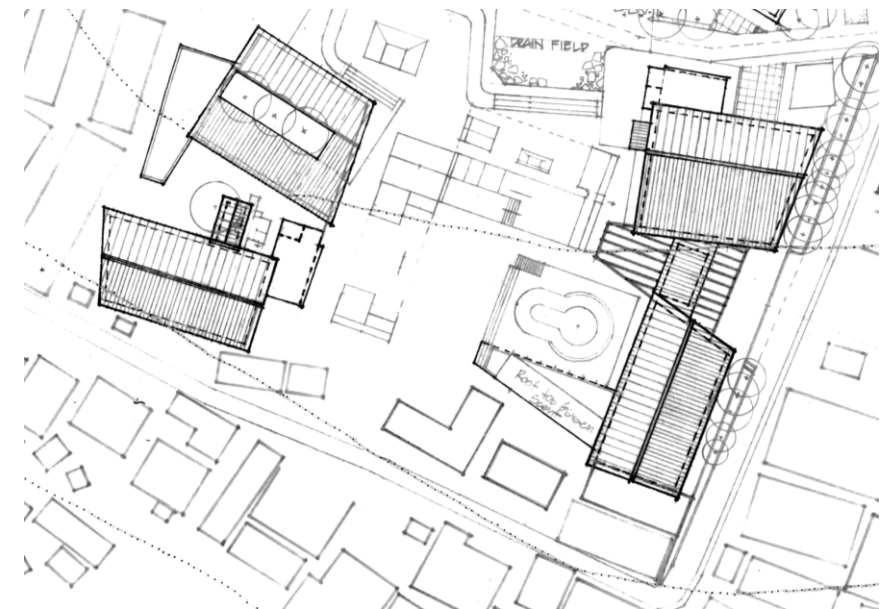




Kitintale Community Center

| Issue date | 28-02-2021



I. Project Info:

Designed By:
Musasizi James Mpundo



Reviewed By:
Arch. Anna Oursler

Background:

The people that live in Kitintale Zone 12 have a vibrant cultural space in the form of a Skate Park. It is a convergence point for mostly teenagers with various aspirations and dreams which need to be fueled and nurtured so that they shall come to full actualization. In this quest, there's a need for places where a person can escape the reality of their current situation to experience an immersive experience that motivates them to carry on and thus elevates their current state of mind.

From the dense clusters of Kitintale, one such space exists and it has become a home to many young people by tapping into their latent creative abilities through providing skating ramps, a tailoring workshop, an open-air gallery for graffiti art, graphics design and skateboard assembly and repairs space. The nature of its growth has been in stages because of the mode of funding since Uganda Skateboard Union is a non-profit organization and thus gains funding from donors and well-wishers.

In the informal settlements are socio-cultural undertones which constitute the character of these dense environments. There's a sub-culture that is prevalent in this settlements because of the commonality of their urban experience that overrules their own individual tribal affiliations:

This culture is collectively defined by the food, slang, music, visual art but even more importantly their architecture that sort of takes on this makeshift appearance and yet beyond this it exemplifies the resilience of the human spirit because in spite of the temporal nature it assumes, it alters and therefore adapts as needs arise and continual changes take place around it.





Challenges:

- ▶ The lack of a proper storm and foul water drainage infrastructure which results in surface water and flooding during heavy rains
- ▶ The need for financial sustainability so that reliance upon aid and donations can be minimised
- ▶ The lack of a development masterplan which has led to building without foresight and hence creating unforeseeable issues
- ▶ The boundaries of private and public space are loosely defined and thus unsightly views are created with mostly bathrooms and toilets in sight (this requires landscaping intervention)
- ▶ The risk of using electricity from illegal power connections in order to lower expenditure. Renewable energy alternatives to offset this cost is critical
- ▶ Accessibility problems caused by substandard roads that often taper at certain points and meander all too often hence causing hardship for cars of a particular capacity and size





Client:

Uganda Skateboard Union in collaboration with Skate-aid Germany. The owner of the land is also the director and founder of the Uganda Skateboard Union. As the vision bearer he has expressed the need to expand and have a pavilion at the park and more storage for the skateboards and tools used to paint graffiti at the park.

The vision is being shaped by many influences on the client's side but guidance from a planning perspective is needed very much to ensure that a quality product is obtained while allowing the community to give as much input as can be provided.

Mubiru Jackson
Founder, Uganda Skateboard Union
"I would love to see the park grow to include sitting for those who come to watch skaters at the park"





Vision and objectives:

Vision:

A re-development that supports artisan studios, workshop spaces, counselling space (Youth corner) and a variety of public spaces

This is a functional community center that aims to encourage the practice of the arts and also provide facilities like studio space for design of skateboards and the technical equipment for assembly of the same, open air galleries for street art, performance space when hosting festivals, fashion tailoring space and concept shops in a kiosk format (informal kind of mall setting).

Objectives:

1. To change public perception of Kitintale zone 12 by opening it up to public interaction through providing a space for ideation and creation.
2. To compliment the skatepark by adding functional workspaces for local industry and thus giving skills to community members
3. To improve the infrastructural integration of informal settlements with the formal grid of services.

Job opportunities: By offering activity to the youth in the area and a place for people to hangout it shall become a solace for those who seek to escape the challenges associated with low-income high-density neighborhoods like criminal activity.

Cultural relevance: It should be observed that this project brief is going to be unlike most arts centers that exhibit high-culture like orchestral concerts, host art exhibits from world renown painters like Rembrandt and Monnet. This high culture is mostly relatable to the elite class of society who have acquired some form of education but most dwellers in informal settlements do not properly fit this description.

Livelihood: From a feasibility standpoint, the project is aimed at providing for a retail factor that is meant to give the project an anchor for buyers who seek to purchase items made through recycling skateboards, tailoring and fashion design, graphics for shop signage etc.

Public space: The project aims to support the skatepark with public furniture and landscaping



Significance:

This project can be the first of many slum upgrading projects that aim to support local small scale industry and provide public spaces for both recreation and learning for the communities they are in.

The project is a challenging one due to the urban issues being addressed but that in itself is an opportunity for new ways of imagining and designing spaces and understanding technical issues like services and structure ion the building.

This project seeks to create a place of escape from the grim realities of everyday life to experience a higher plane of imagination and creation which would aid these individuals on their quest to self-actualization.

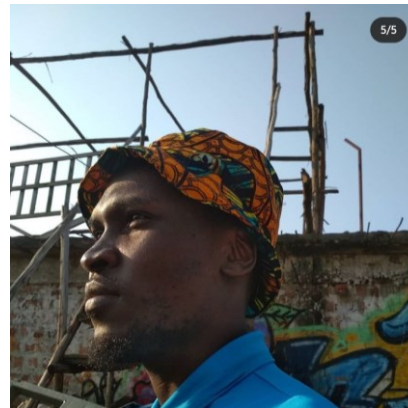
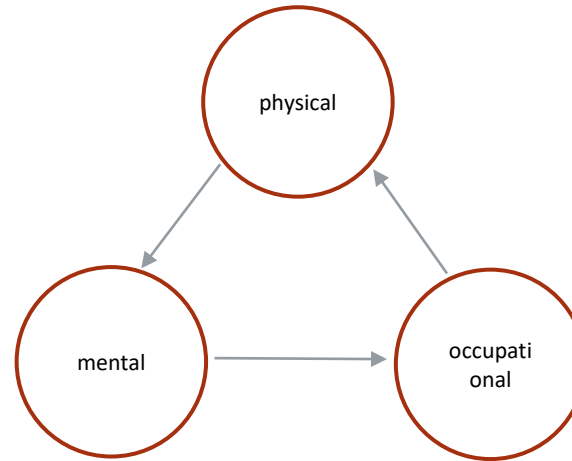
The entire concept of a hang-out place is questioned and augmented to cover the critical aspect of self-development of individuals and making them better suited to make a living other than just waste away.

Wellbeing of teenagers:

- ▶ The primary group of users of the skate park are teenagers and as such they have their

needs in terms of well being. So far, the physical well being has been worked upon through providing skate workshops and also dance workshops which provide a fun leisure sport for both girls and boys.

Mentorship programs are currently in place in the area of tailoring and craft making in bamboo and beadwork however the part that has been left out mostly is the one of mental wellbeing which is done through counselling and rehabilitation. Sensitization about sexual and reproductive health is also very crucial.



Design Program:

Space	Area (m ²)	Comments
Tailoring workshop	10	8 seater capacity
Sitting plaza	65	40 seater capacity
Computer room	60	24 seater capacity
Patio Restaurant	105	24 seater capacity
Kitchen	55	6 users
Flexible workshop space	140	50 user capacity
Counselling space	100	30 user capacity
Washrooms	10	
Storage space	15	
Multi purpose room	55	20 user capacity
Shop and gallery	30	
Offices	90	10 user capacity
Pharmacy and nurse's office	25	2 user capacity
Landscaped areas for skating and interaction	1300	450 user capacity
Total	2060	



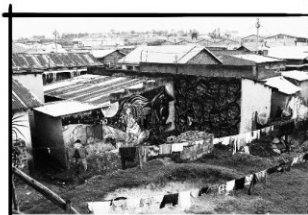
I. Site Analysis:

Site:

Kitintale is a residence and business area situated between Bugolobi, Mbuya, Mutungo and Luzira with Port Bell road traversing the trading centre in the middle. It is overlooked by hills of Mbuya and Mutungo as well as it over seeing the Bugolobi swamp. It is mainly occupied by low income earners, with a number of local brew selling bars around it. This makes it noisy and less secure. The site is located in Kitintale zone 12 which is about 4km off of Jinja Road along Port Bell Road. The owner of the land inherited a large chunk from his late mother who had lived in the area for a very long time. The site is approximately 2200 m² but is going to be expanded to make an acre through purchase of parcels of land surrounding the plot.



PHYSICAL ATTRIBUTES.



