and physical structures and

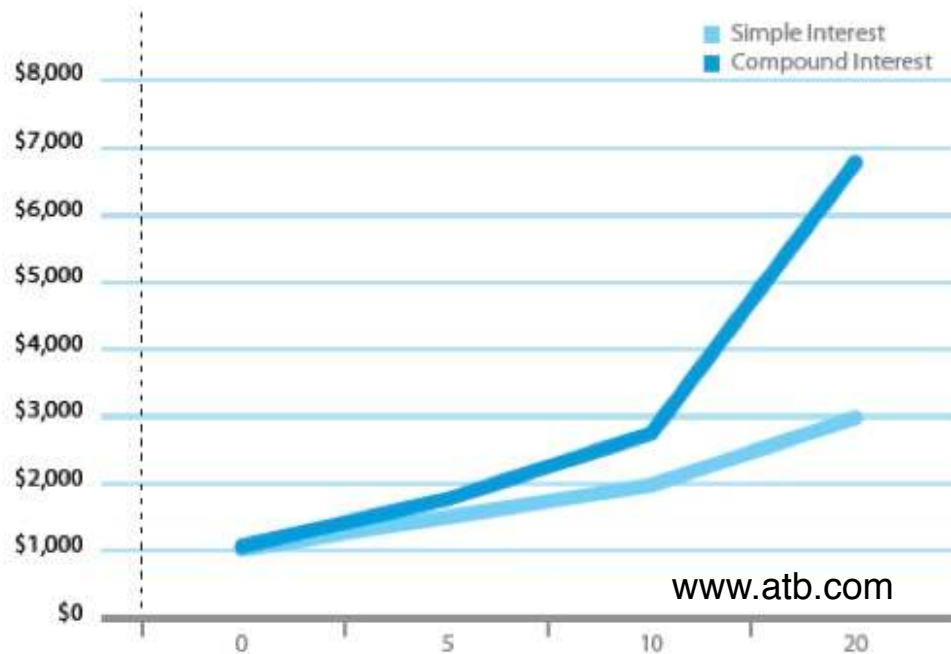
*Compound: from latin *componere* (putting together, assembling) cluster of buildings in an enclosure, with a shared purpose

urban compounding is an exploration into **models of habitable urban space** that deliberately refers to both

a **rural African family compound*** with its social and physical structures and

the financial term of ***compound interest***

(the sum of both the accrued interest and the original principal amount gathering interest)



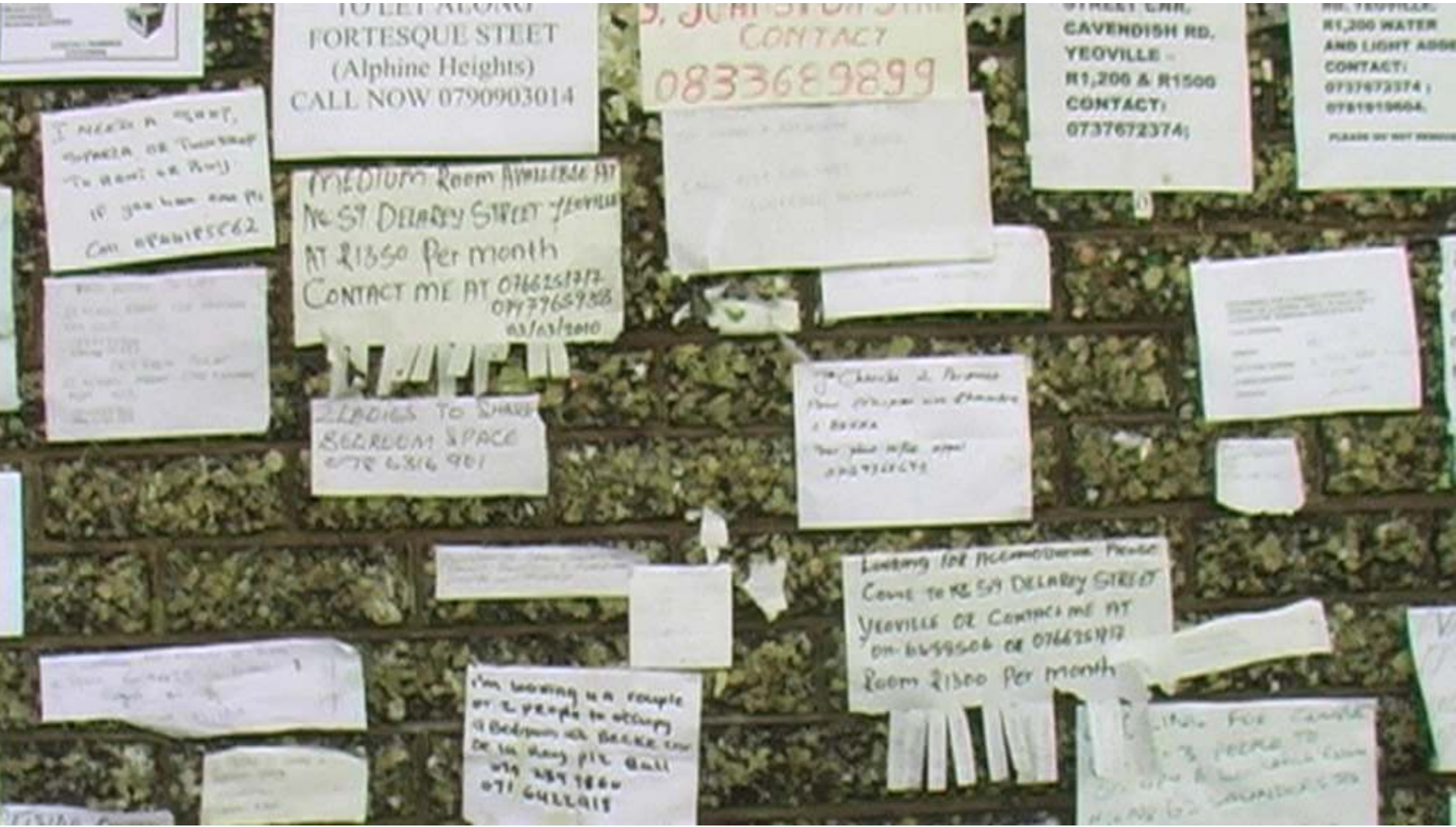
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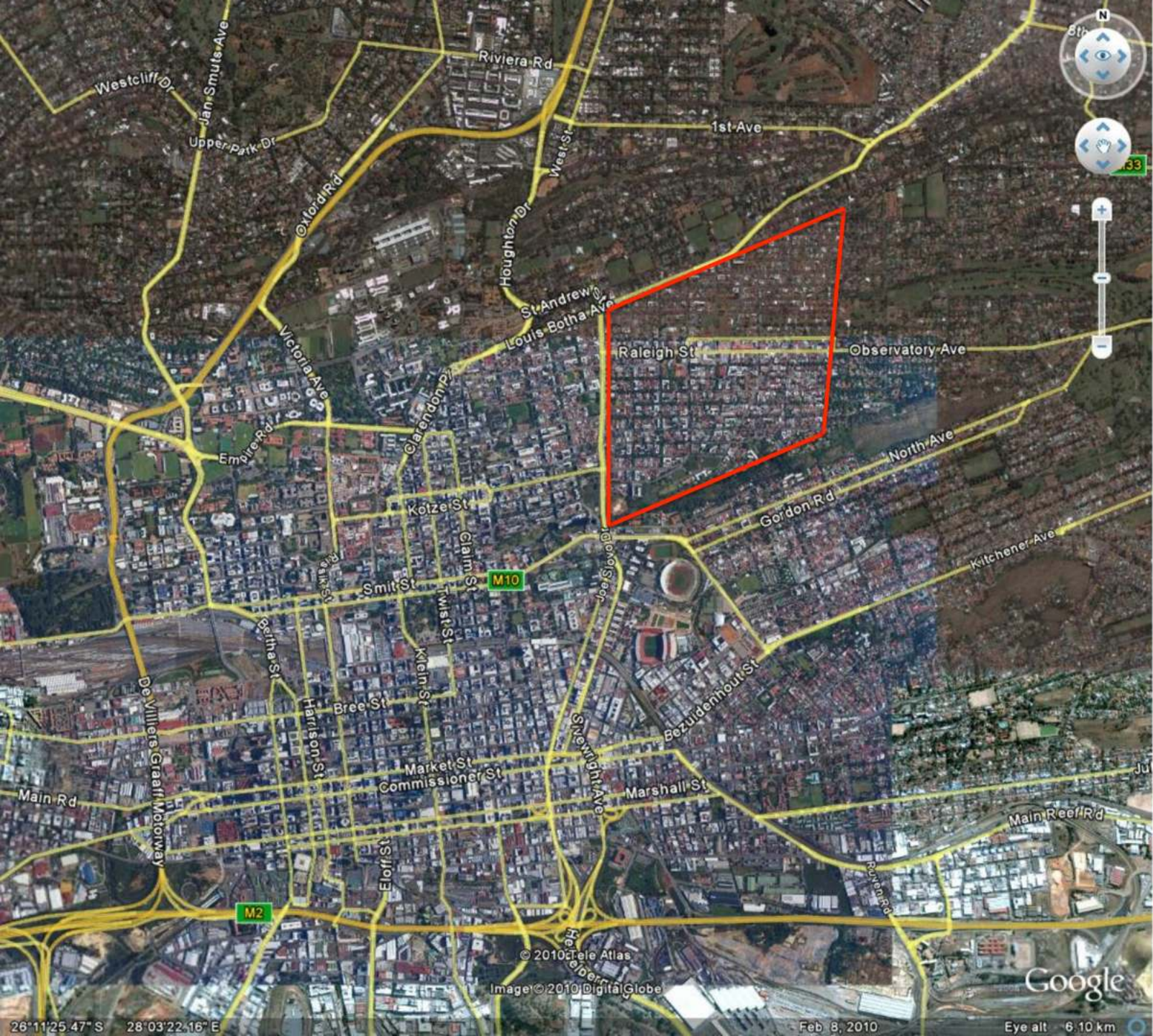
one currency of *urban compounding* are **rentable rooms** (in houses, apartments, backyards and hostels), often subdivided or shared in existing or adapted structures.



yeoville



location



© 2010 Tele Atlas

Image © 2010 Digital Globe

Google

Feb 8, 2010

Eye alt 6.10 km

26°11'25.47" S 28°03'22.16" E

The initial site of investigation is **Yeoville**, a previously middle income neighborhood at the eastern border of Johannesburg's inner city that has undergone **radical demographic and economic change** in the last decades. Currently home to an estimated 40 000 people, many of them migrants from the African continent, its population is struggling to adapt and maintain the existing urban fabric to today's and future living conditions.

context



Image © 2010 DigitalGlobe
© 2010 Tele Atlas

Google

Imagery Date: Oct 24, 2007

26°10'55.67"S 28°03'53.35"E elev 1790 m

Eye alt 3.83 km

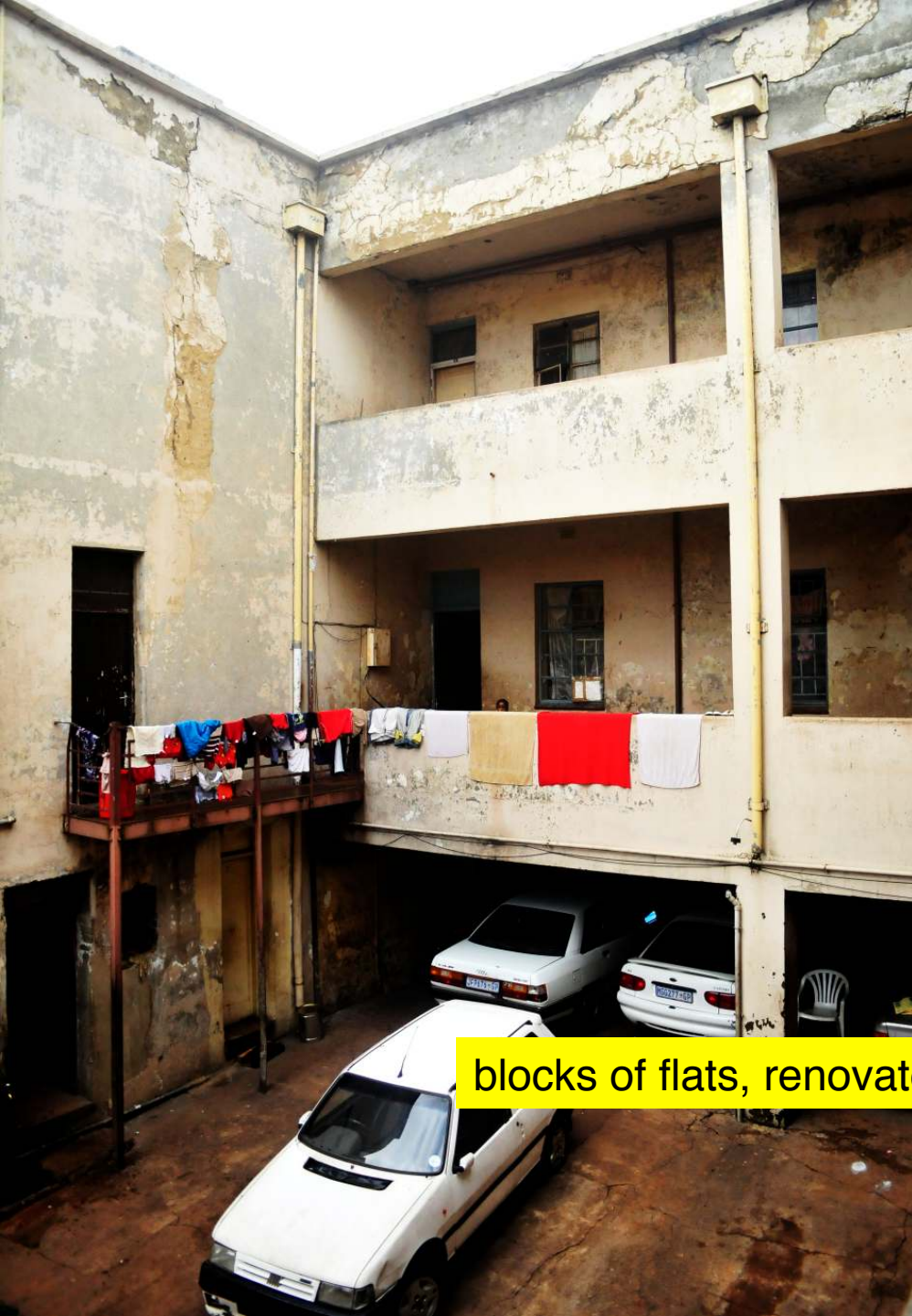
urban fabric



single story houses, free, semi, row, mostly altered

©Alistair James

hillcrest mansions, yeoville



blocks of flats, renovated, hijacked or empty

©Lerato Maduna



©Lerato Maduna



roof accommodation, previously servants quarters

1: different + more residents

In a decade from 1989 to 1998 the black population increased from 3.4% to the population of 84.1%
(Beall et al, 2002)

[Another wave] of in-migration began in the mid-1990's with the influx of foreign nationals from other African countries, many of them (initially) illegal migrants (Klug+Klug, 2013).

The net result of these processes has been 'middle class abandonment (white flight) and disinvestment' in Yeoville amongst a number of other inner city suburbs (Murray, 2003:149).

2: different type of accommodation: rooms

Without an inner city housing policy, the private market provides affordable accommodation in houses, apartments and backyards.

Currently uncontrolled, it is very flexible and adaptive yet exhausts existing infrastructures and comes at the price of poor, **unsustainable living conditions**.