THE LANDSCAPE IS DEFINED BY THE MANY DIFFERENT HOUSE CONFIGURATIONS



EXISTING SKATE RAMP WITH BACK-DROP OF HOUSES

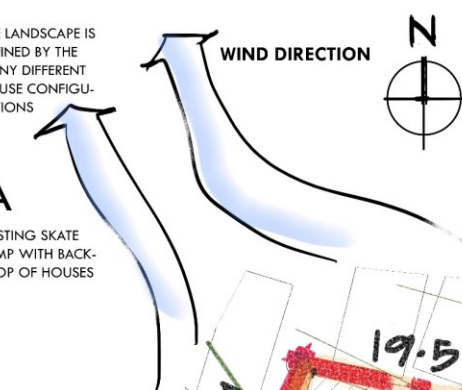
Strengths:
 Strong links to the community as a recreation space
 Fairly flat which makes it easier for building skate ramps
 Has unobstructed views to Bugolobi which can be optimised for relaxation



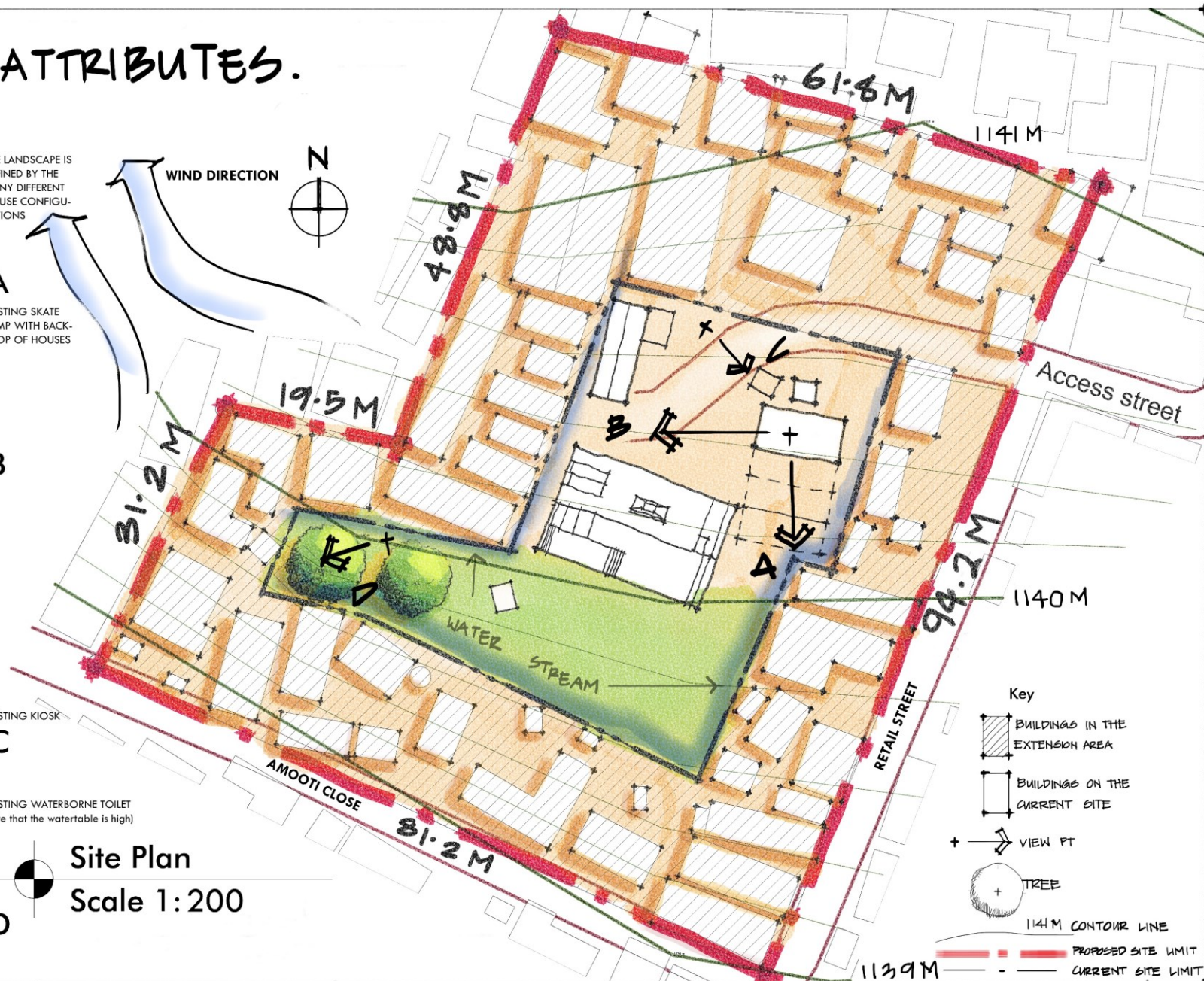
EXISTING KIOSK



EXISTING WATERBORNE TOILET (note that the watertable is high)



Site Plan
 Scale 1:200



Key

- BUILDINGS IN THE EXTENSION AREA
- BUILDINGS ON THE CURRENT SITE
- VIEW PT
- TREE
- 1141 M CONTOUR LINE
- PROPOSED SITE LIMIT
- CURRENT SITE LIMIT

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BIOLOGICAL ATTRIBUTES.



Opportunities:
 The expanse of flat land gives an opportunity of space for outdoor physical activity.

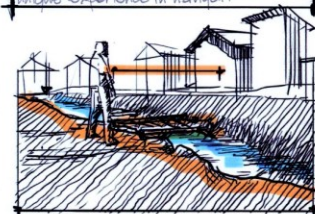
Weaknesses:
 • No variety in vegetation species
 • Lack of proper landscaping which leads to the careless movement of pedestrians that destroys the vegetation cover.

Threats:
 • Foul water is directed to the green covered area without proper channeling to a soak pit which results in destruction of eco-systems.

• Disposal of solid waste in the green covered area endangers the eco system
 • Lack of legal land security.



Opportunities:
 • Incorporating the green aspect in the design in order to uplift the spirits of the adolescents / teenagers who need to have a more interactive connection to it.
 • Creating landscaped streams for a more pleasant aesthetic while maintaining the unique experience in navigation.



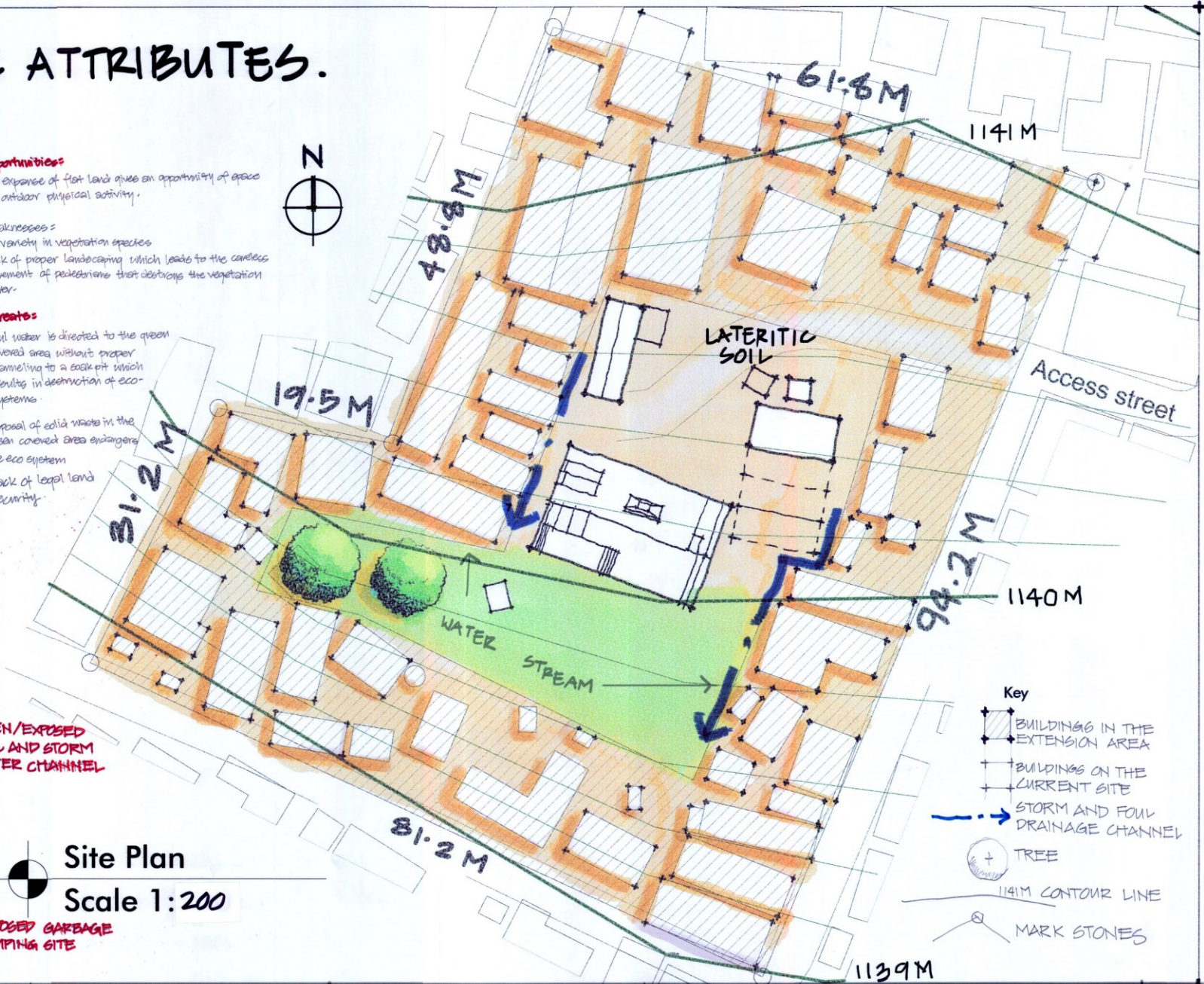
OPEN/EXPOSED FOUL AND STORM WATER CHANNEL



EXPOSED GARBAGE DUMPING SITE



Site Plan
Scale 1:200



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UTILITIES ON SITE



Solar panel for the lights

CHILDREN FROM THE COMMUNITY SEEN MOPPING THE SURFACE - WATER AWAY.



Opportunities:
The chance to design smart things provide a renewable energy addition to the project's sustainability.

- A COMMUNAL DUMPING SITE FOR GARBAGE LOCALIZES THE FOUL SMELL

The Challenge of Infrastructure in informal settlements is indeed great because the roads end in abrupt dead ends, power lines are overloaded, housing conditions are appalling, garbage collection is still challenging as well etc.