Je cherche 2 Garçons pour une
chambre de R 1300 avec garde-
robe. Bezuidenhout N° 14 cnr
Tolly street. /0825442108 /0783962169

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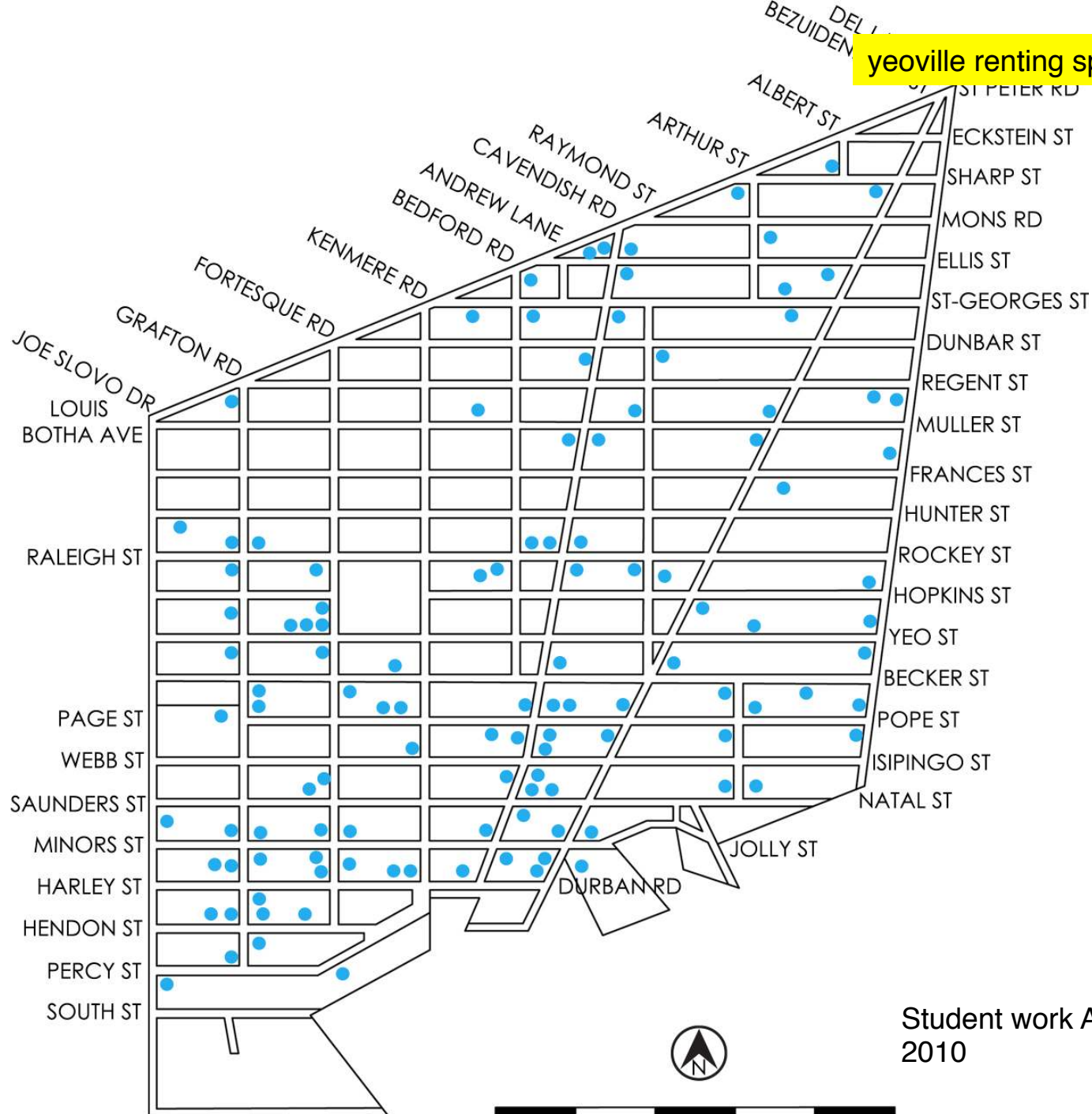
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affordable housing



yeoville renting spaces



Student work ARPL2000
2010

7 people, 17 places

George Lebone



"I like the central location of my place. I relate a lot to Rocky Street. It gives me an advantage as a community activist. I see and understand the positives and the negatives of the street."



Unit of 4 Beds: This unit is a 4-bedroom apartment with a living area, kitchen, and bathroom. It is located on the ground floor of a building.

Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Jackie



"I would not like to stay in Yeoville for long, I am moving away soon."



Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Simba Sagide



"If I could, I would move out of Yeoville, maybe one day to Morningside, just because everyone needs an upgrade sometimes."



Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Lerato Maduna



"I decided to stay in Yeoville because of the atmosphere and the availability of spaces to rent."



Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Jephias Ndllovu



"I would live anywhere where I can find work...If I could, I would move to Sandton."



Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Ndithini Mbali



"Yeoville used to be a nice place, with lots of artists and celebrities. I don't know why they all moved out. One day, when I am big, I'll see the reason they've all moved out."



Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.

Mdala Skhula*



"Yeoville was my ideal place to stay. Although the living conditions are not that good, I like the sense of community."

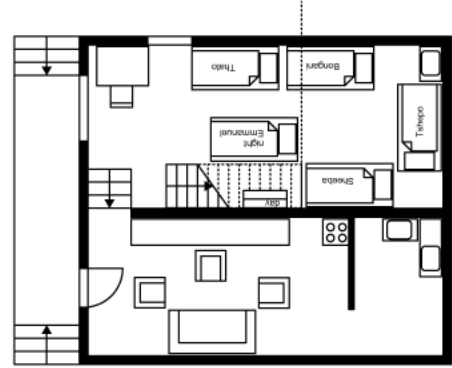
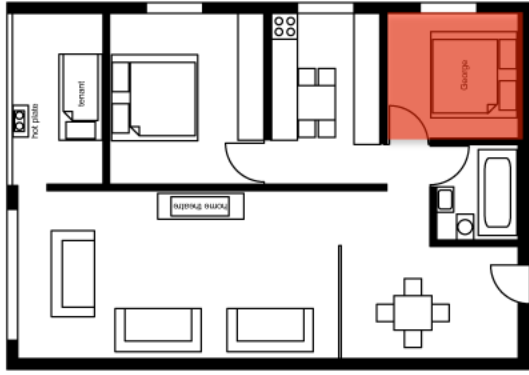
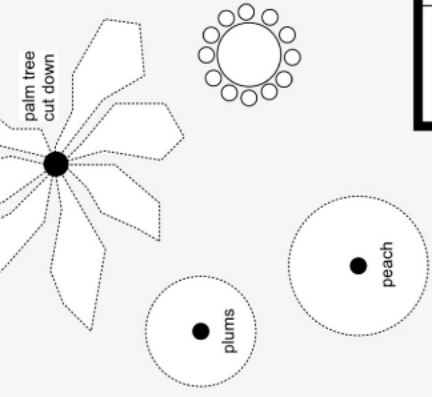


Unit of 2 Beds: This unit is a 2-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

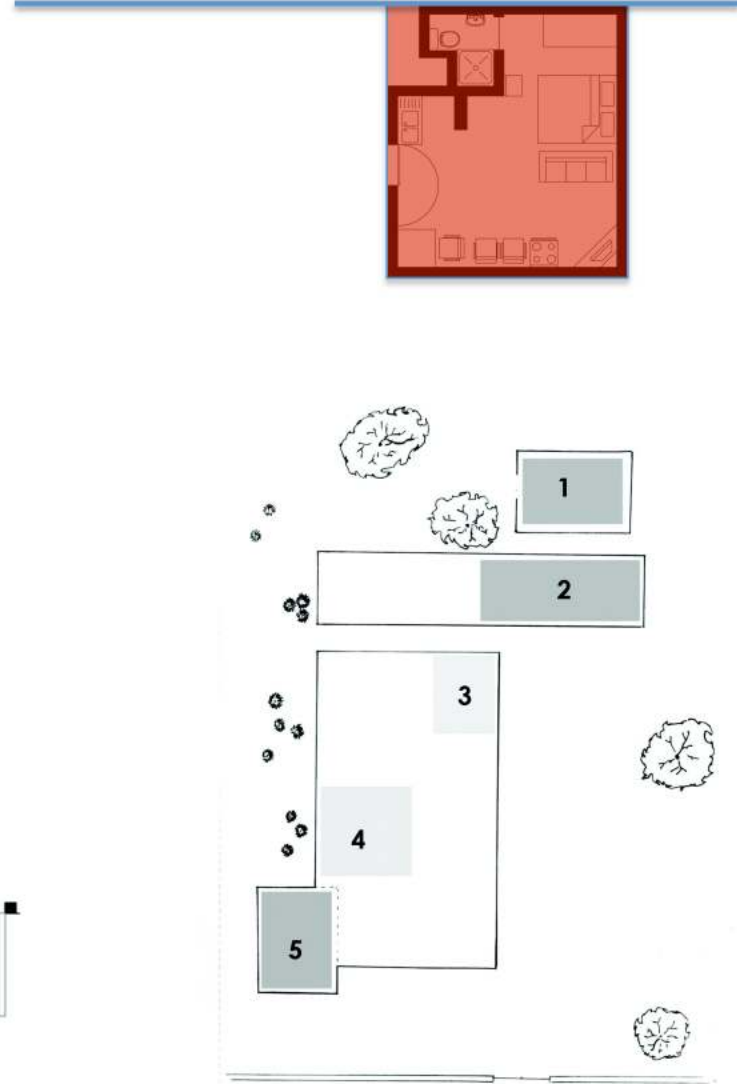
Unit of 1 Bed: This unit is a 1-bedroom apartment with a living area, kitchen, and bathroom. It is located on the first floor of a building.

Logos for YBCDT, YSP, and other partner organizations.



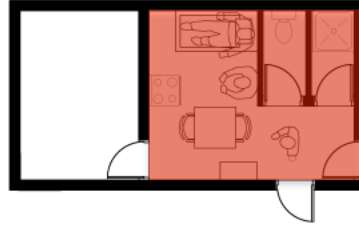




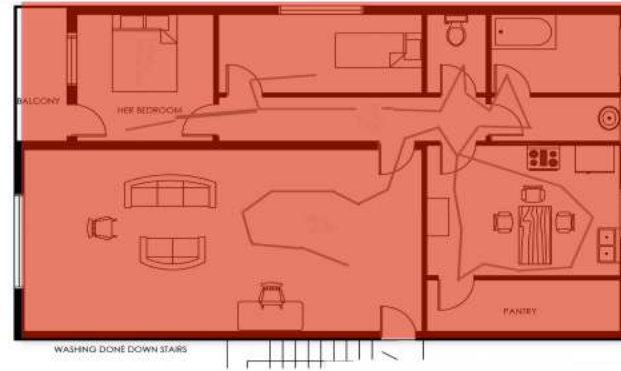
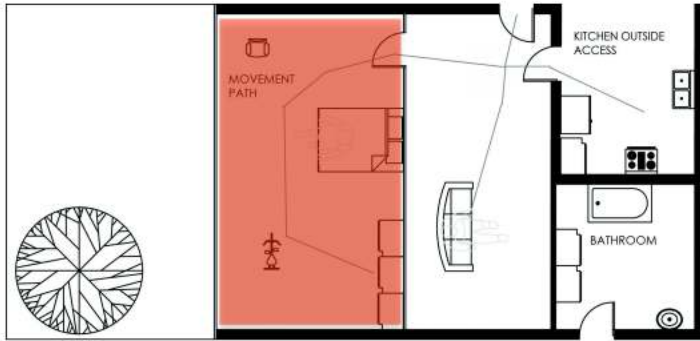
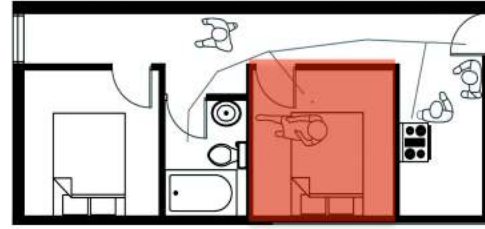
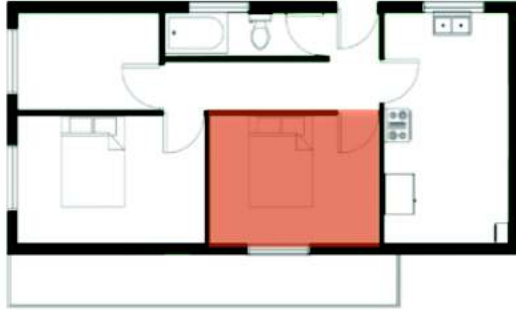




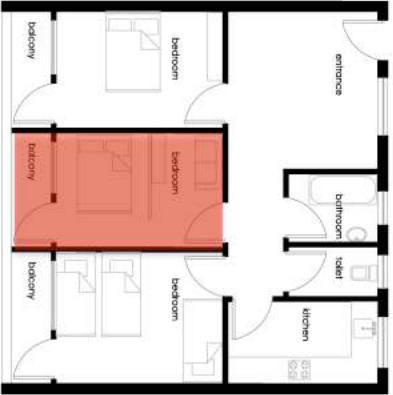
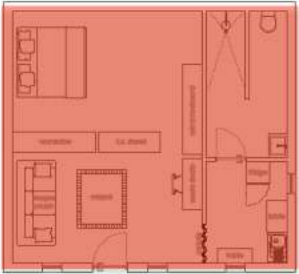
©Lerato Maduna



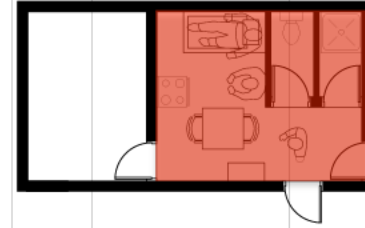
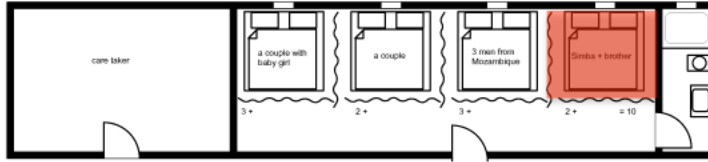