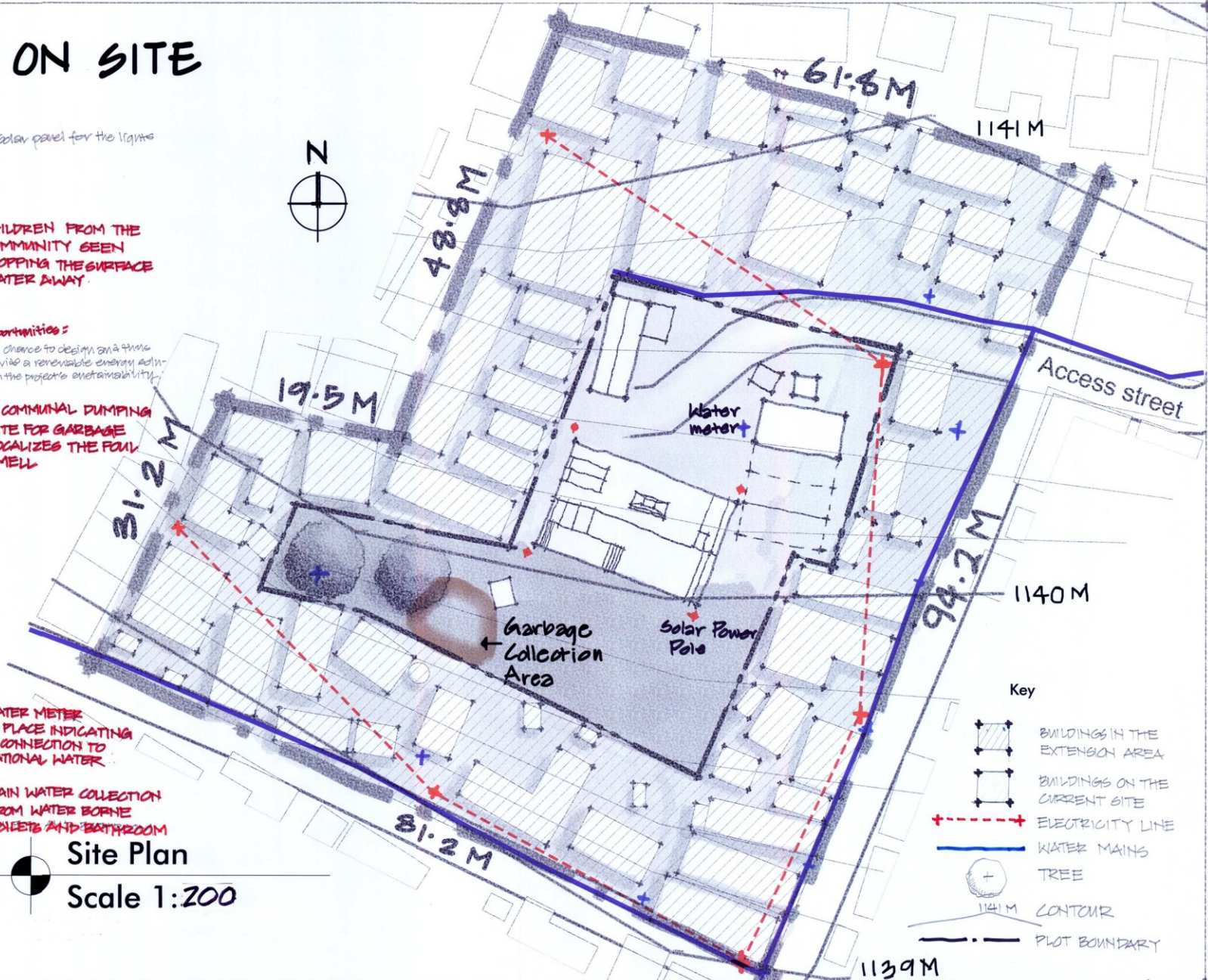


WATER METER IN PLACE INDICATING A CONNECTION TO NATIONAL WATER



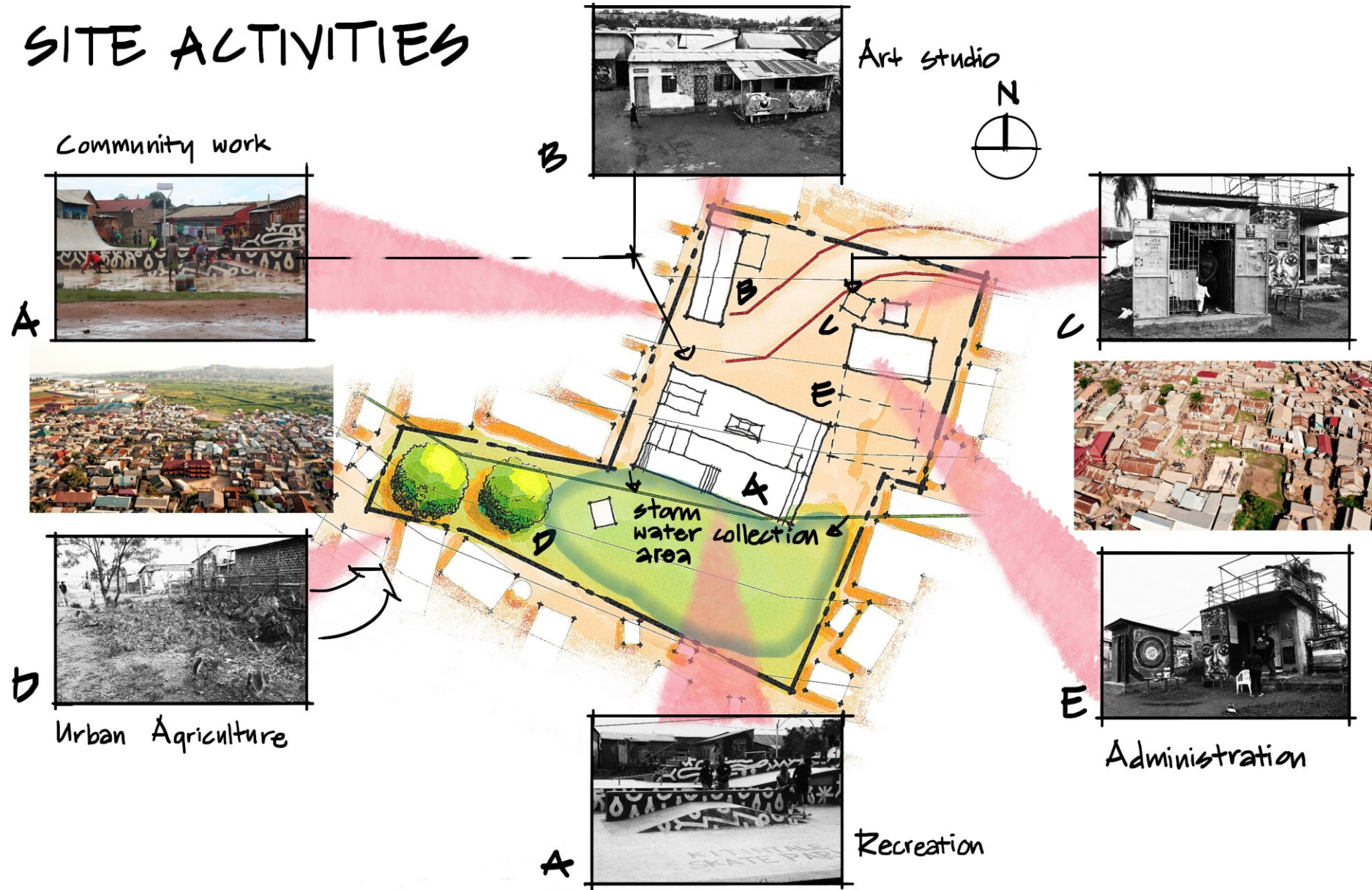
RAIN WATER COLLECTION FROM WATER BORNE TOILETS AND BATHROOM

Site Plan
Scale 1:200



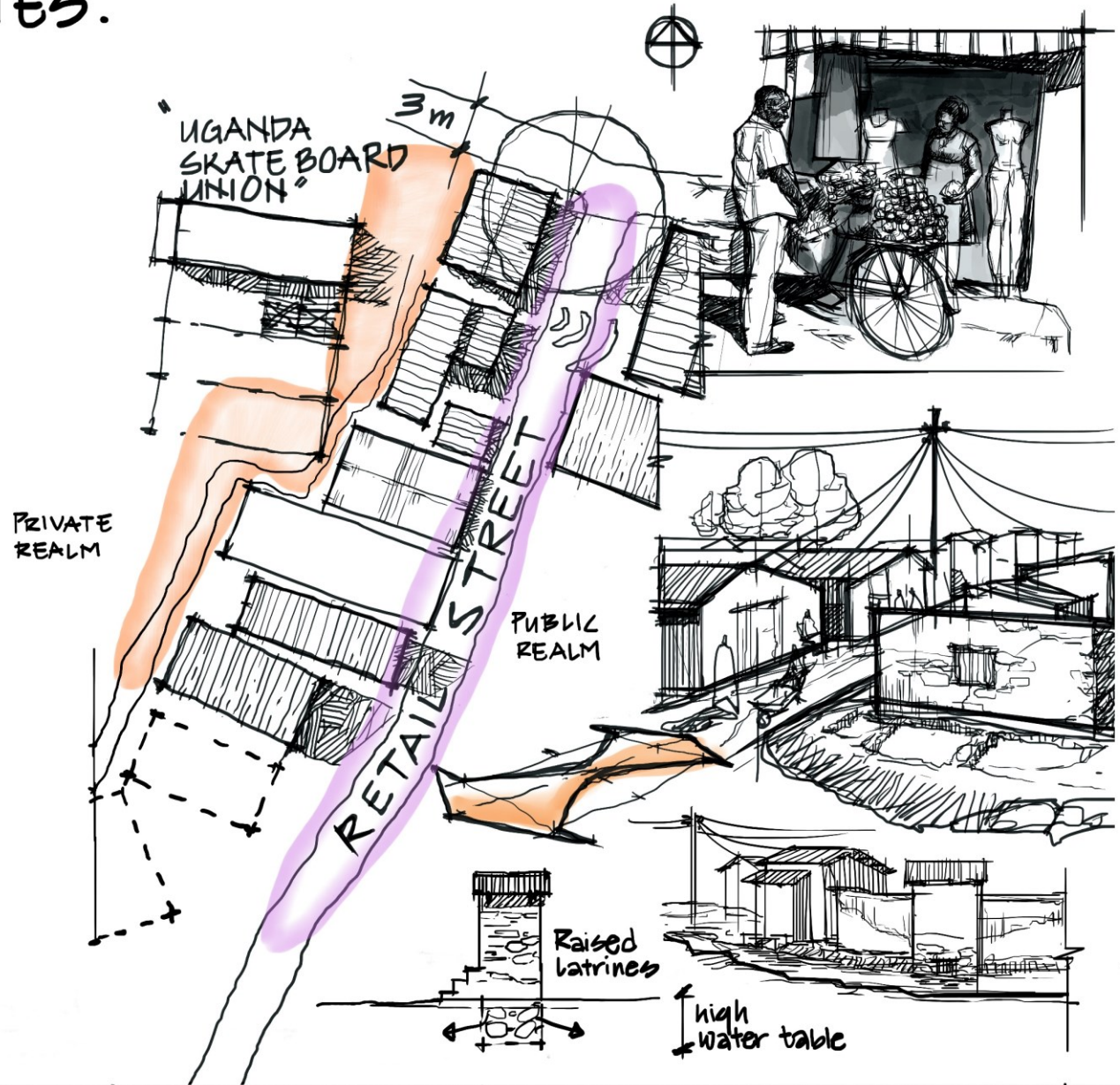
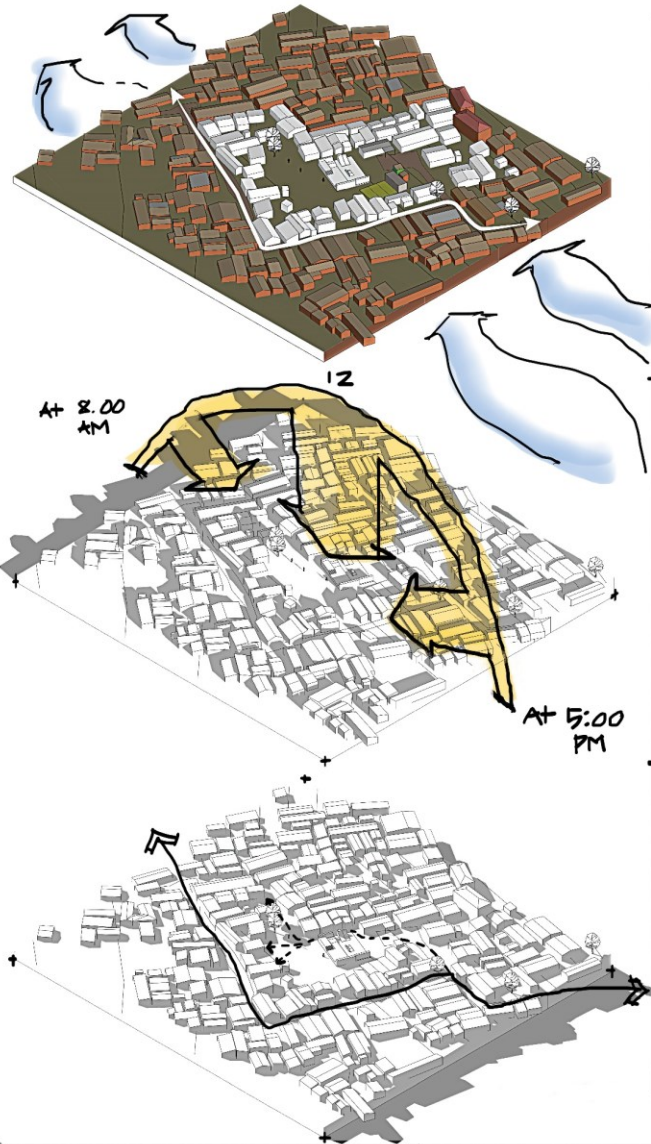
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SITE ACTIVITIES



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CULTURAL ATTRIBUTES.