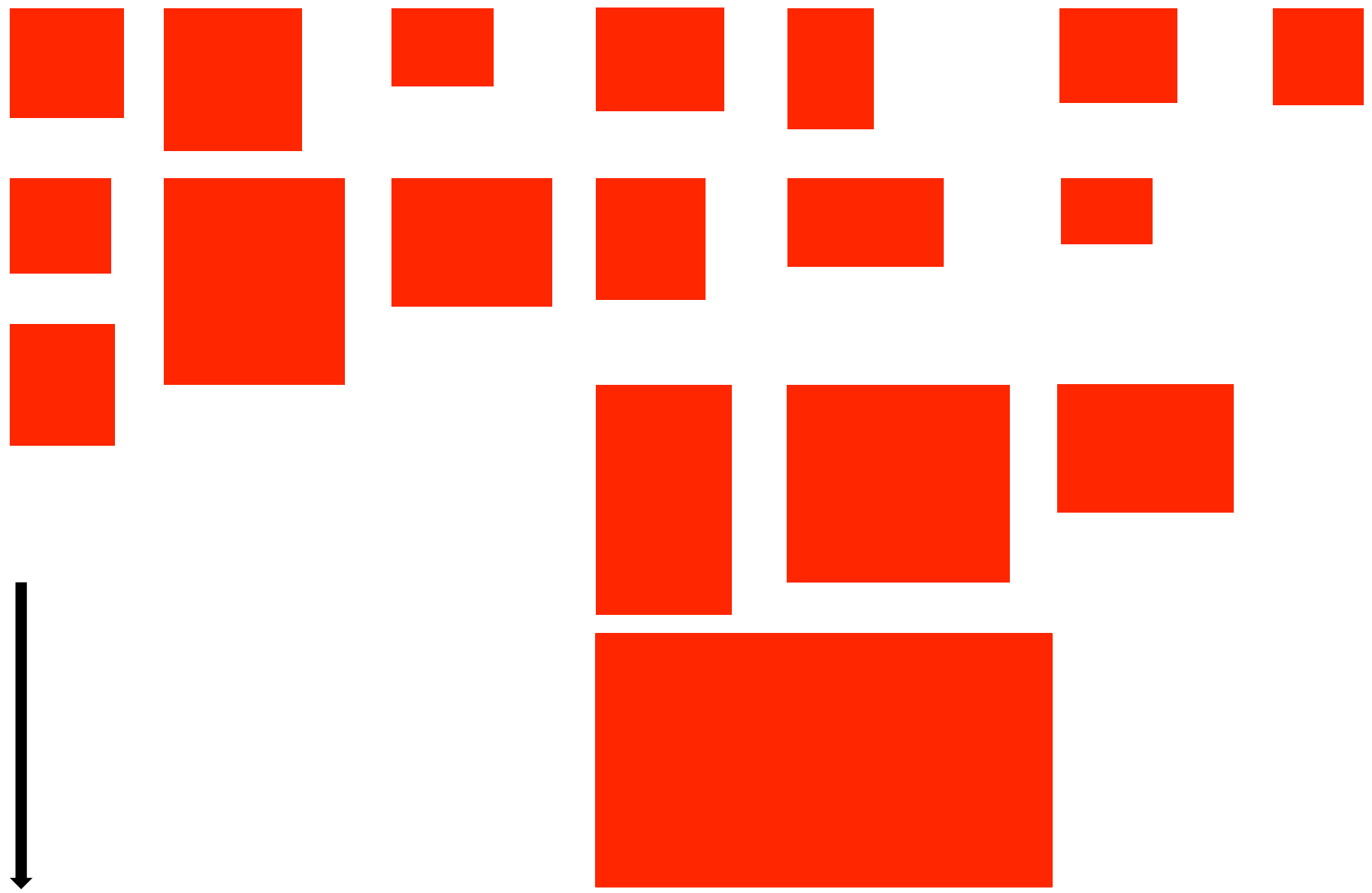




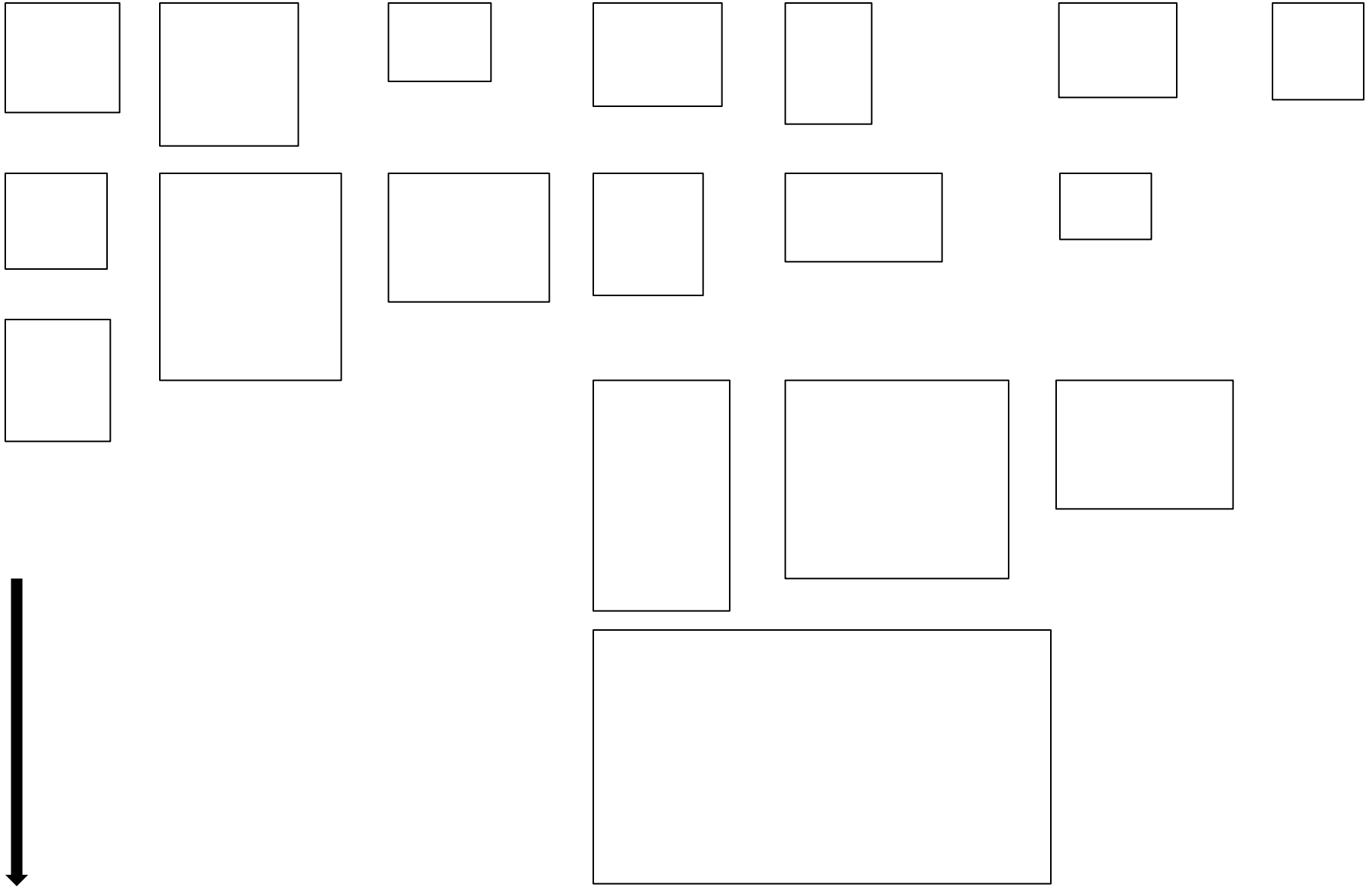




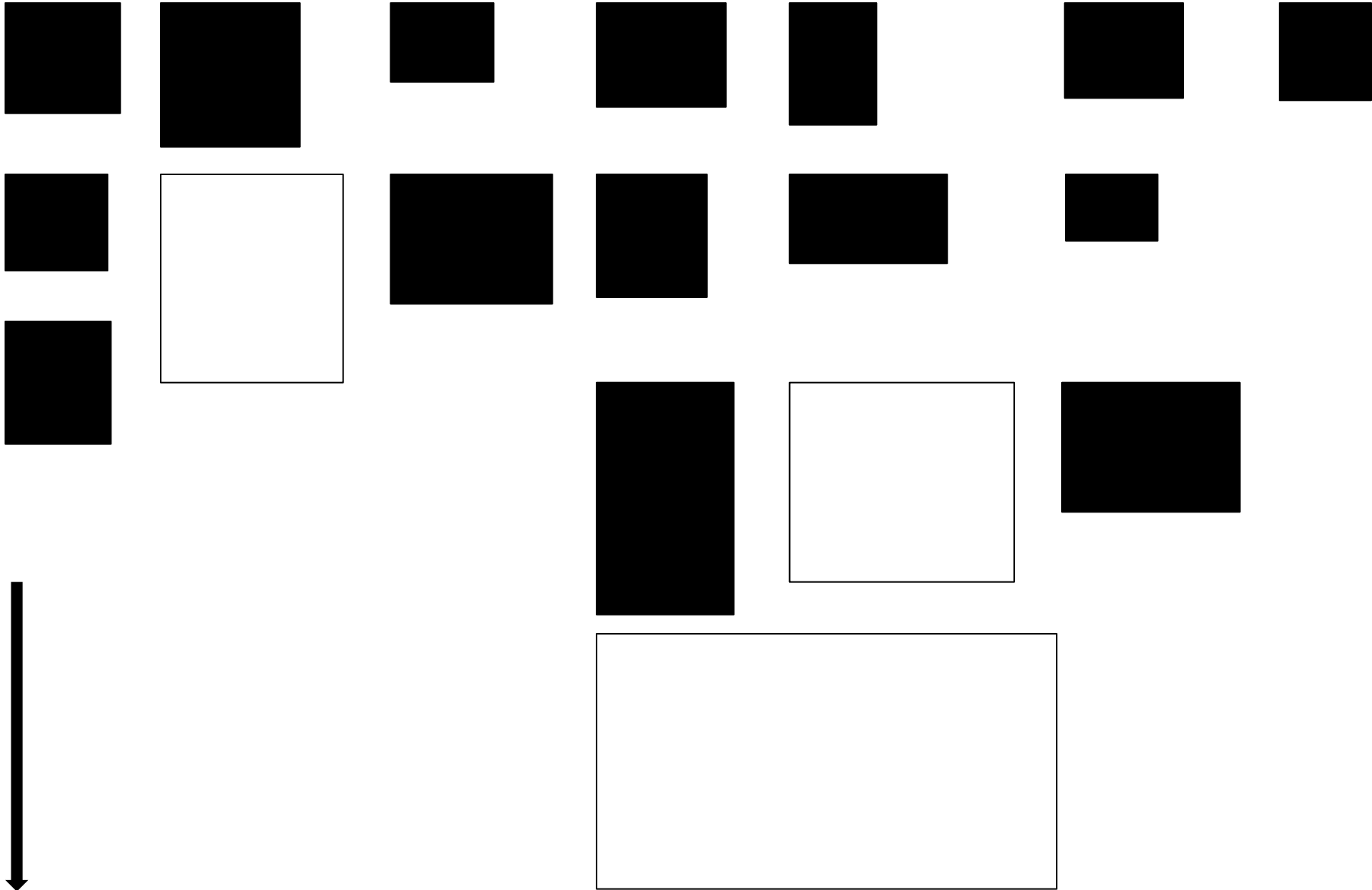
housing trajectories

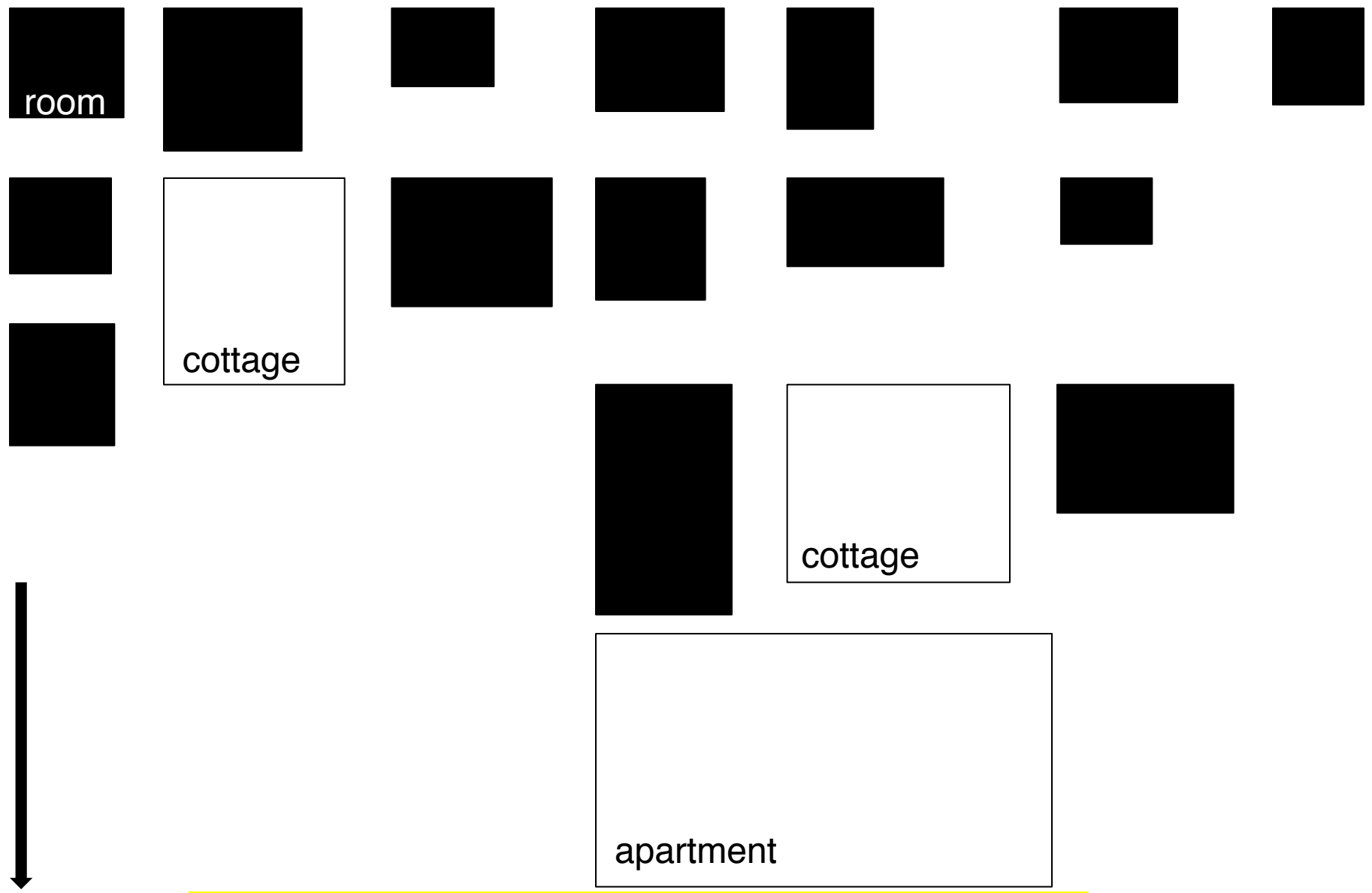


housing trajectories



housing trajectories





...the most common and flexible format being rooms.

3: changing edge condition

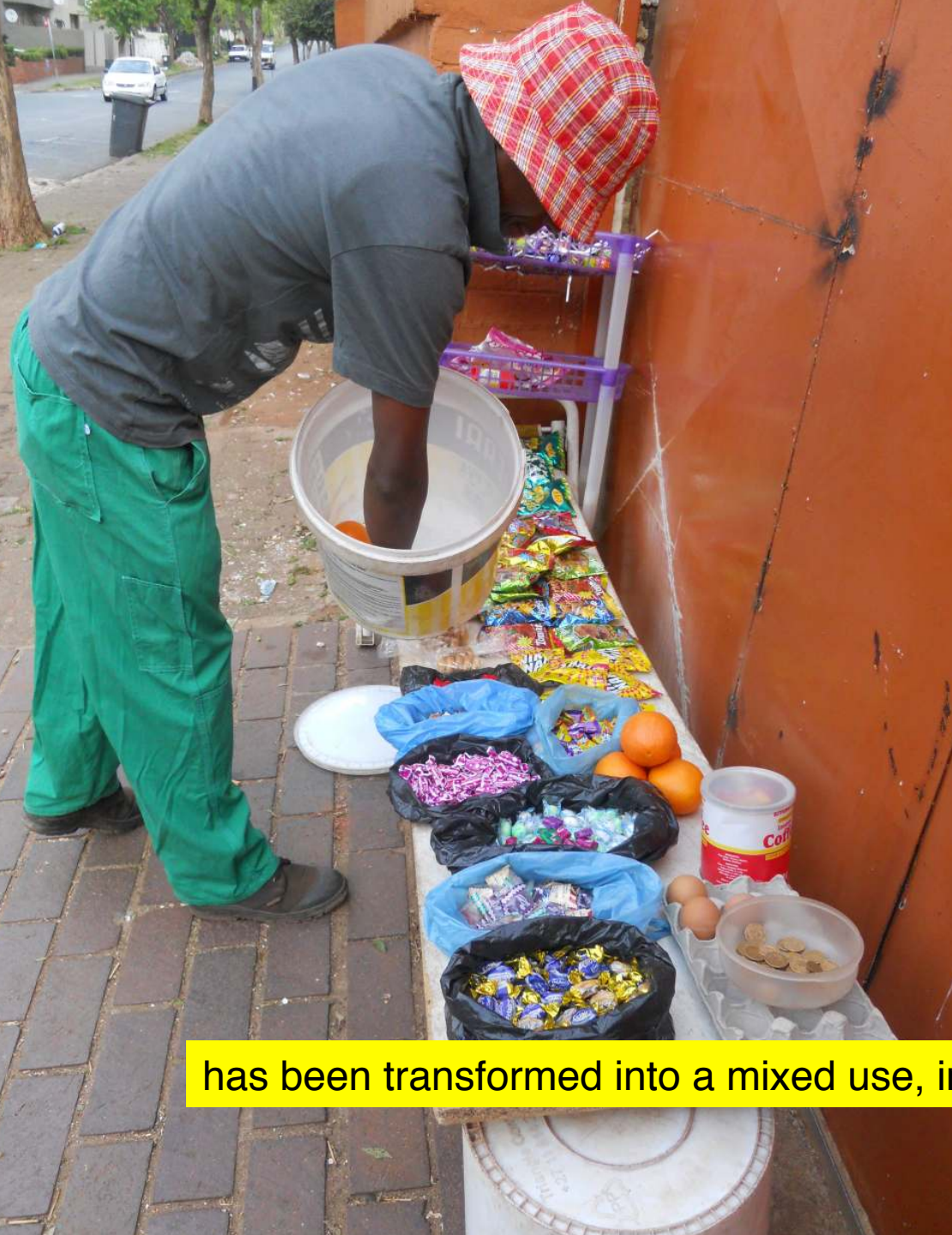
In lack of formal employment, private space beyond mere sleeping arrangements and in need for some kind of income on the one and affordable services on the other hand, small, often informal businesses have started to change the edge of the urban fabric.



major changes within the existing fabric



What used to be the representative front garden in the previous middle class neighbourhood, zoned mostly residential...



has been transformed into a mixed use, income generating zone



gathering place and call centre



with multiple offers, from tomatoes to news



sweets, cigarettes



the property boundary as a productive space, often of social value.

Law protects 'illegal' business

October 16 2012 at 02:30pm

[Comment on this story](#)

ANNA COX

anna.cox@iol.co.za

A YEOVILLE Anglican priest faces arrest the next time he complains of an illegal spaza shop in his street.

Restraining orders against law-abiding citizens appear to be a new tactic by offenders, taken up to counteract complaints about the hundreds of illegal businesses that have mushroomed in Yeoville, Bellevue and Berea.

This effectively makes offenders untouchable.

The owner of two properties in Frances Street, both of which are being operated as illegal businesses, has slapped a restraining order on Reverend Tsepo Mtubatuba, of St Aidan's Anglican Church, who lives next door to one of the operations and has objected to the illegal activities.