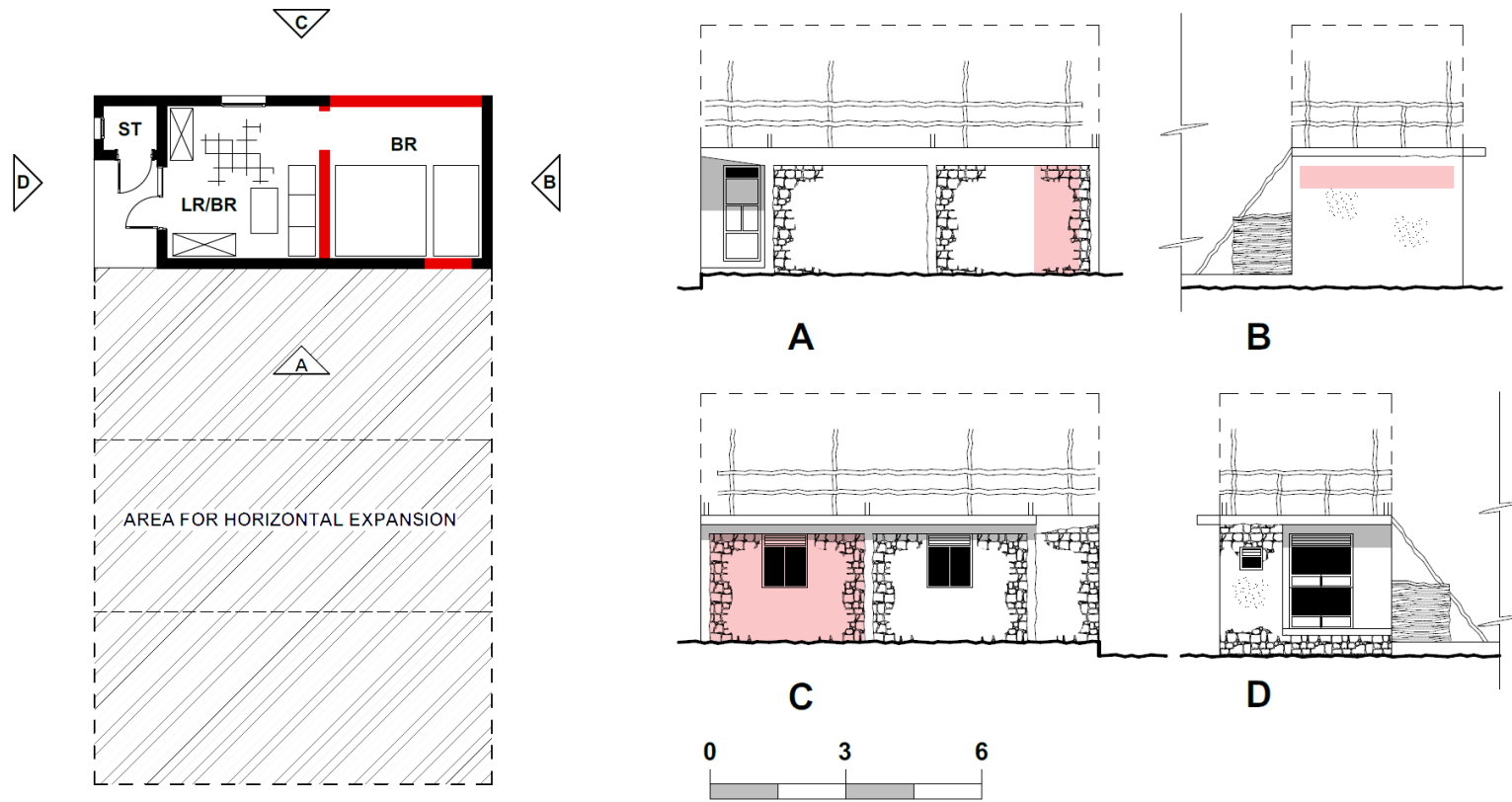


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Existing building to be refurbished:

Demolition plan and analysis of what can be retained and what cannot. The red areas indicate the walls to be demolished in the latest design proposal



Community engagement:

Since the project is owned and used by the community, it was extremely important for me to work on the site with the primary users of the project who gave much needed support and ideas.

The community design workshops were two in total whereby the first introduced the community to the project vision and site analysis and the second showed a physical model with the first scheme from which

feedback was received and documented. This kind of engagement opened up opportunities for the members of the community to offer much needed ideas on the proposal of phased expansion and land acquisition for creating better infrastructure like a proper access road and drainage channels for storm and foul water.



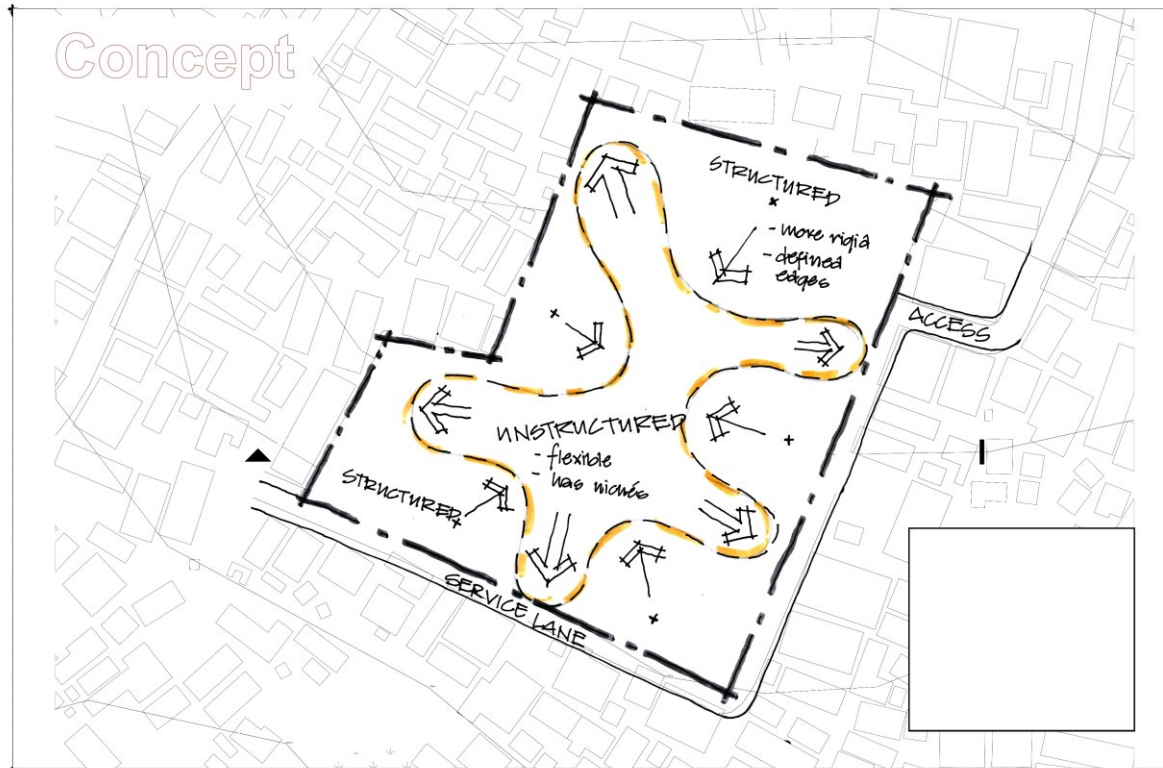
Workshop results:

The brief was redefined to meet the functional needs of the local craftsmen who proposed semi-outdoor shelters where a number of activities could be done in a flexible fashion hence the need for a kind of architecture that was light and customisable.

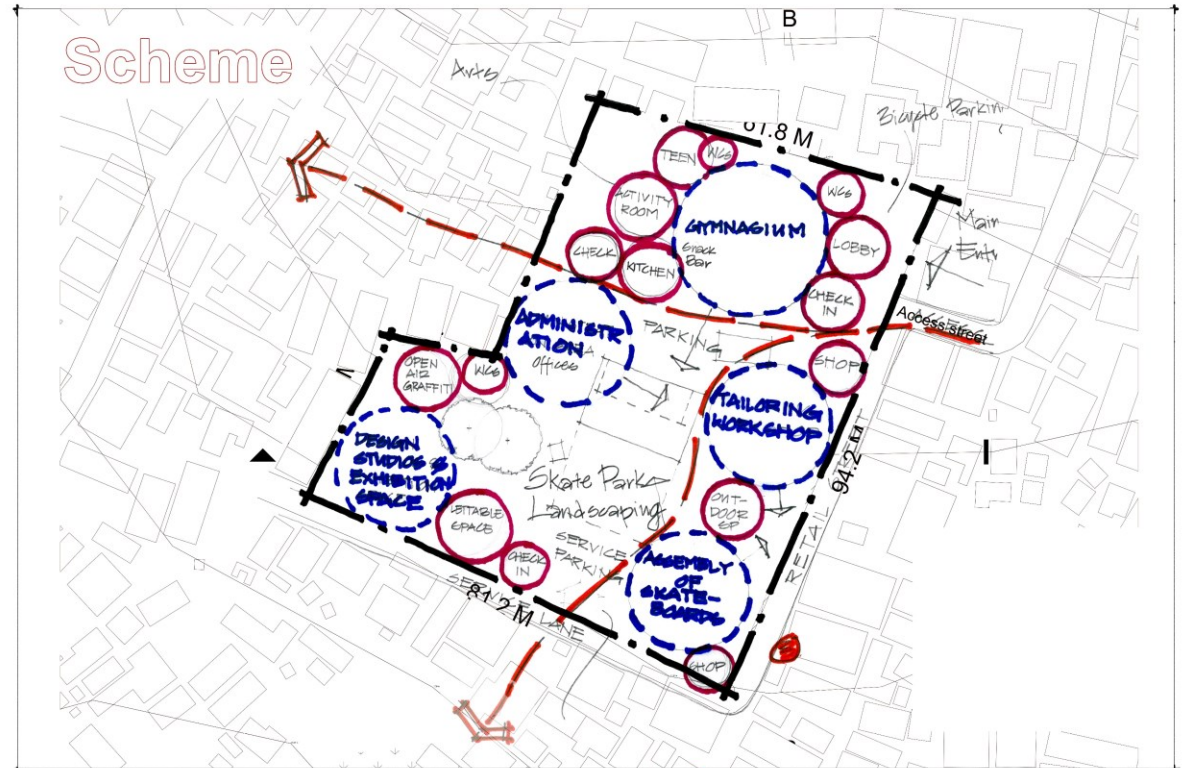
The use of bamboo and light steel tubes then emerged as a way of creating an architecture that was woven together and light in assemblage.



Conceptual development:



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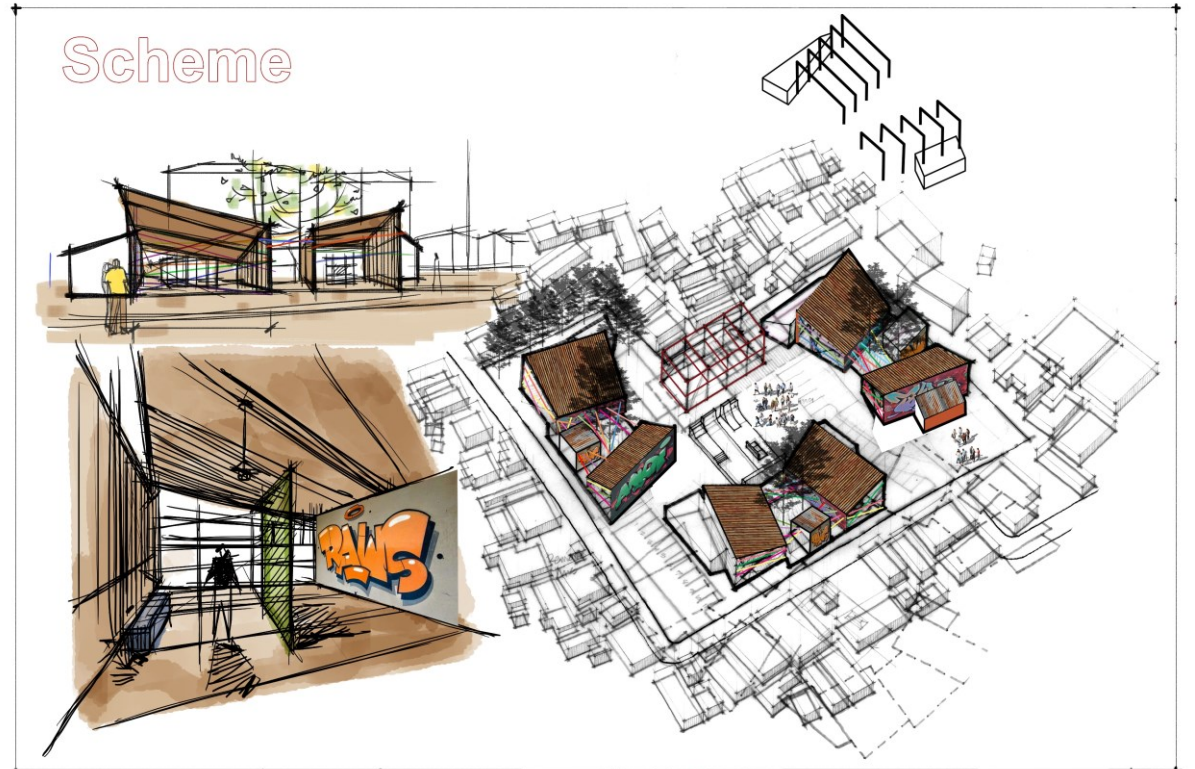


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Conceptual development:



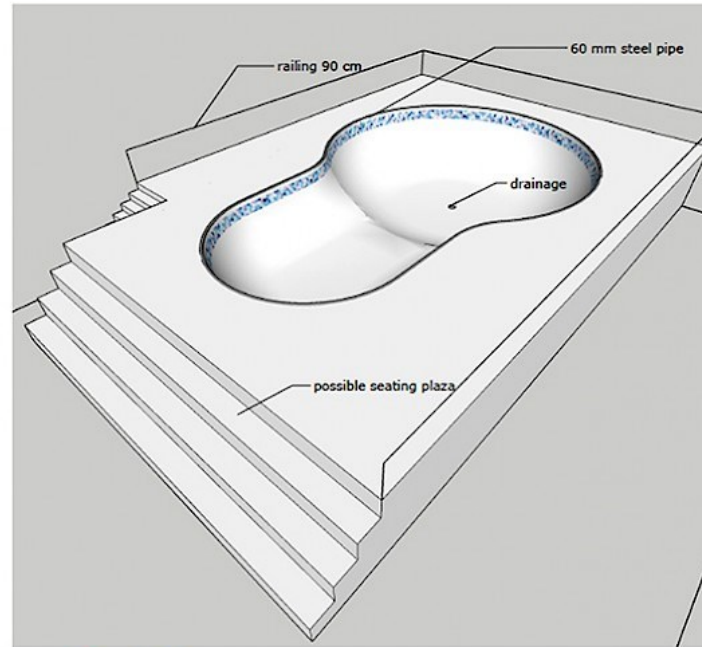
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Conceptual development:

Skull Bowl Project Uganda



maierlandschaftsarchitektur
BETONLANDSCHAFTEN

Conceptual development:



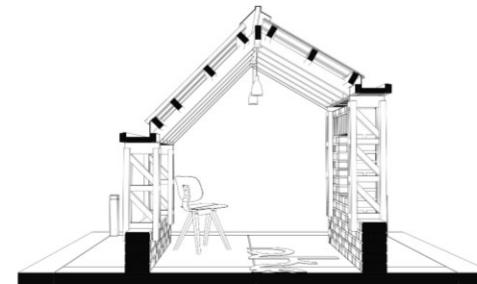
Materials pallet:



skate-aid offices

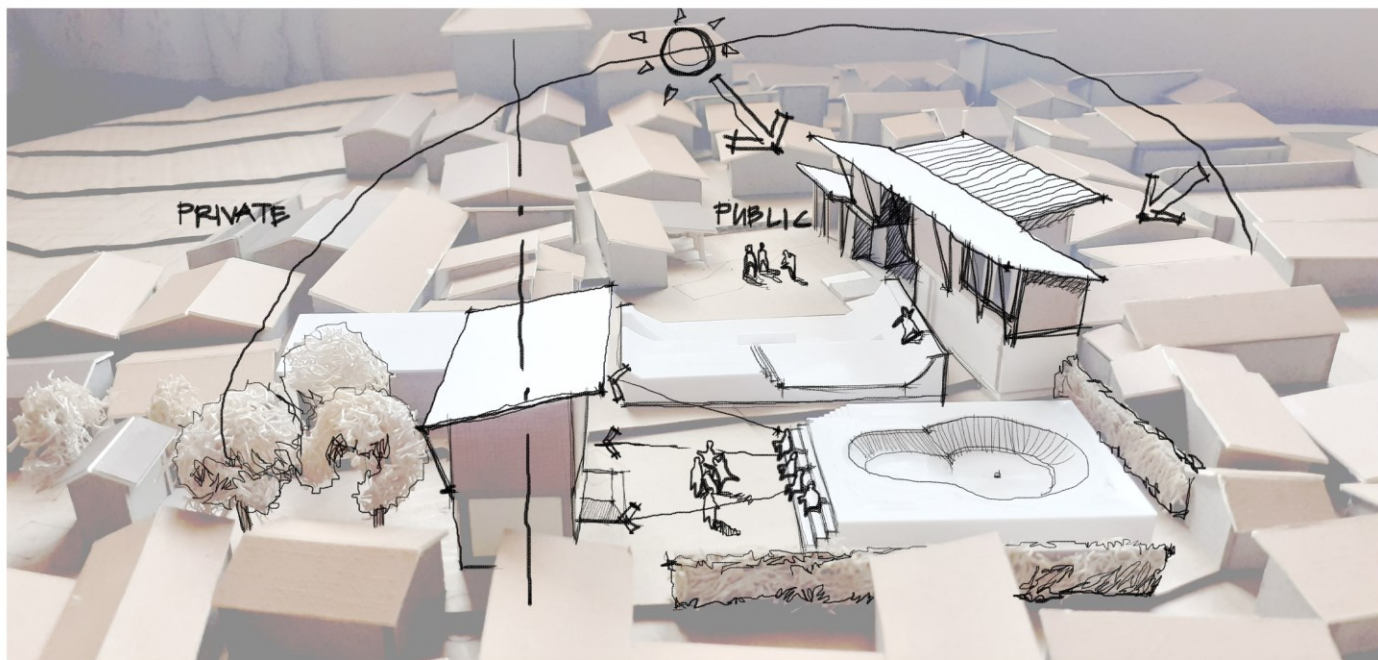
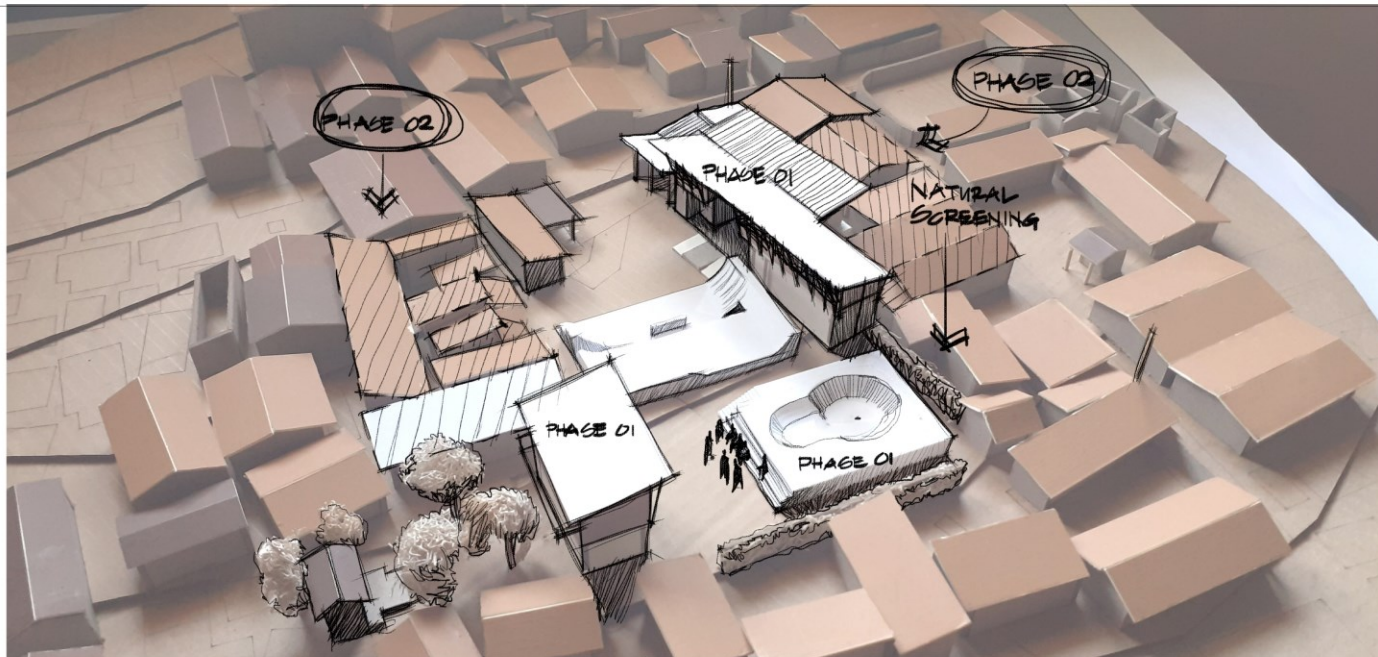
Design for the Kitintale skate park redevelopment with the material palette and sustainable design principles on display

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Structure that is light and assembled on the site in parts because of the difficulty of bringing in bulky sections of structural steel. The idea is to create something that feels light and transparent on top of the existing structures which were much more

enclosed and rather dark on the inside.