In response to Mtubatuba's complaints, the owner has accused the reverend of threatening to kill him and burn down the shops. It's an accusation Mtubatuba denies.



STYMIED: Reverend Tsepo Mtubatuba complaints must stop.

controversy

compound interest

one currency of *urban compounding* are rentable rooms (in houses, apartments, backyards and hostels), often subdivided or shared.

In reference to the financial term of compound interest, house + land would be understood as the capital base and **the multiplied rental income** of those subdivisions, shared spaces and backyard additions can be considered as **one form of 'interest that earns interest'**.

Xolani's room



However, often at the price of hardly acceptable living conditions

Xolani's room

LIVING WATERS						
DATE	1	2	3	4	5	6
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

and on sale adverts often declared as 'cash cows'.

yeoville studio
rent/ space processes

Case	Building Type	Space Rented	Number of People in Flat/Plot	Number of People in Room	Rent Paid	Overall Rent Paid	Rental Process
1.0		Lounge + entrance of semi			R500	R500	Deducted from salary
2.0		Two bedroom flat			R1500	+/- R6000	two men → skhumbuzo + uncle → family with rep → landlord → three men → couple
3.0		Lounge + entrance of semi			FREE	R500	Accommodation versus work
4.0		The mezzanine			FREE	FREE	Accommodation versus work
5.0		The entire cottage			R2000		Owner died → Wife 1 gets the rent → Wife 2 wants the rent and evicts 10 tenants
6.0		Three bedroom flat			R3500- R4000	R3500- R4000	Given directly to landlady
7.0		One roomed cottage			R1500	R11 500	

But while capital simply accrues, building structures deteriorate if they are not maintained or over used. **Gathering interest of interest to accumulate value is a more complex process in the urban environment.**

what values + in the interest of whom?

entrepreneurs
employees
informal traders

landlords
tenants
residents

visitors
friends
foreigners



working



living



socialising

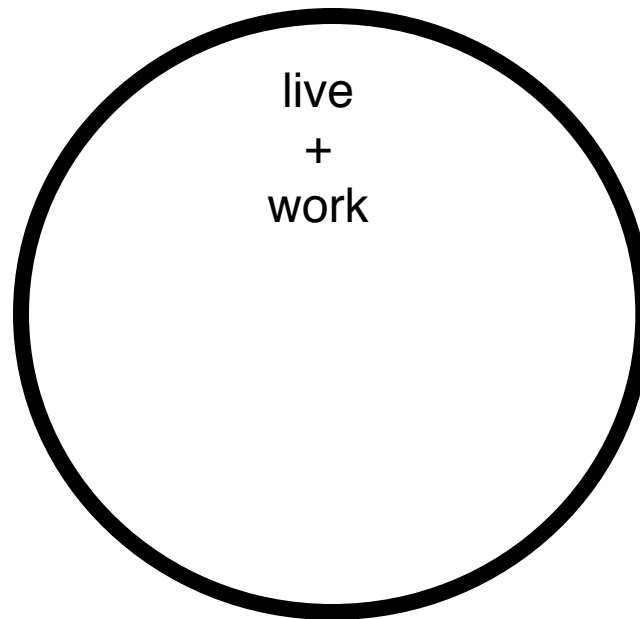
politicians

community invaders

what are interests, rights + responsibilities of the participants?

the traditional african compound

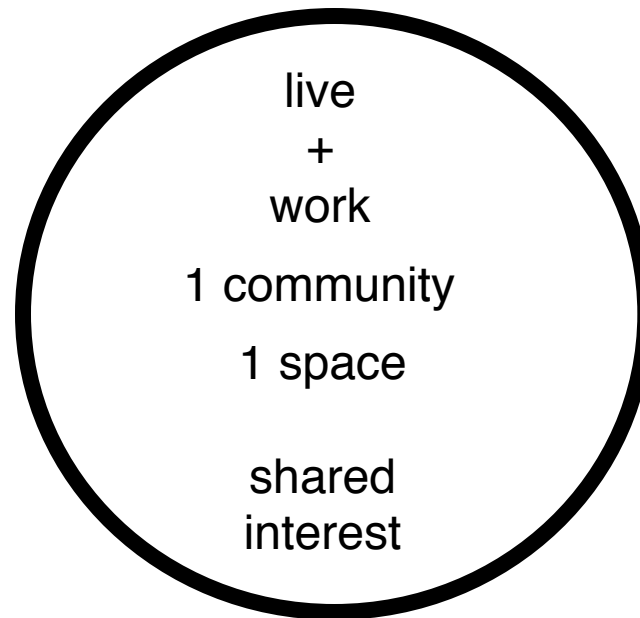
The compound house **satisfies basic family requirements:**
a place for each member to sleep, a place to cook, places to store food,
places to pen animals such as chickens, goats, and sheep, a place to eat and
socialize. (Denyer 1978:21)



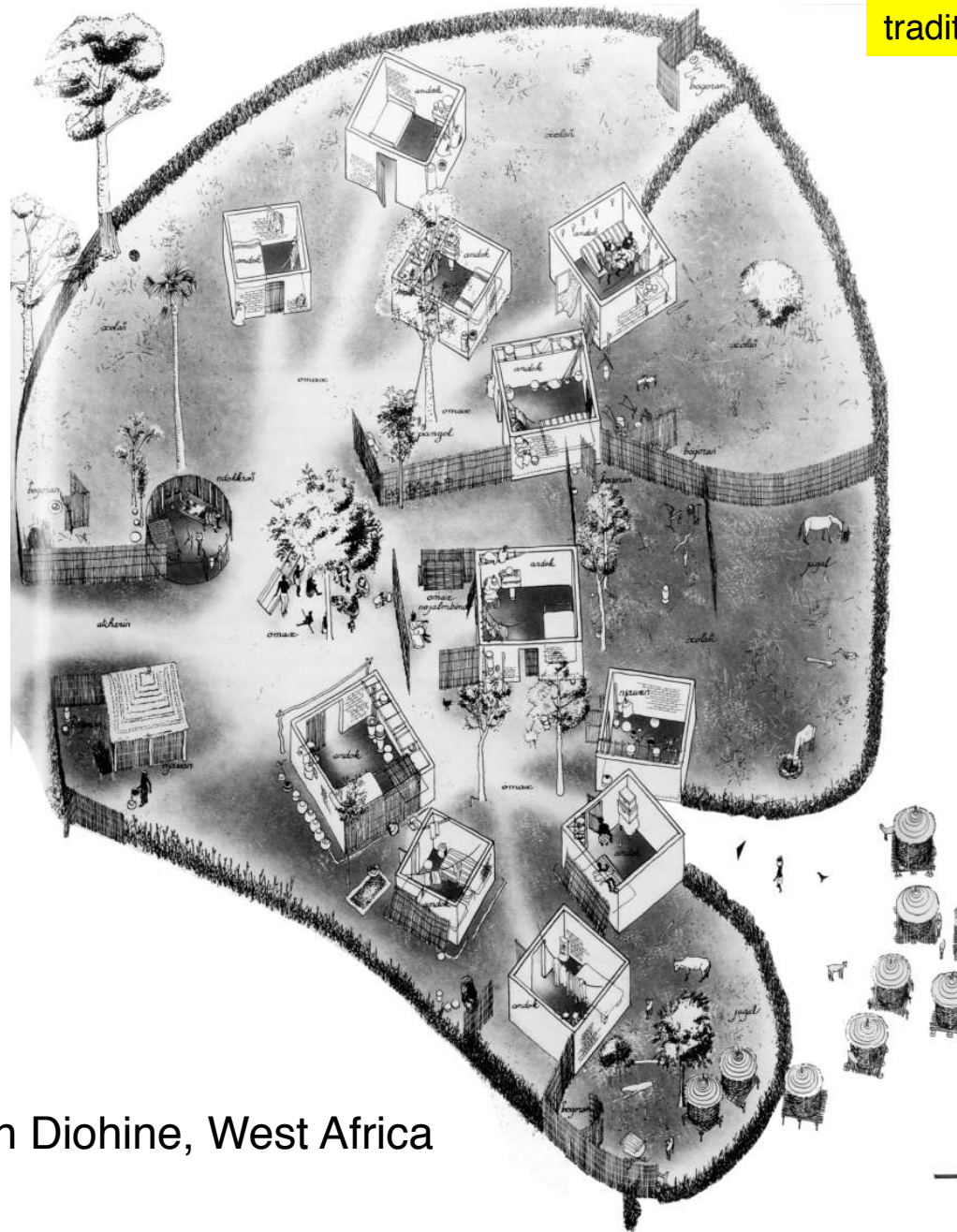
It is everywhere congenial **to the form of economic activity and to its social organization.** (King 1984)



The spatial meanings are **cultural construction**, produced by social realities. **Social values, roles, and behaviors, are embedded in those spatial environment.** (Pellow 2002:3)