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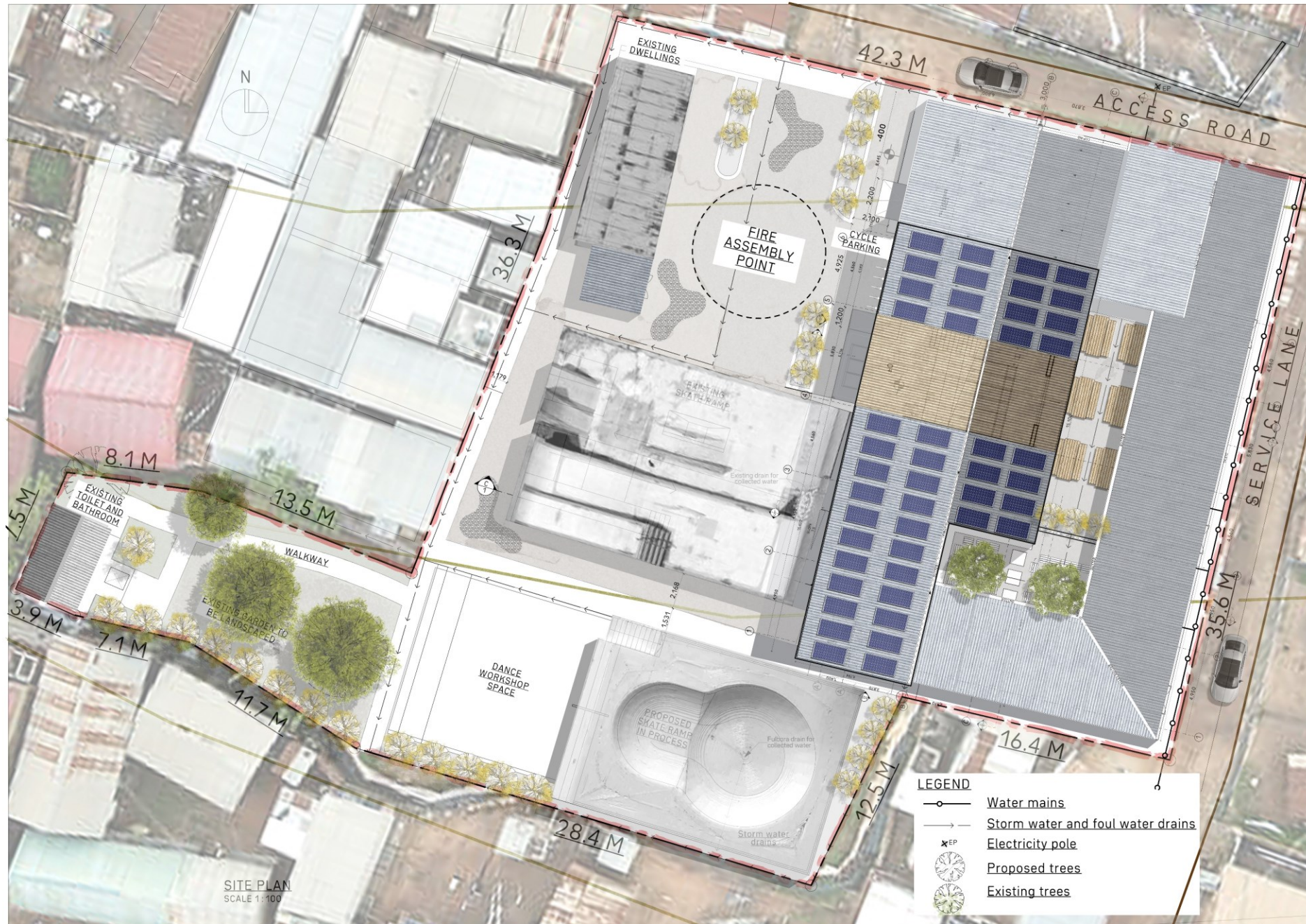
Physical impact of the proposal:

► Before



► After





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Physical impact of the proposal:

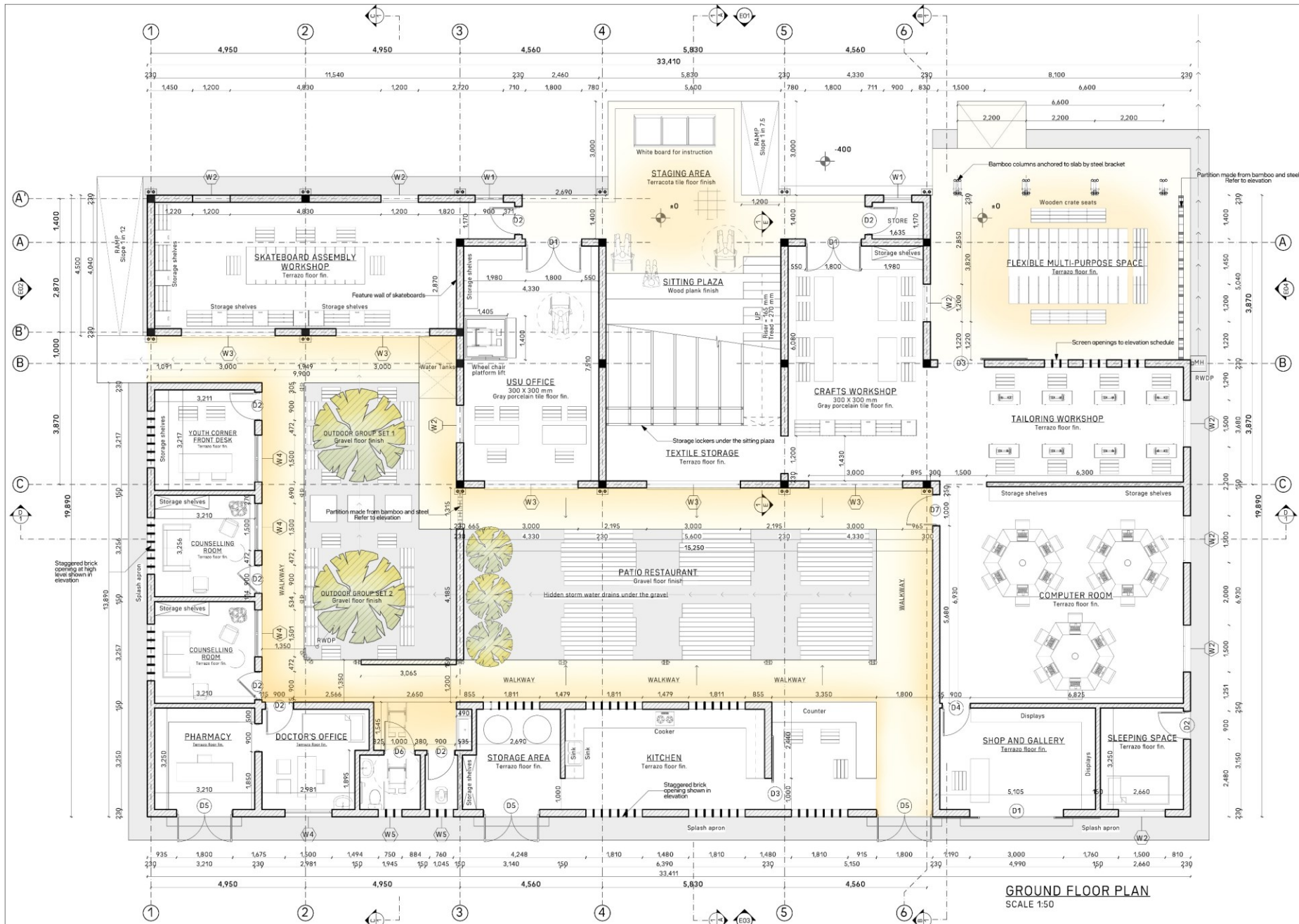
The front of the project opens out to receive the public with a generous sitting plaza where workshops about all sorts of social issues are addressed. It is made accessible to all by using ramps. The facades retained the vibrant character of the context with graffiti and the steel exoskeleton is coupled with bamboo to give a warm aesthetic to the project.

► Public face

The counselling and rehabilitation space where a person can have a more private experience. It has been designed to have a heightened sense of relaxation where the user is immersed in natural surroundings away from the chaotic public space.