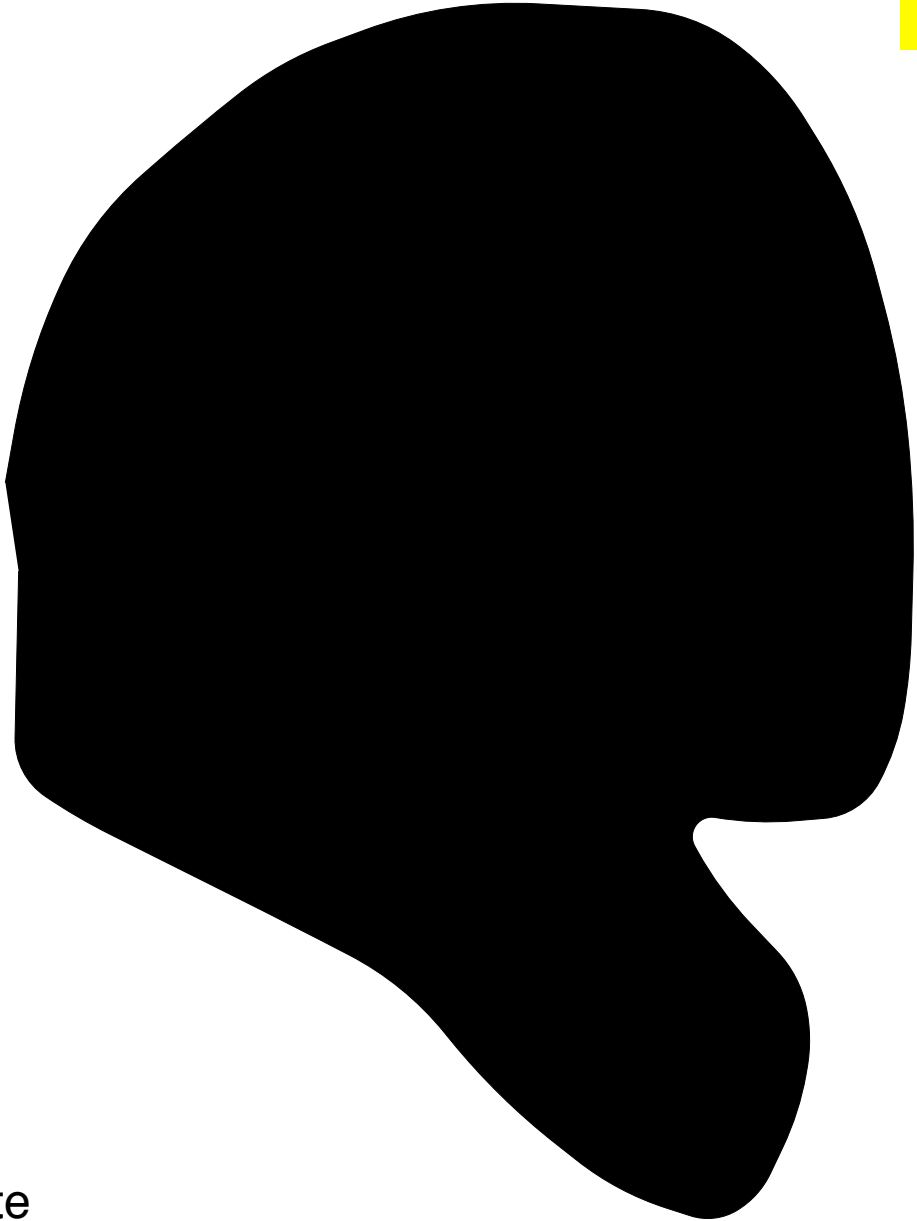


traditional compound



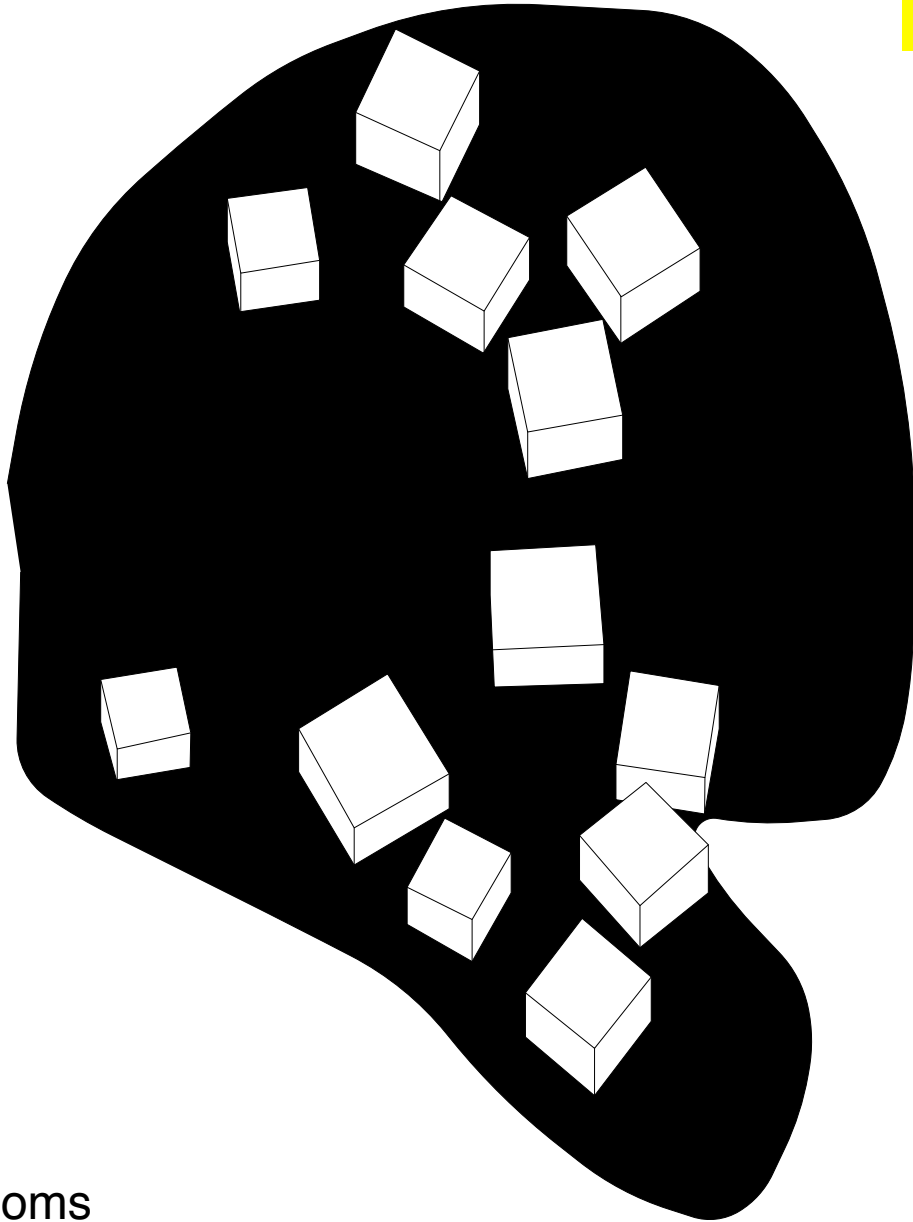
Compound in Dohine, West Africa

traditional compound

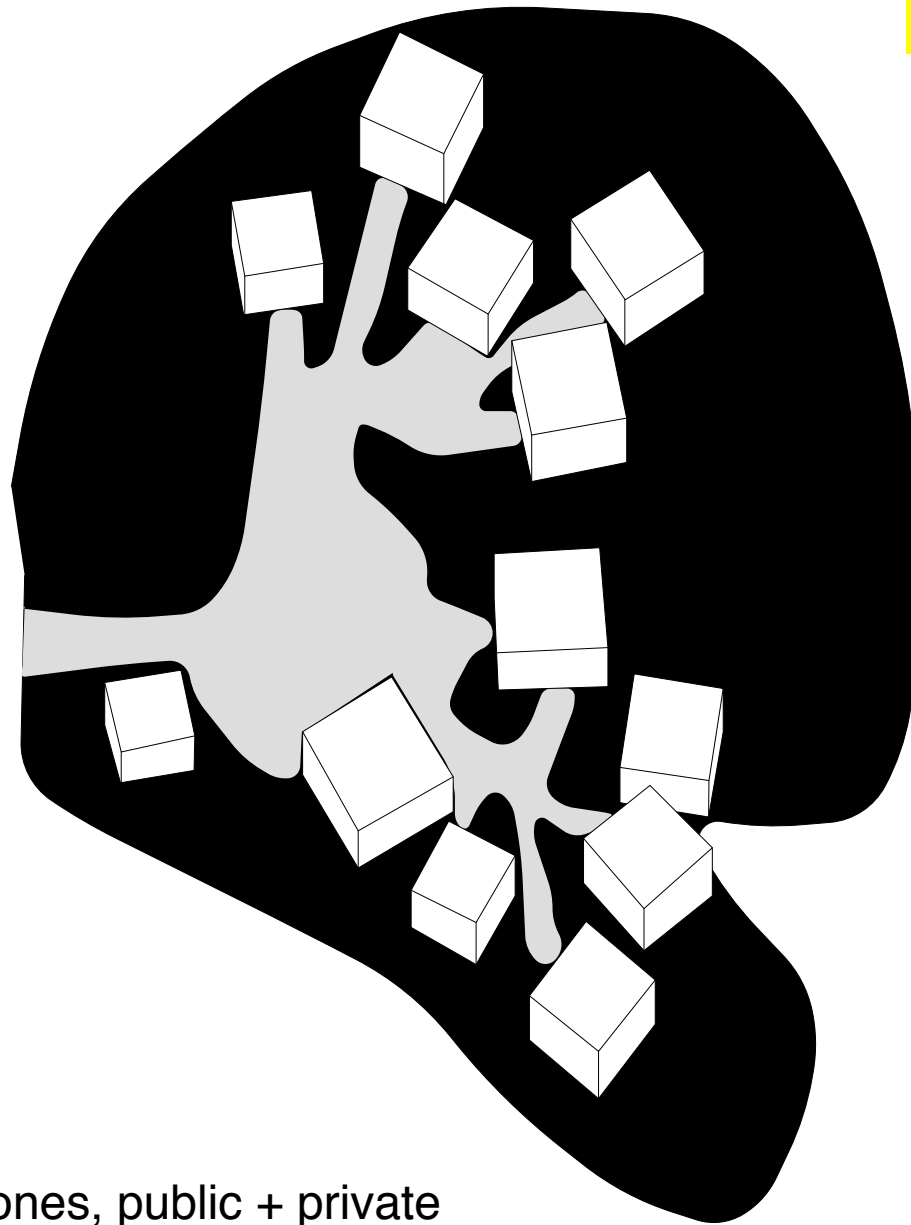


Compound site

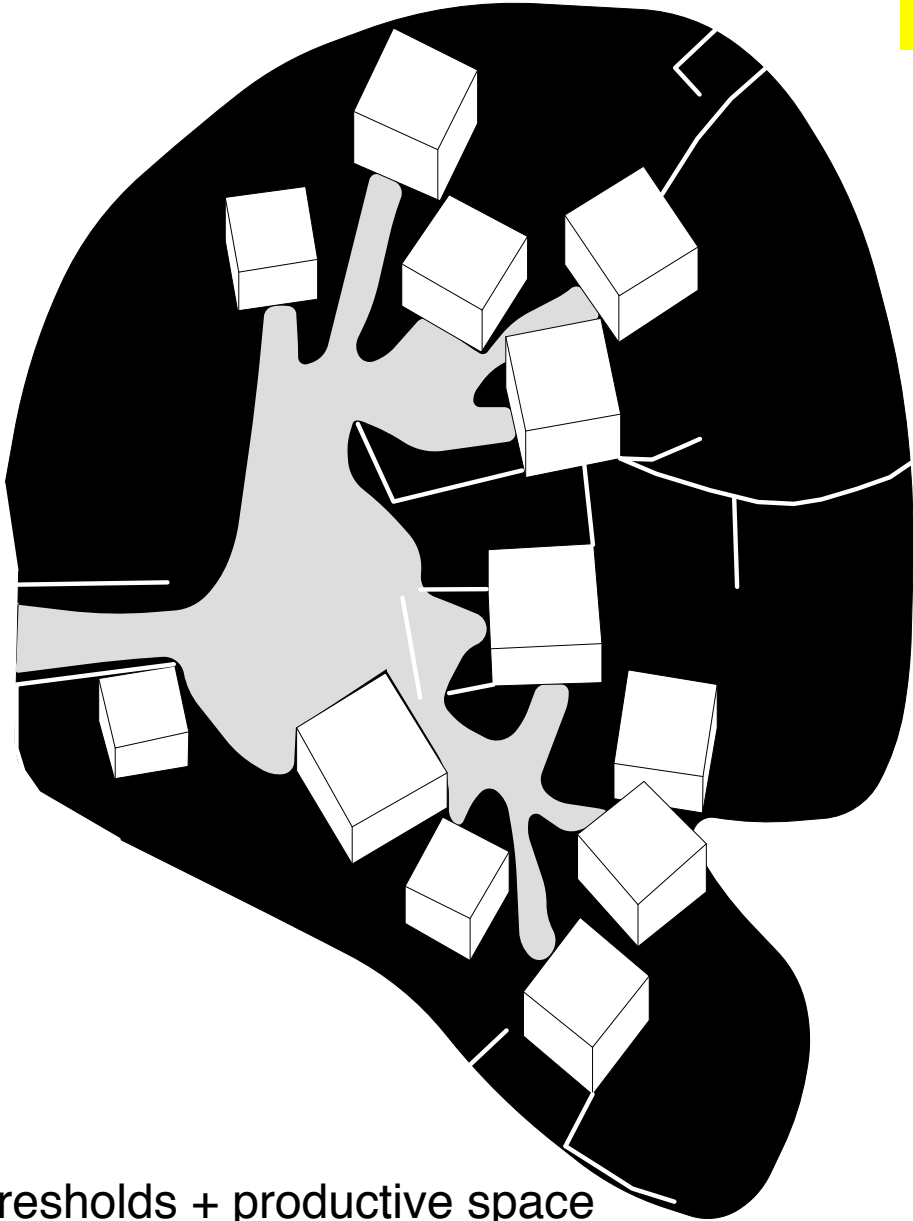
traditional compound



Compound rooms

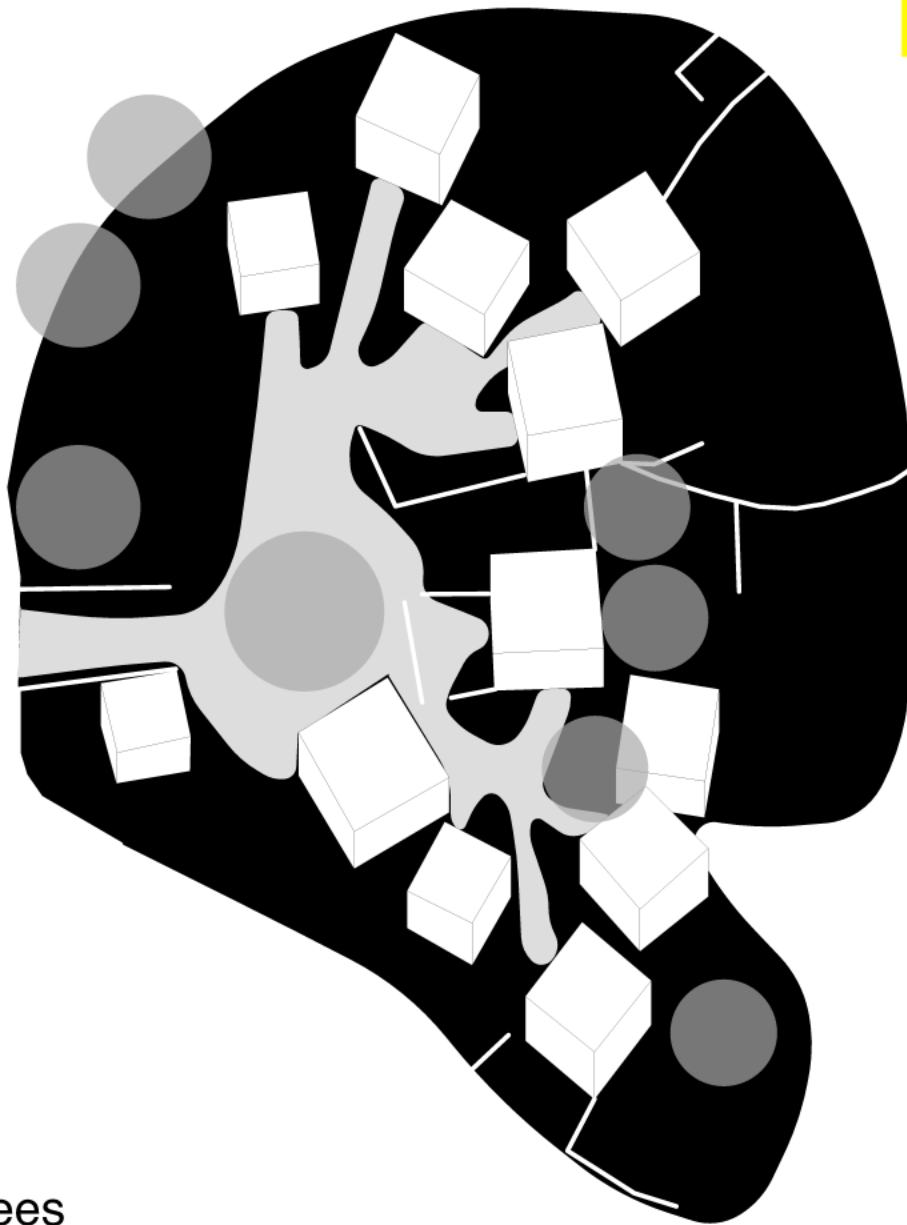


Compound zones, public + private



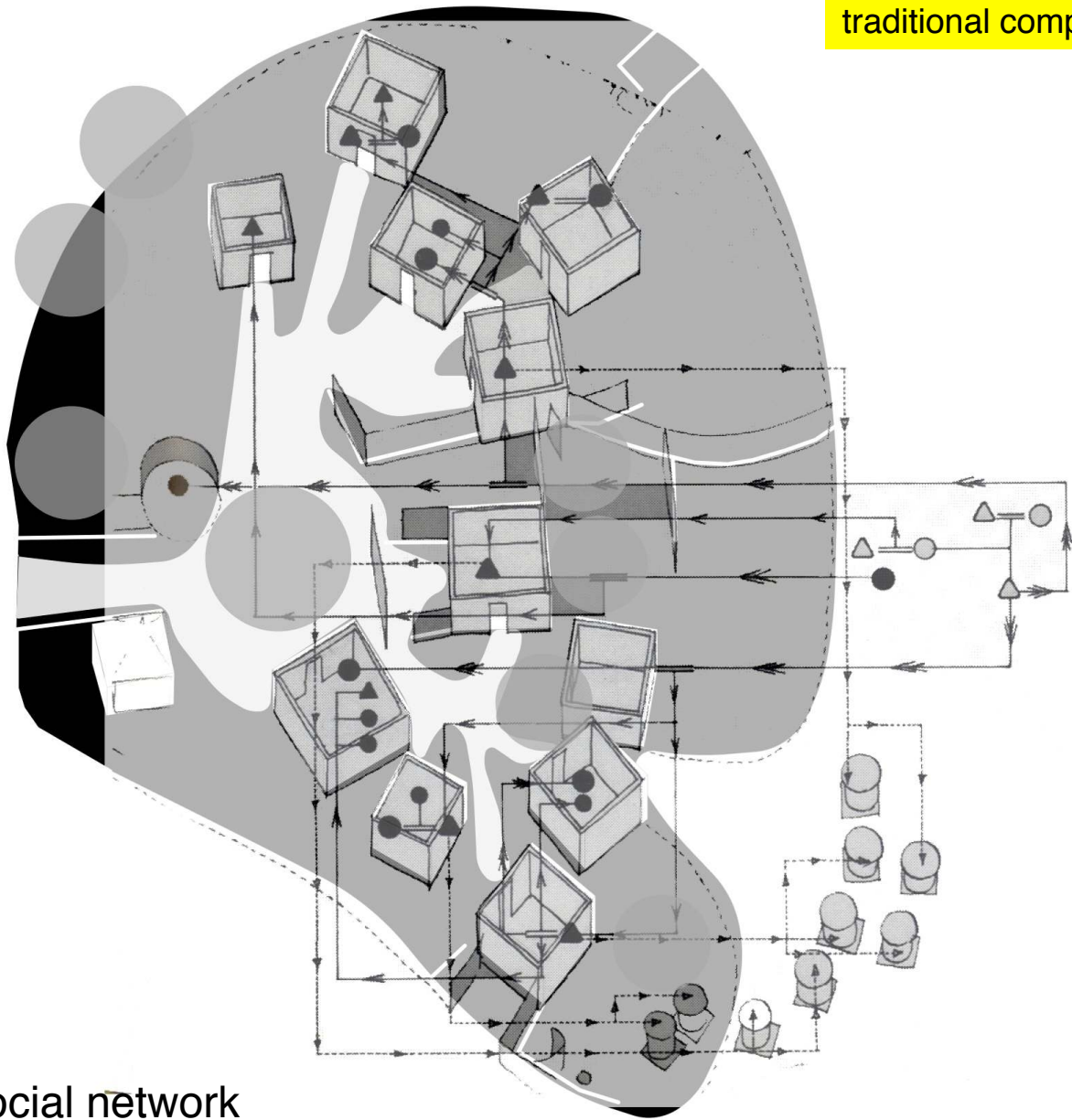
Compound thresholds + productive space

traditional compound

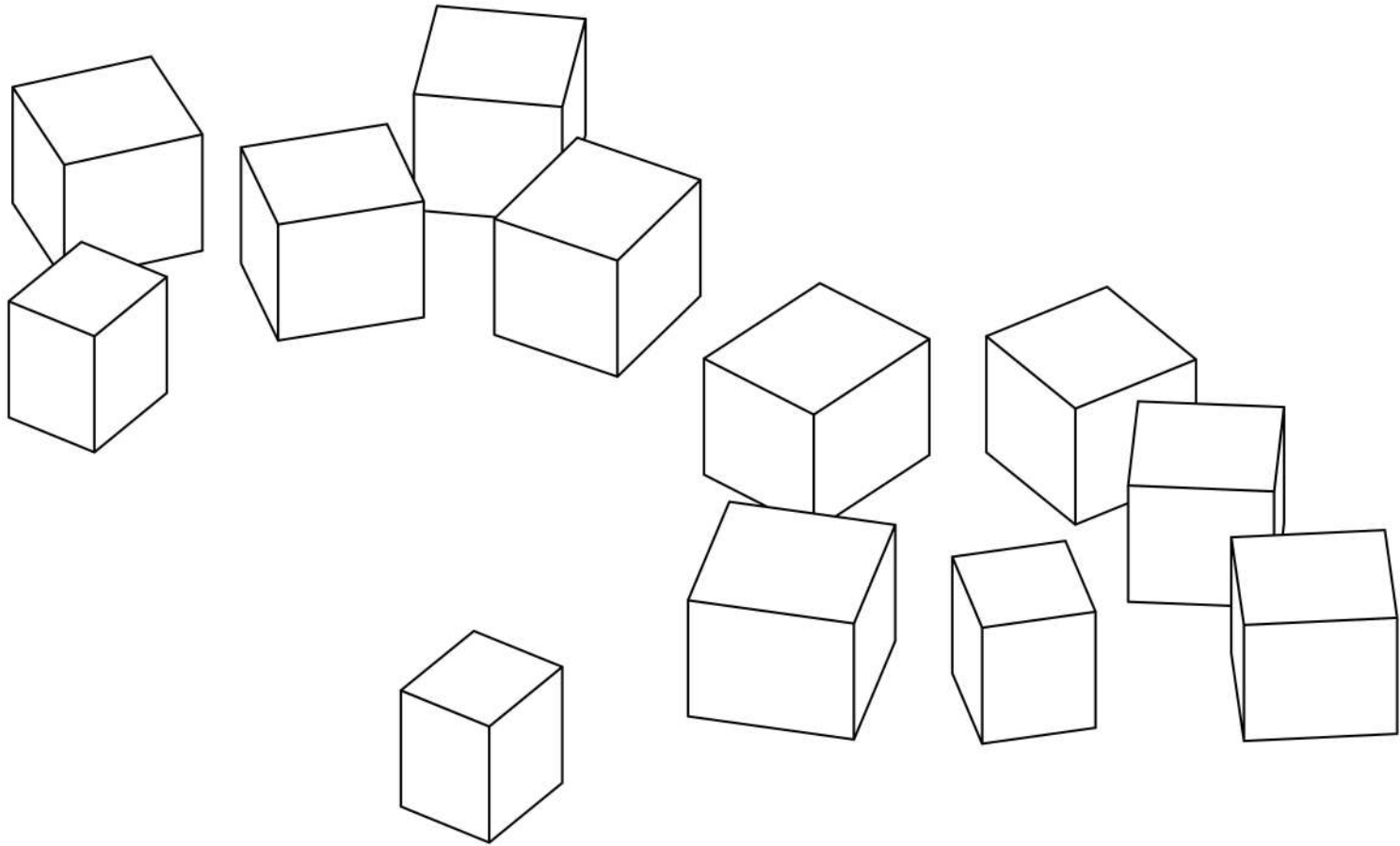


Compound trees

traditional compound

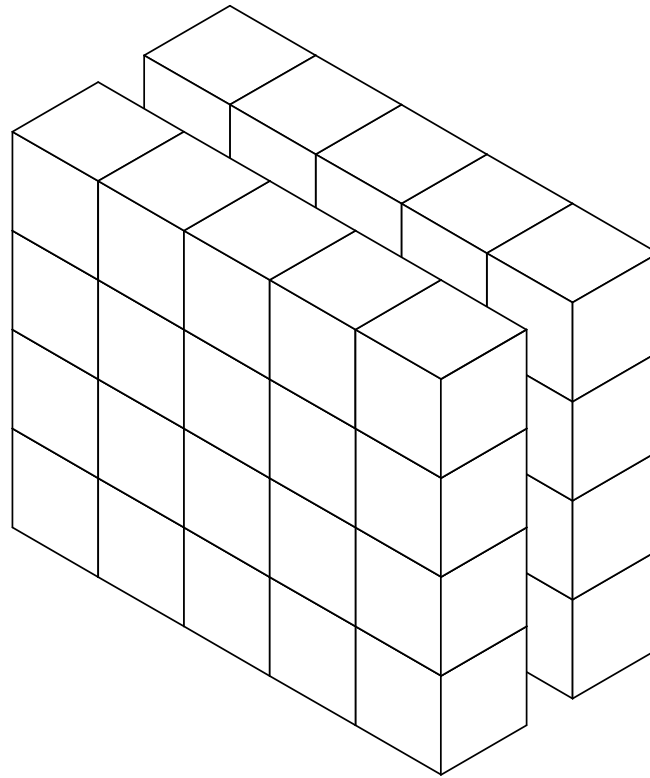


Compound social network

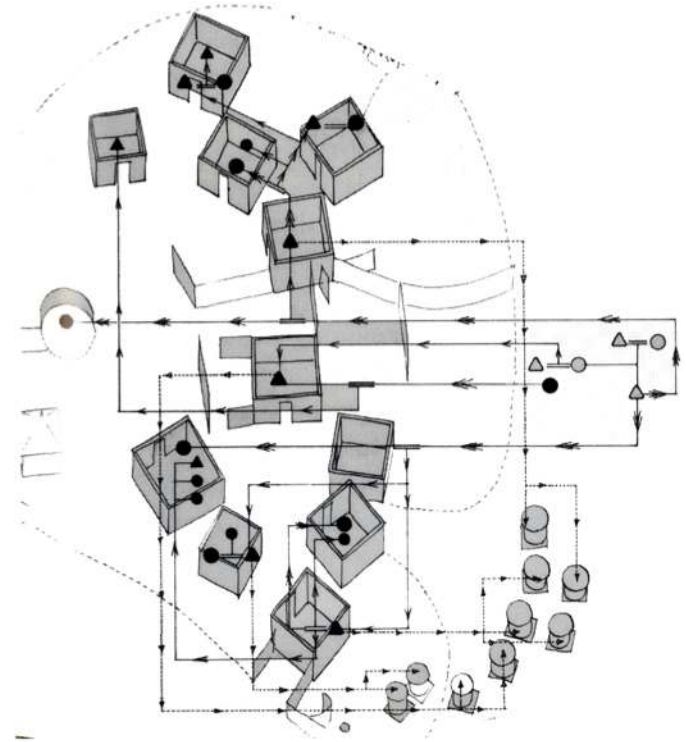


When the rooms and people move to the city

traditional compound

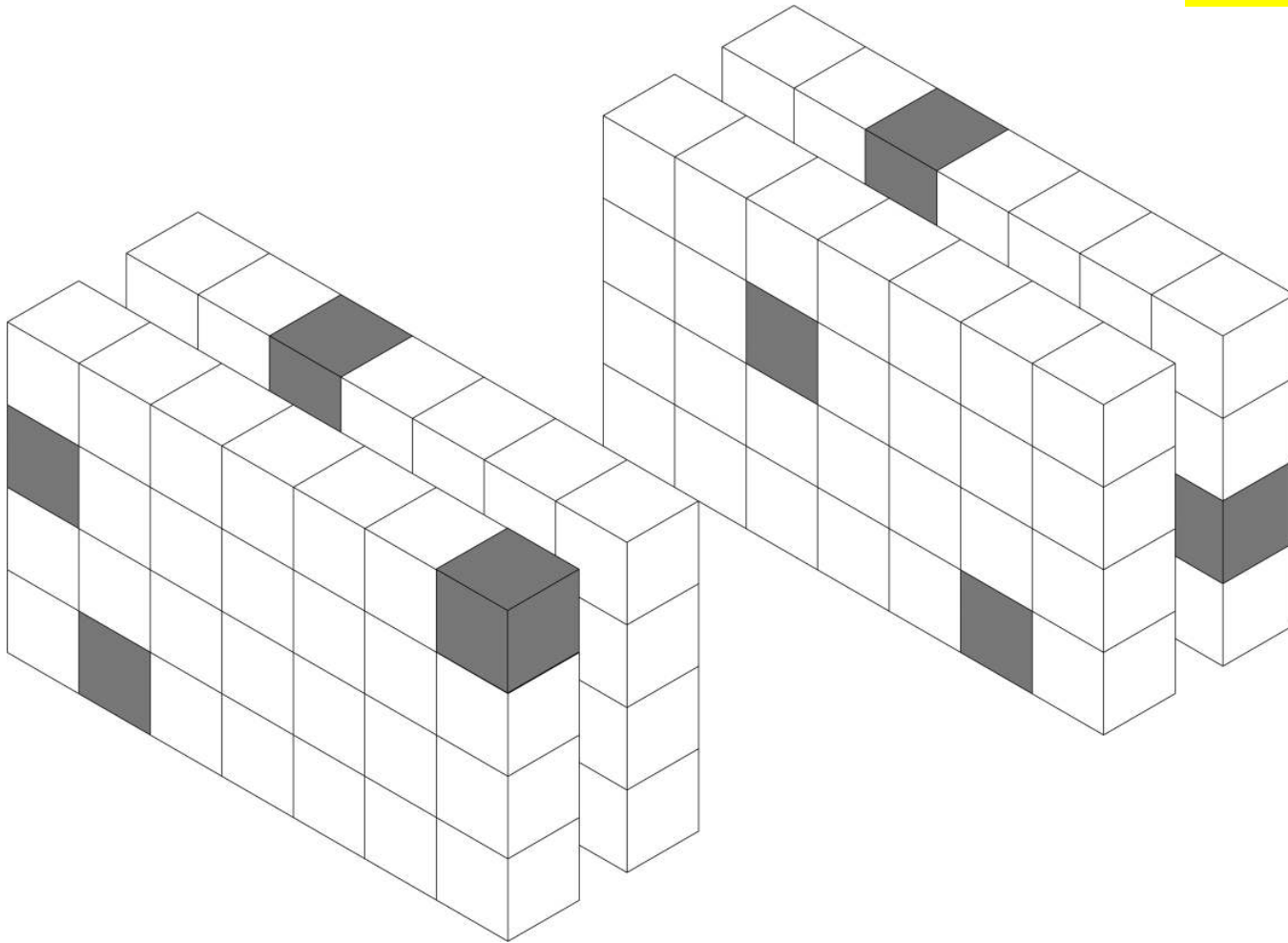


and need to get stuck and lined up for density purposes



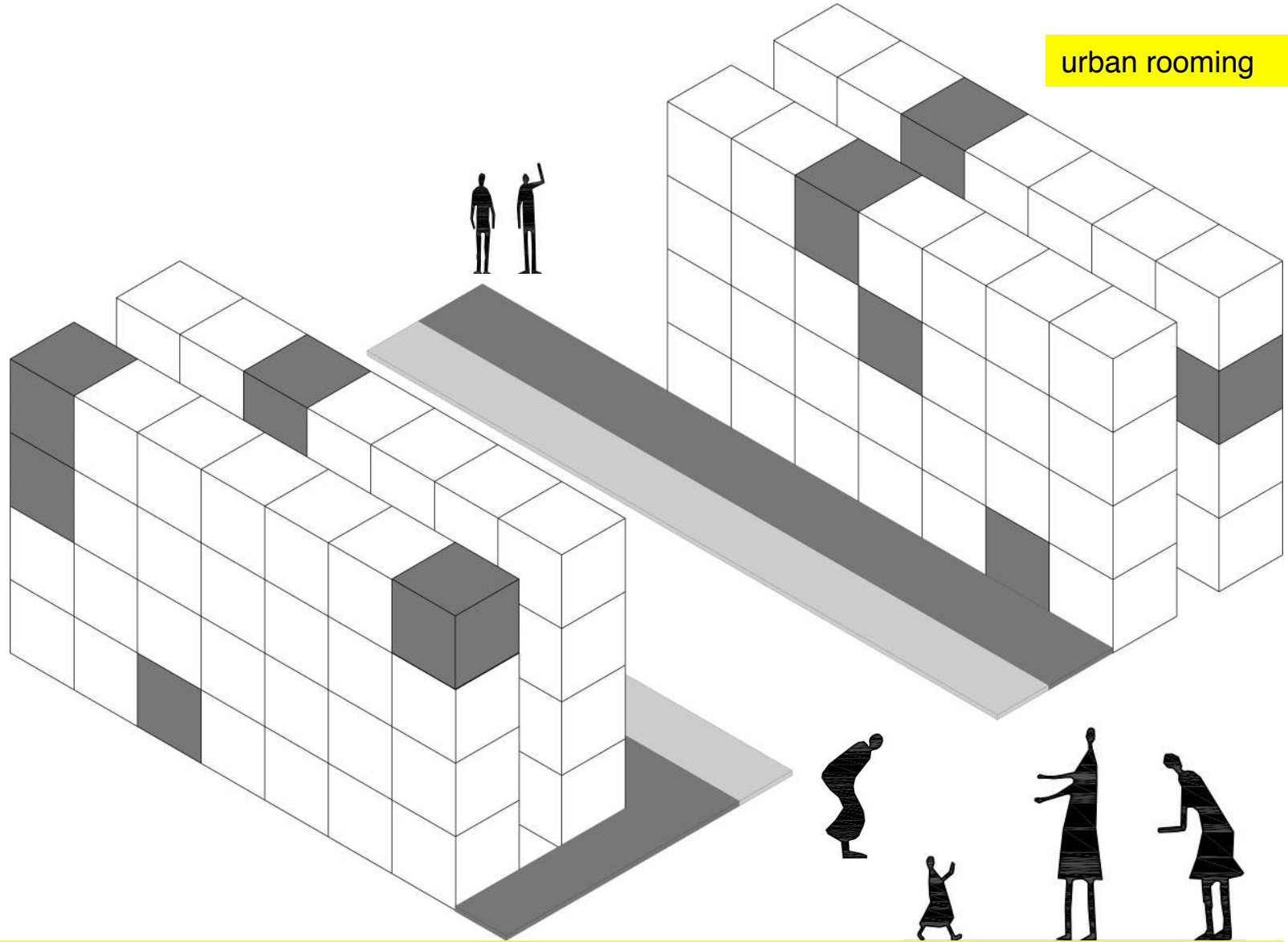
what happens to the public spaces, the thresholds, the trees, the social networks and the productive spaces?

public edge – the place to start



People in Yeoville do not reside close to their friends. Social relations do not determine where they live but the costs.

urban rooming



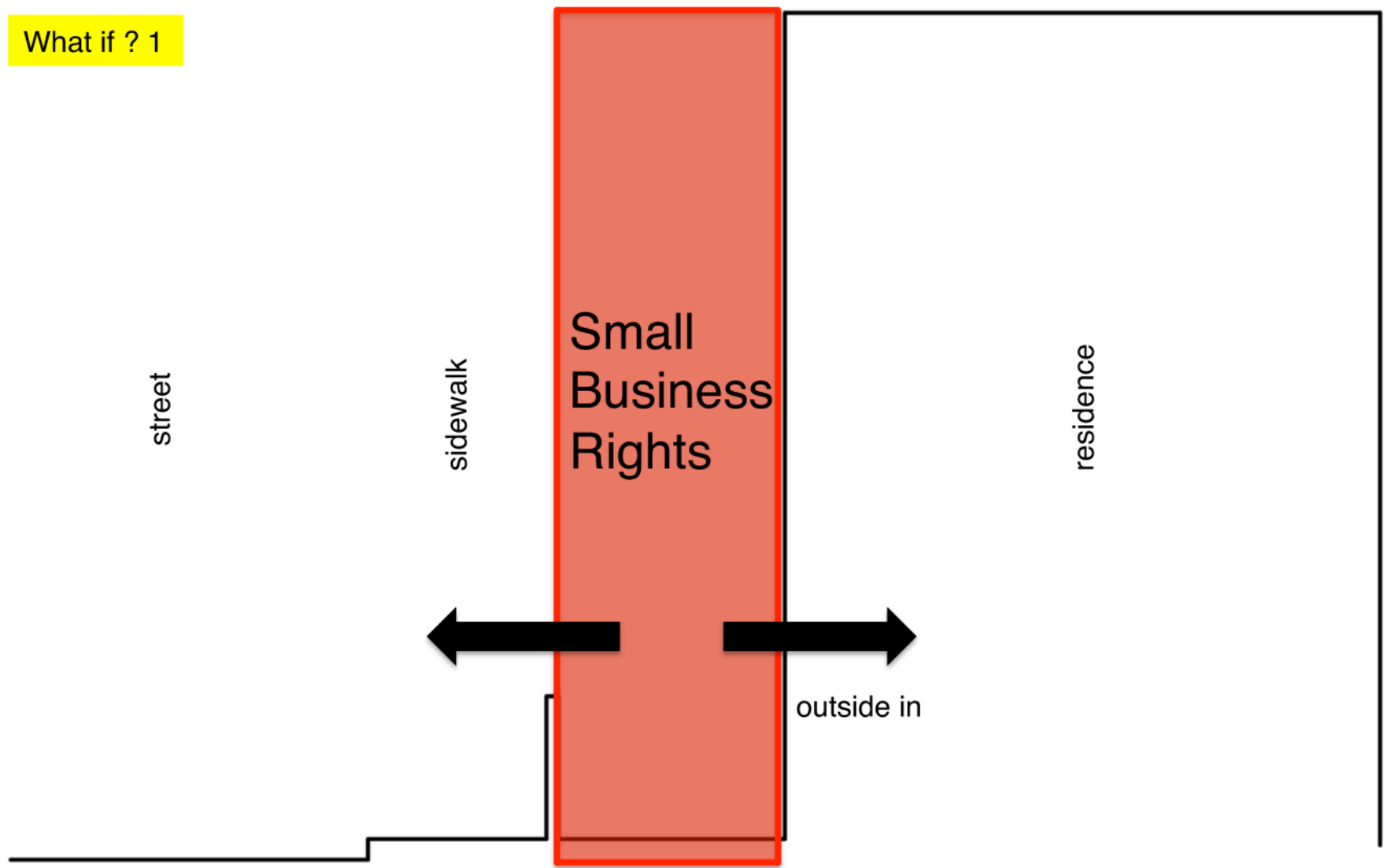
They meet on the street, at work or the park. One informal trader moves in average every 8 weeks house, but has their spot on the sidewalk since 16 years.

Is the open space maybe the place to begin the compounding process, enabling us to invest in the design of places that we can share?

What if we consider **the public edge as a place to begin** to enhance these emerging urban compounds and improve their operations outside in, before interfering with their sensitive construct of private spaces, multiple actors and agents?

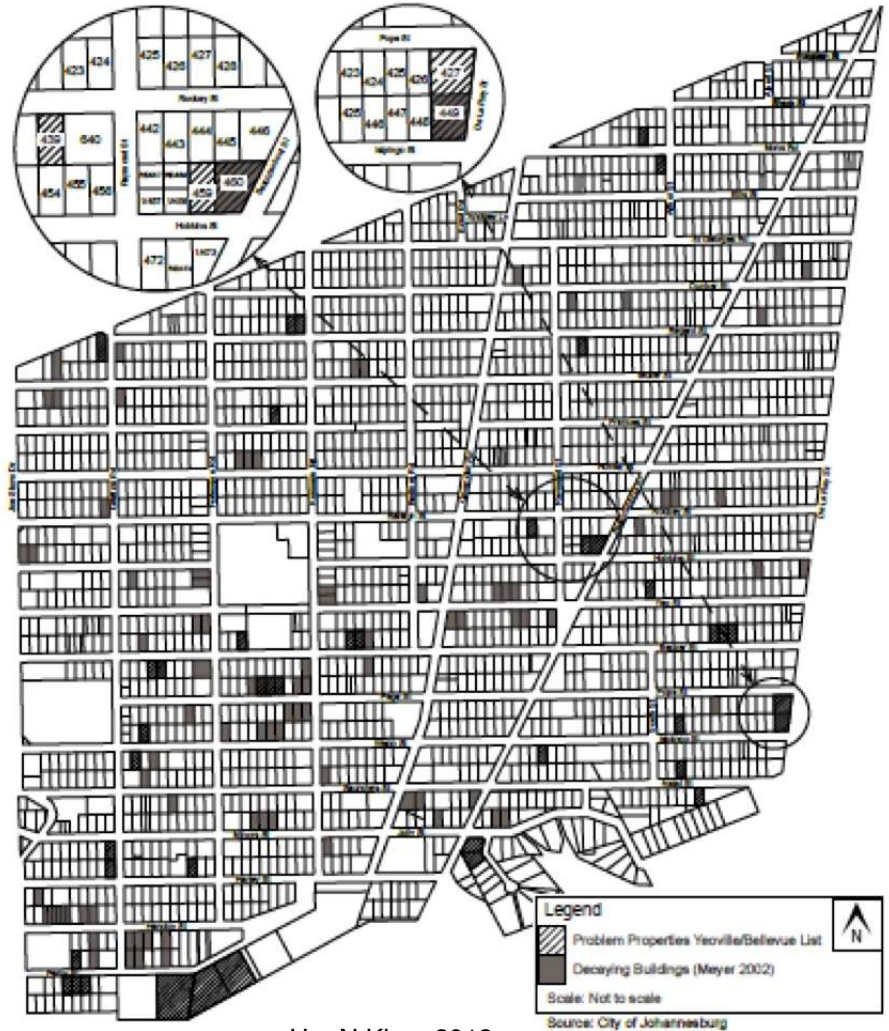
changing land use

What if ? 1



Re-zoning of the public edge into a regulated small business threshold, transforming Yeoville officially into a mixed use neighborhood.

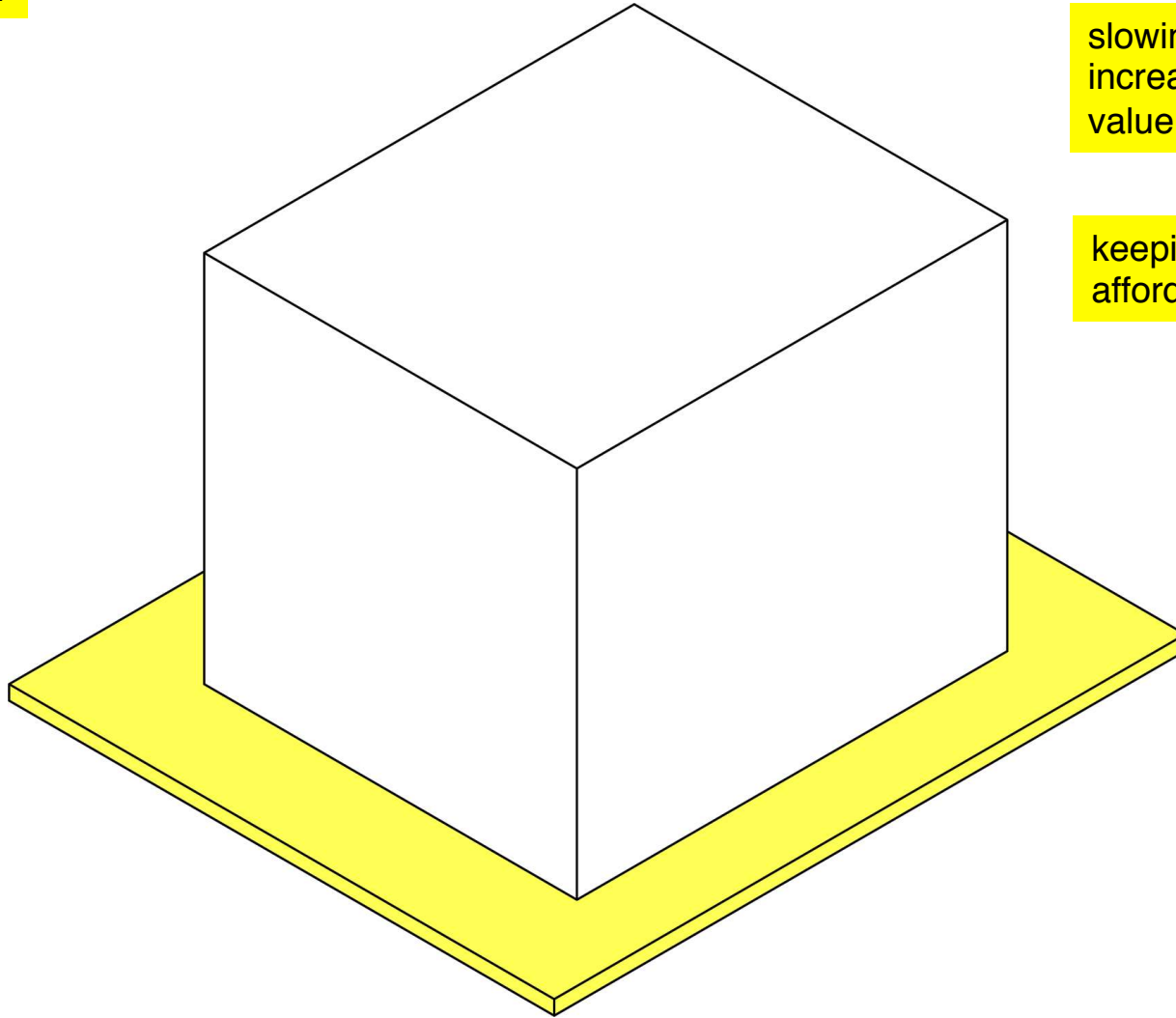
urban infill – the housing challenge



H + N Klug, 2013

...an abandoned property as a property whose owner stopped caring out at least one of the significant responsibilities of property ownership, as a result of which the property is vacant... (Mallach, 2010, pg1)

What if ? 2



freezing land value

slowing down the
increase of property
value

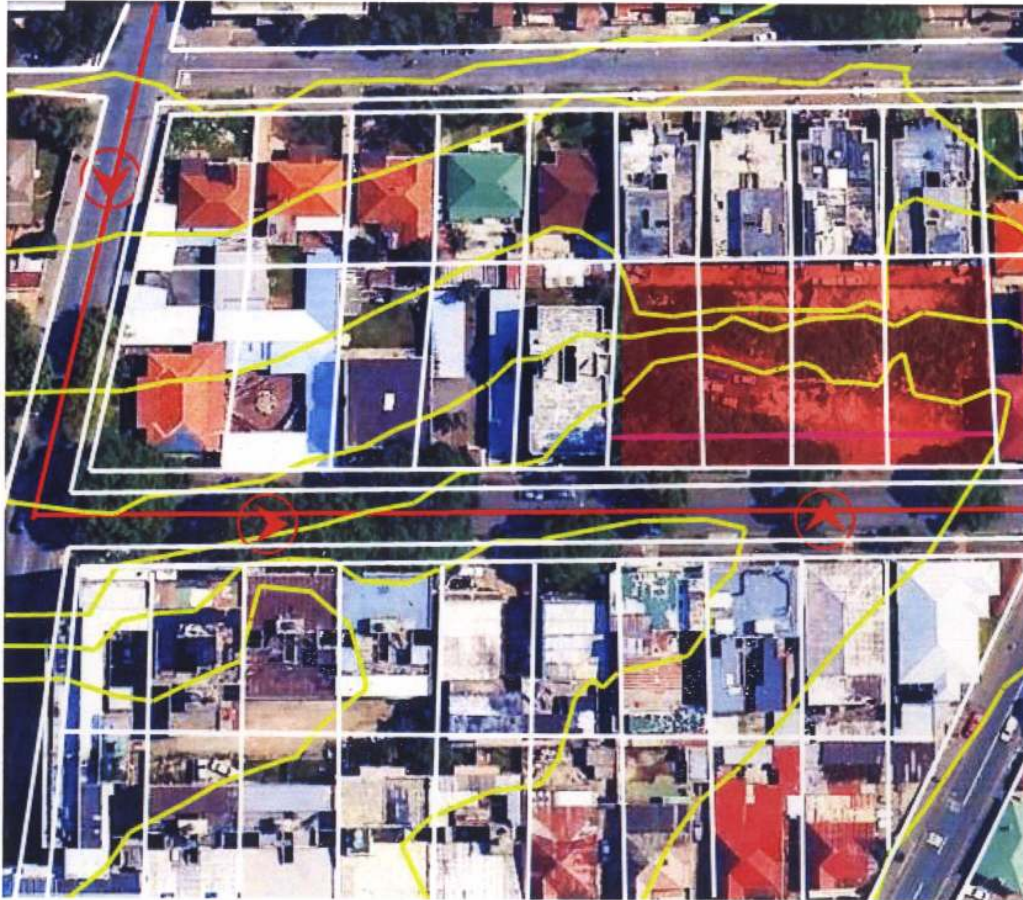
keeping rentals
affordable

Community land trusts as regeneration strategy. (H + N Klug, 2013)

SITE

What if ? 3

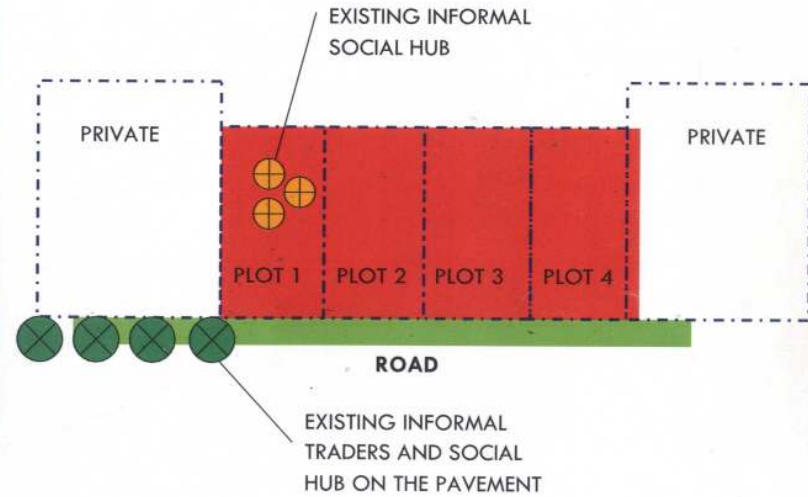
POPE STREET, YEOVILE



ARIAL PHOTOGRAPH WITH CONTOURS AN BOUNDARY LINES
RED LINE SHOWS COMMON MOVEMENT FROM ROCKEY STREET TO THE PLOT

In the design process incorporating the informalities of the streetscape and the existing social culture and network

Exploring the boundaries of the private and public spaces, not shutting out street activities from the aesthetics and culture of the architecture of the row housing



How would you like to live?

What if you could live and work in a building?

What if you and your building could become self sufficient?

What if your building could adapt according to your needs?

The Urban Trellis, a project set in Yeoville, addresses a range of issues expressed by Yeovillites:

- Economic empowerment to help residents progress to larger, more comfortable spaces;
- Flexible spaces which can be readily altered, subdivided or enlarged to accommodate a variety of household arrangements;
- A sustainable community where people are encouraged to know one another through collective action - in contrast to the existing conditions of impermanence which have contributed to a sense of detachment and insecurity.

In reply, 'Urban Trellis' begins with the concept of adding productive elements to a basic residential core:



- The building is raised off the ground, maximising the land available for farming, food processing and food sales. This helps to activate the street and to create a community hub.
- The provision of an extra, neutral room in each unit to facilitate maximum flexibility within an over-all modular structure. This extra room can be used for subletting, storage or for additional production. Vertical gardens are attached to the residential facades, bringing the productive surface to each resident. At the top of the building, an optional light structure can be added, providing additional flexible space for gardens.
- The 'Urban Trellis' functions as an urban farm, enabling all residents to work

collectively to produce and sell agricultural goods. This in turn improves food security, contributes to a sense of community and enhances the sustainability of the building and residents alike.

The design approach demonstrates the possibility of improving residential densities while creating a self-sufficient, farm in an inner city environment. It is a place where the Yeovillite may 'Live, Work, Sell.' The extremely flexible plan allows residents to alter their accommodation in accordance with their varying needs at different stages of their lives. Within a rigid, permanent trellis-like structure, spaces can be easily adjusted by locking and unlocking of interleading doors, or by the use of easily-removable plywood panels. This enables the possibility of an entirely detached neutral room, and the enlarging of a double unit to form a large family unit.



Urban Trellis also responds to the need for high-density accommodation, providing for 450-500 people/ha. It is also set upon a grid which could be replicated upon any typical multiple-of-15m stand in Johannesburg.

'Urban Trellis' suggests a powerful prototype for Yeoville's future, offering empowerment, development, and long-term sustainability.

Sarah De Villiers
Aaron Factor
Sandy Tsu
ARPL2000 2010

URBAN TRELLIS





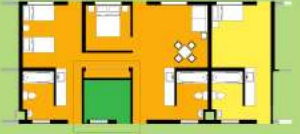
back_production



front_market



Seed and Sprout Apartments



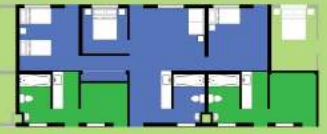
Blossom and Seed Apartments



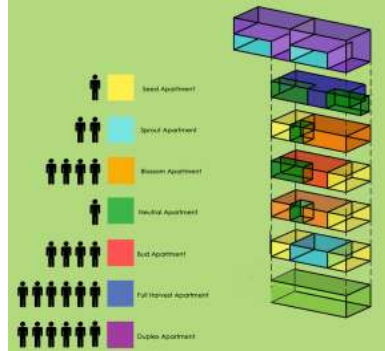
Heuchel, Bud and Seed Apartments



Seed and Blossom Apartments



Heuchel and Full Harvest Apartments



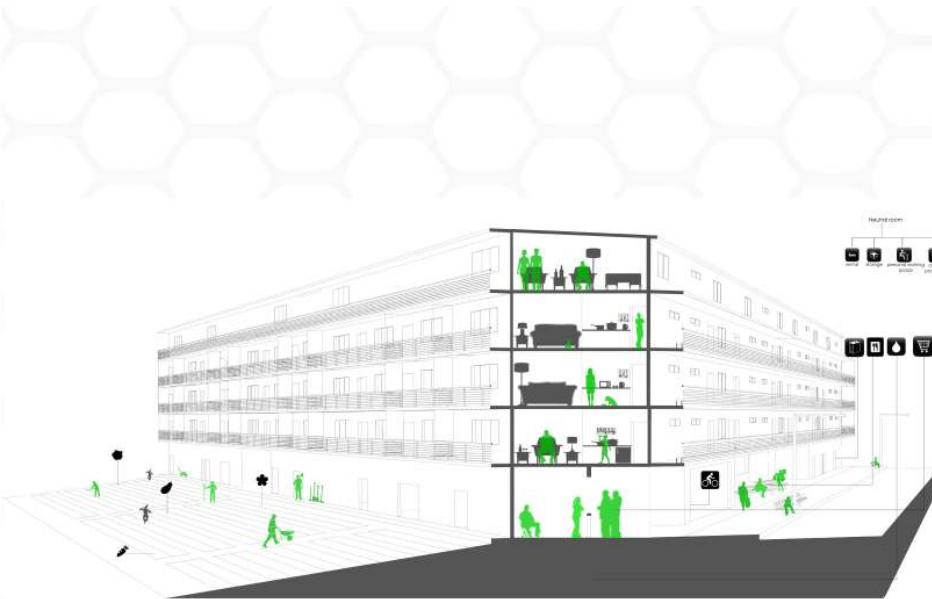
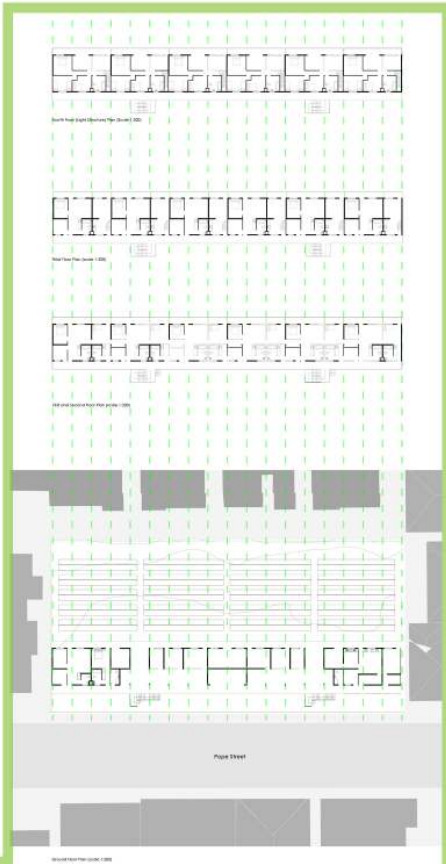
how do you want to live?



what if you could live and work in your building?

what if you and your building became self sufficient?

what if your building could adapt with your needs?

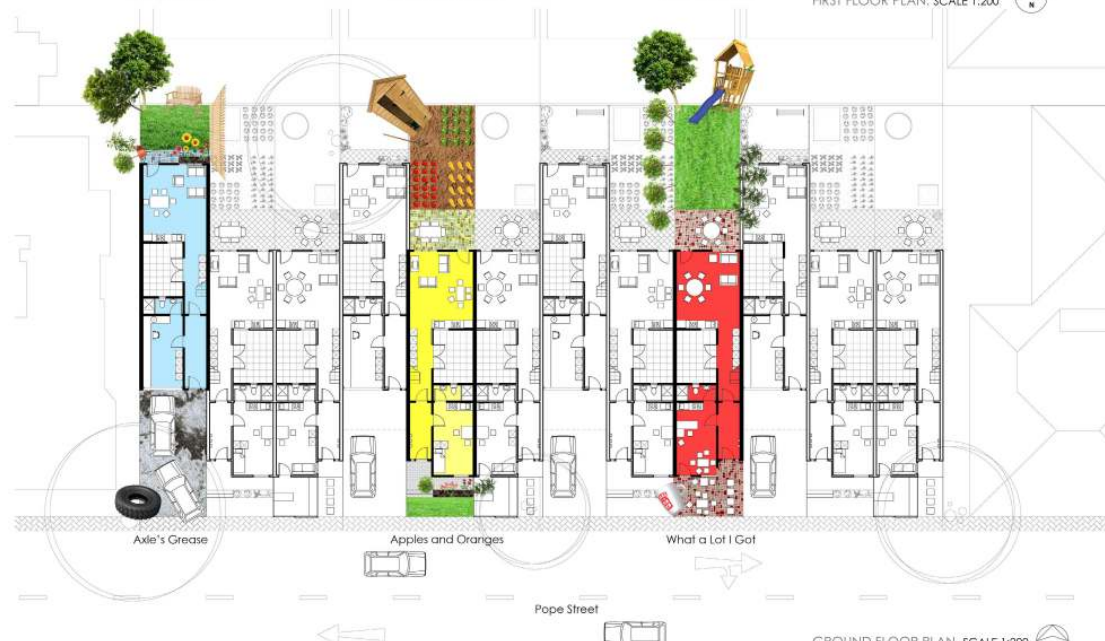


URBAN TRELLIS



understanding the building as a structure of great capacity

build up a dream on a row



Francis Sadie
Jarred Pincus
ARPL2000 2010

"HAVE A SMOKE ON THE ROOF"



"BREAK A WINDOW"

"GET A TUNE UP"

AXLE'S GREASE - THE MECHANIC UNIT
 OCCUPANCY: 4-8 PEOPLE
 INCOME PER ANNUM: R6000P/M



COCO TSABALALA- AXLE'S MOTHER



PETER TSABALALA- AXLE'S ELDEST SON



JACOB TSABALALA- AXLE'S SON



CONSTANCE TSABALALA- AXLE'S WIFE

SAUL TSABALALA- AXLE'S YOUNGEST SON

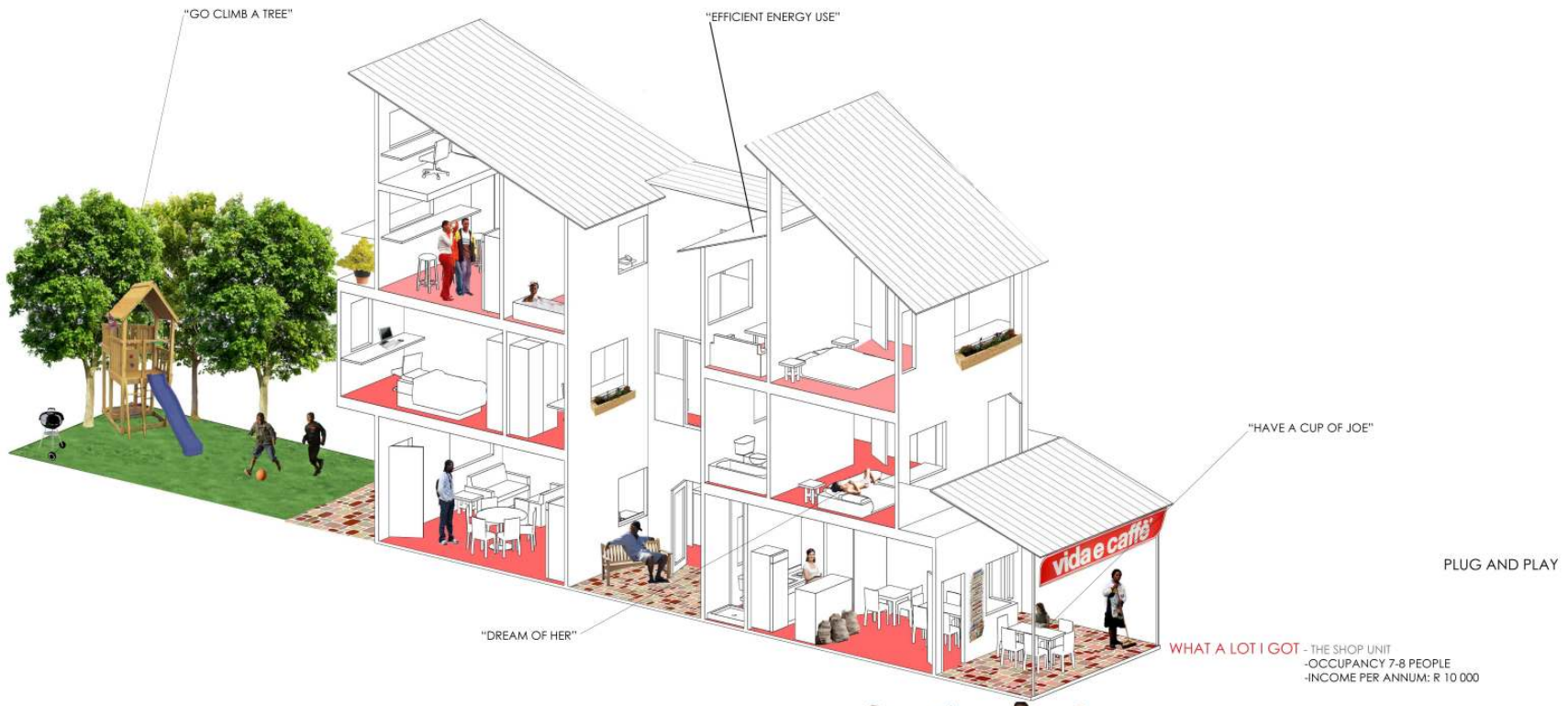
Axle's Grease



THE LOST BOYS - THE RESIDENTIAL UNIT
 - OCCUPANCY: 7-8 PEOPLE
 - INCOME PER ANNUM R9000PM



The Lost Boys



USA NDLOVU - WIDOW - RUNS THE COPEE SHOP
 PHUMSE FOJIT - YOUNGEST GRAND CHILD
 ASHLAN FOJIT - ELDEST GRANDCHILD
 THABO MOLOI - WAITER AT PRIMI PATTI
 DANIEL BALCHIN - TELEPHONE ASSISTANT AT TELKOM
 ZANELE FOJIT - RECEPTIONIST AT KPMG

What a Lot got

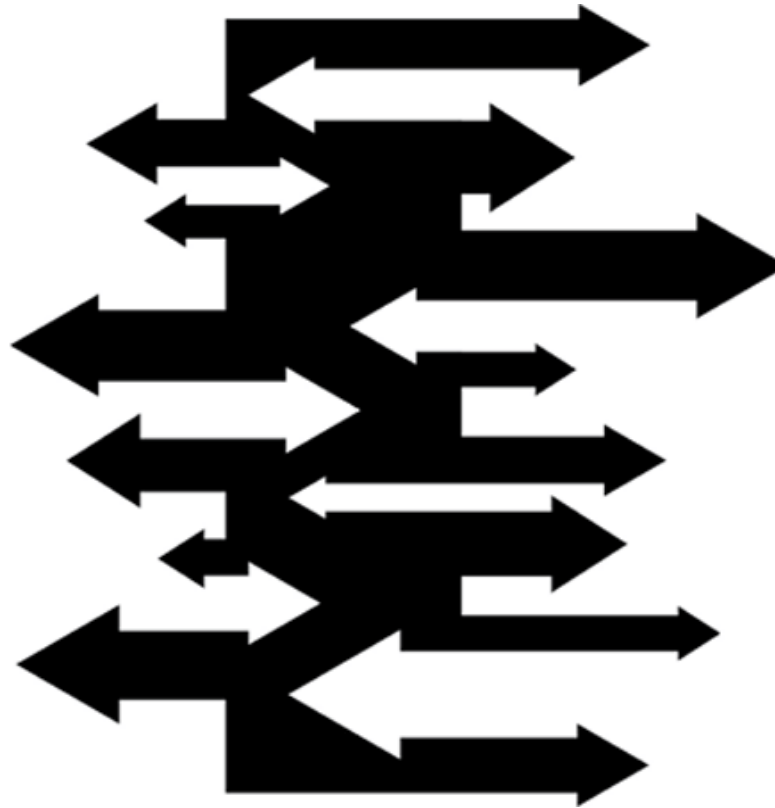


WELWYN COURT

17

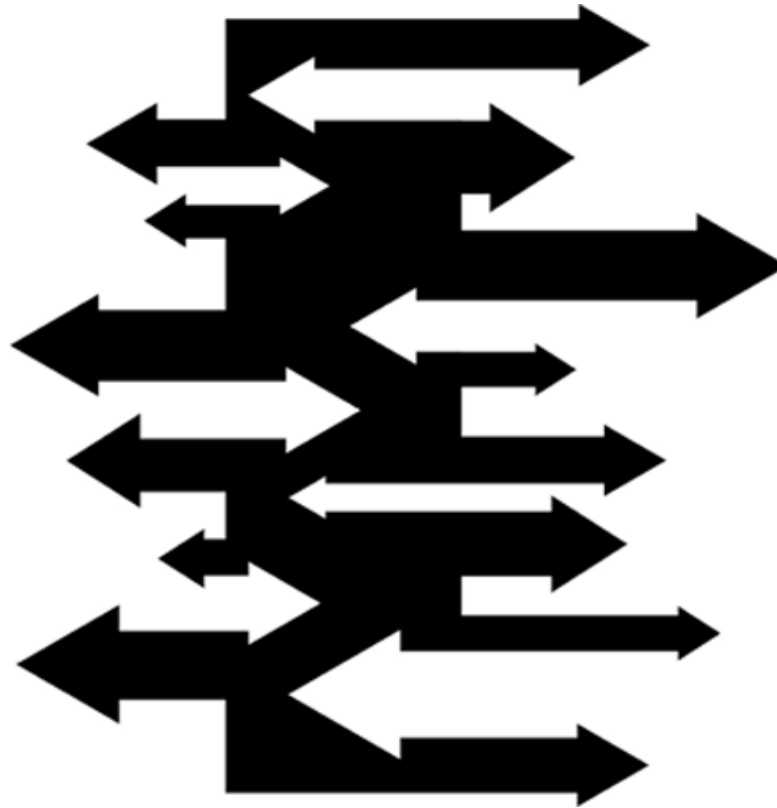
urban interests

consider communities



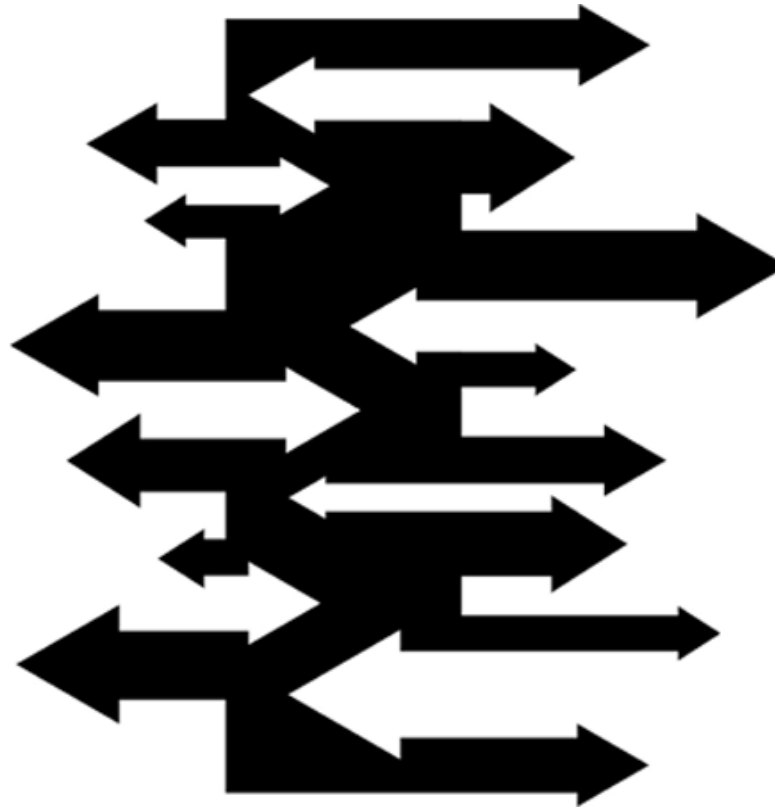
as a substantial framework of the city

develop urban space



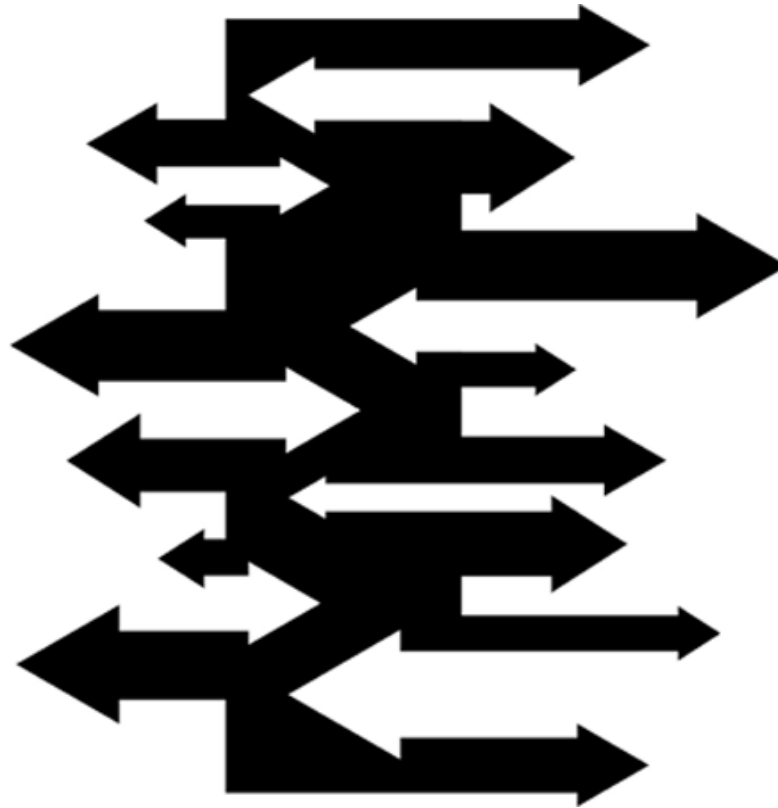
as place of production

expect build fabric + rule of law



to accommodate change

include low income residents



in the benefits of the compounding process

who's space is this anyway?



STOP

start



Dumani Mandela