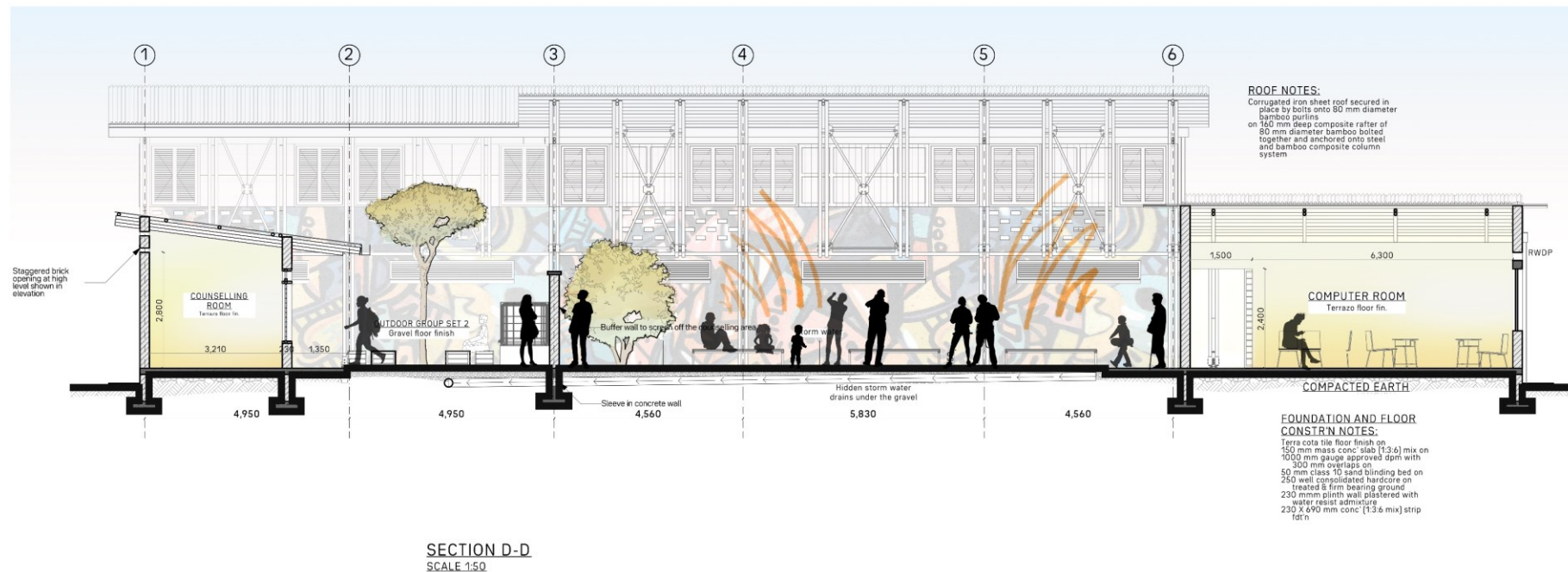
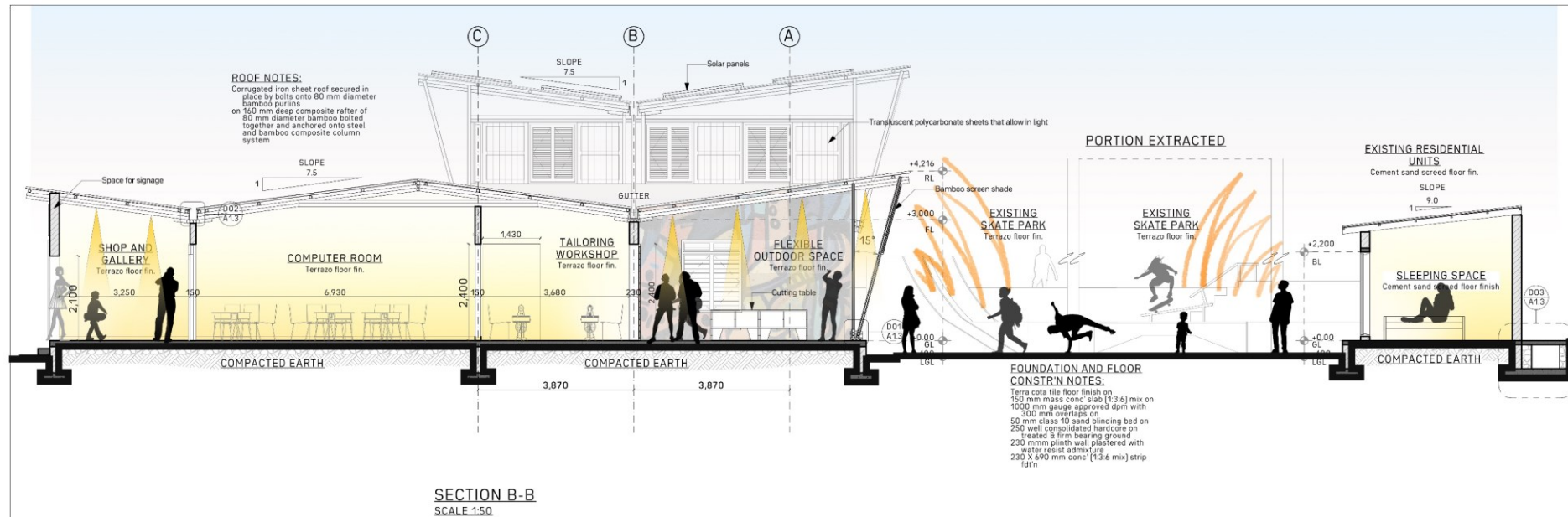
► Private face





GROUND FLOOR PLAN
SCALE 1:50

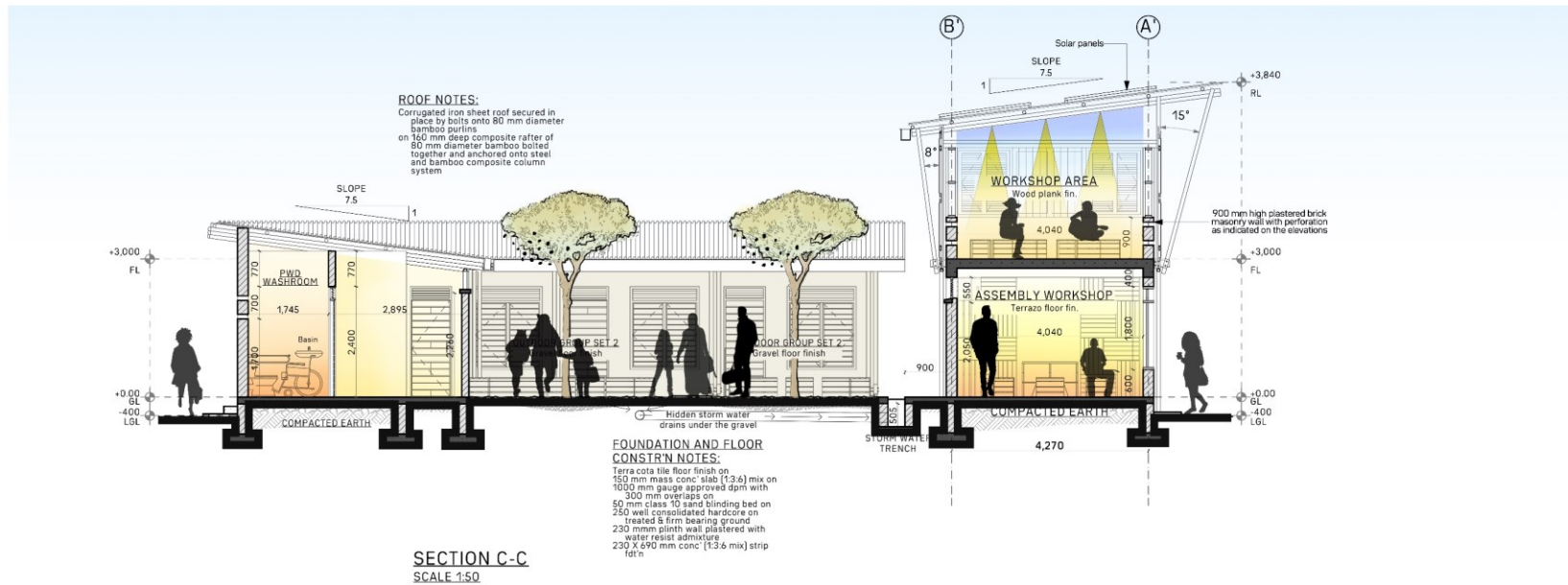
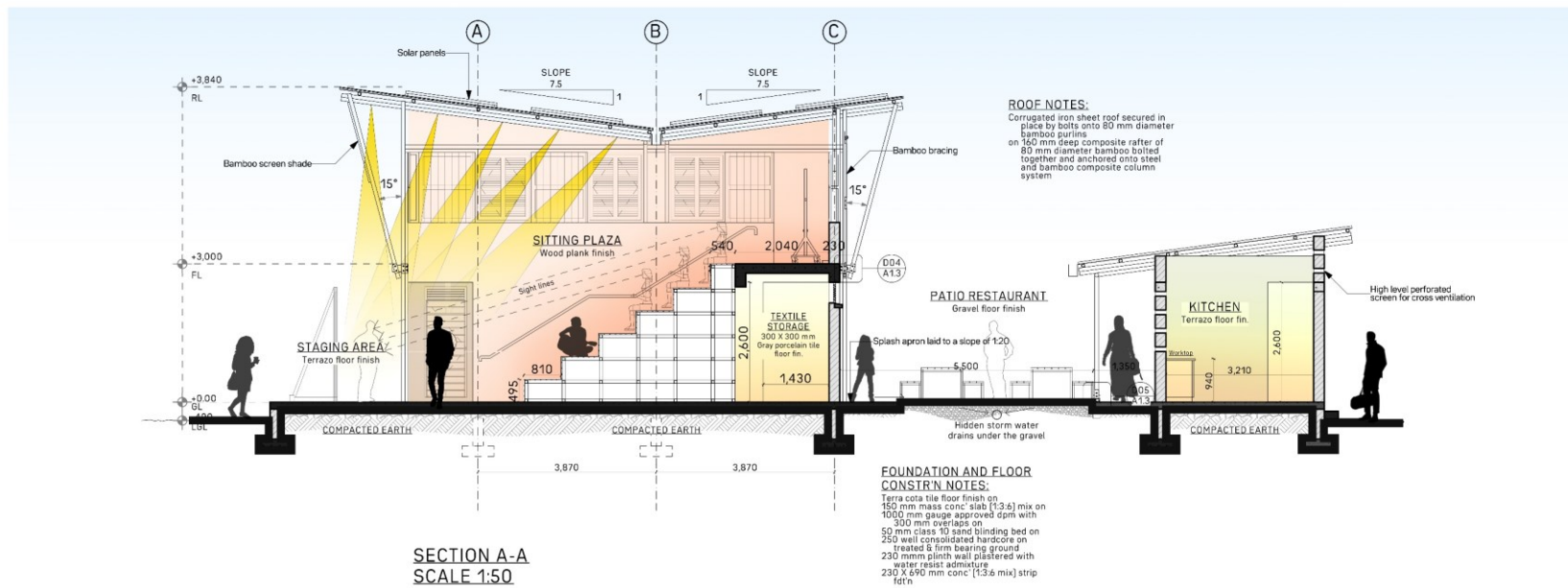
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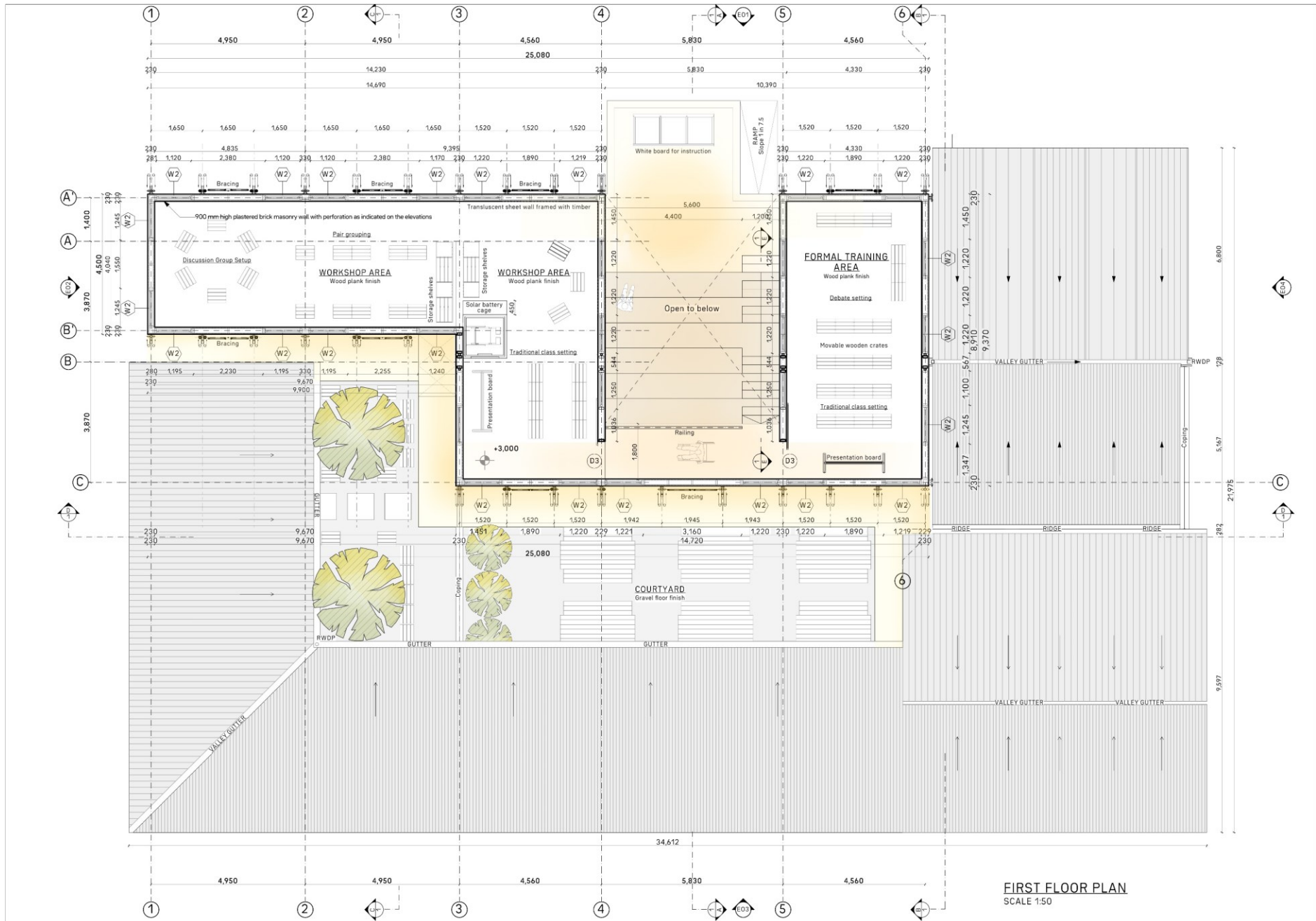
Physical impact of the proposal:

► Before



► After



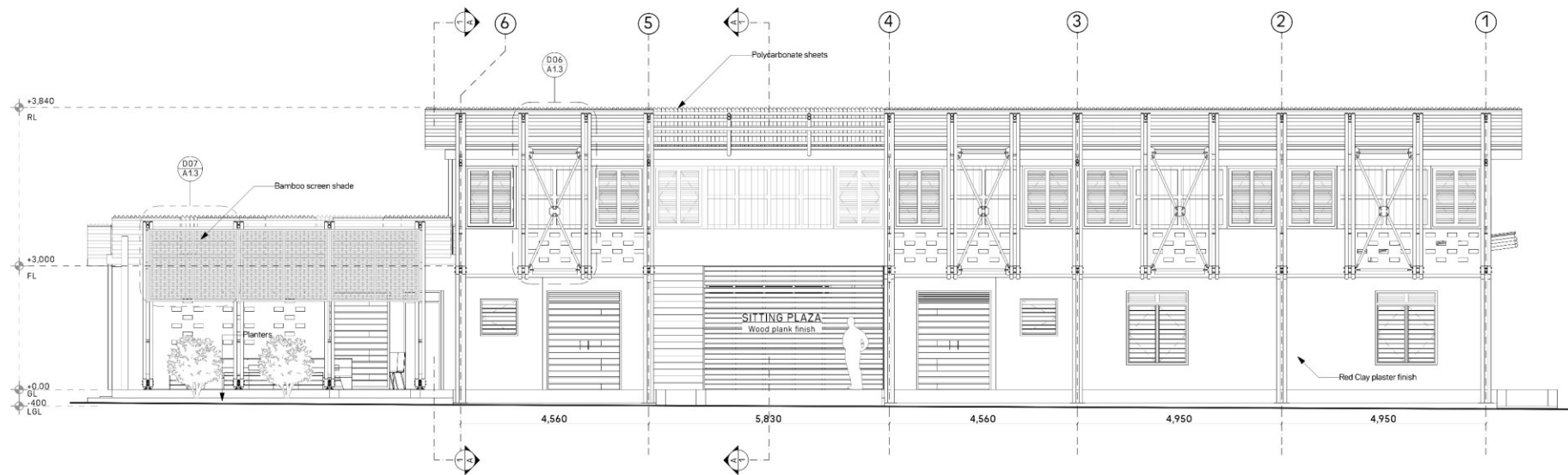


FIRST FLOOR PLAN
SCALE 1:50

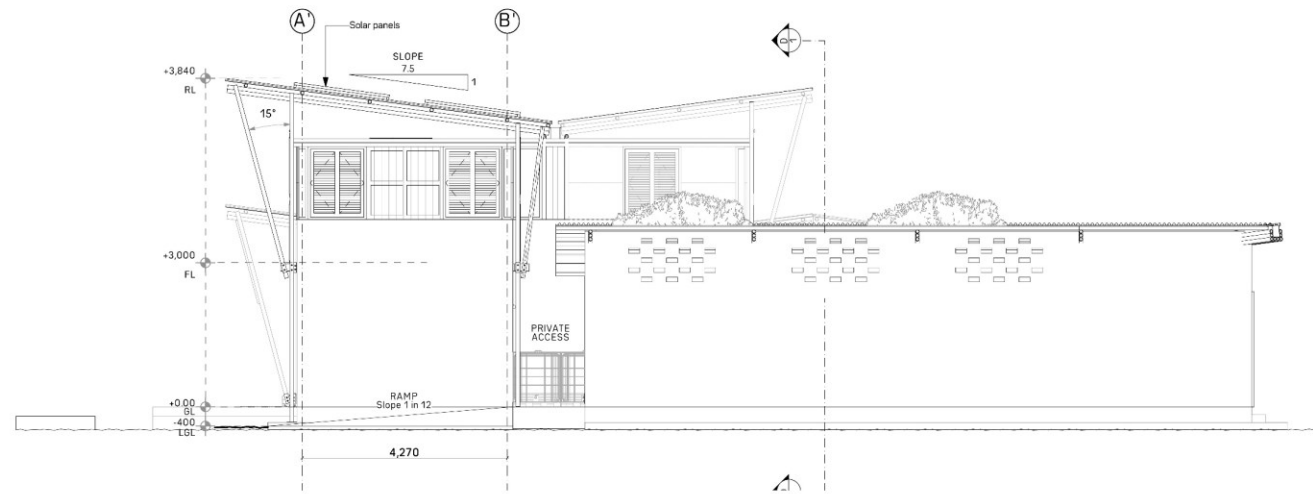
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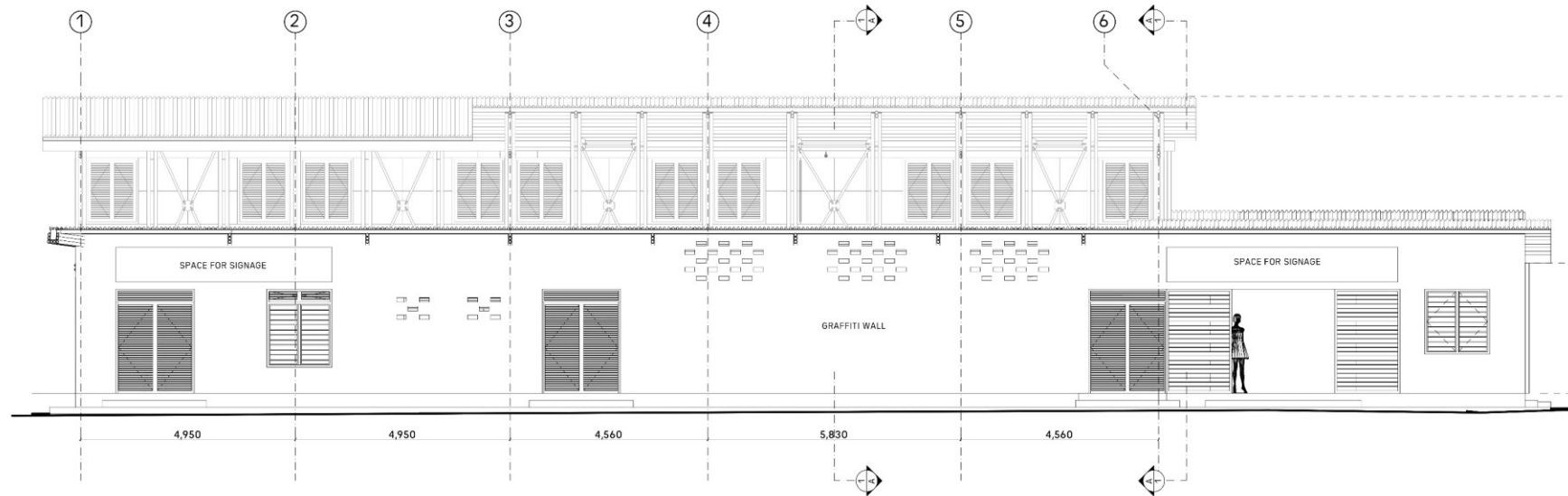


ELEVATION 1
SCALE 1:50

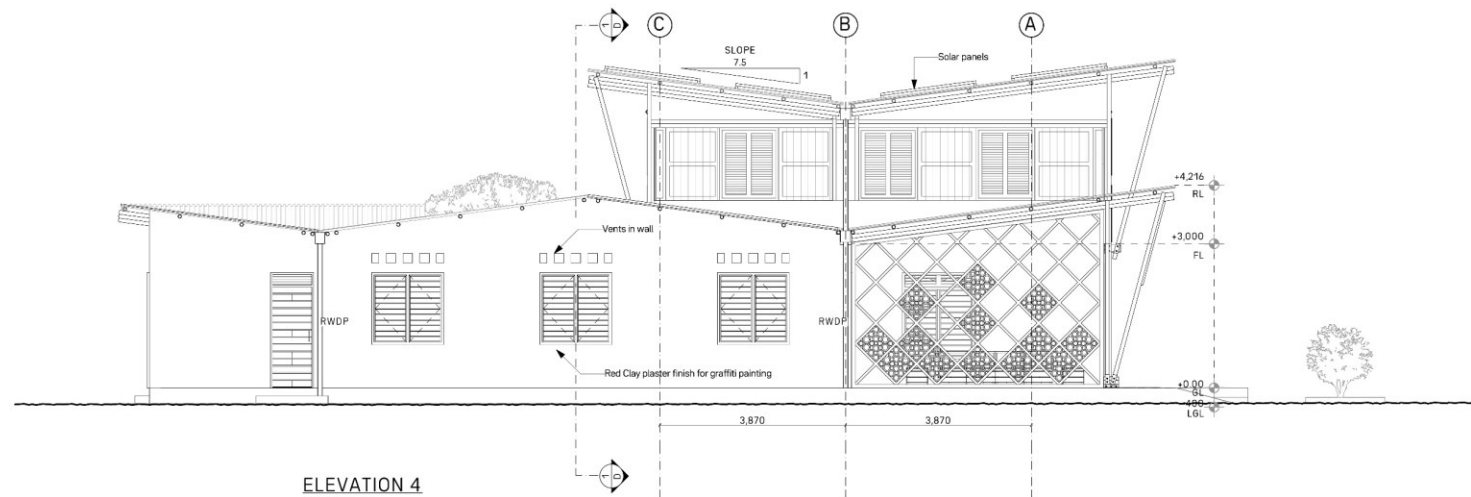


ELEVATION 2
SCALE 1:50

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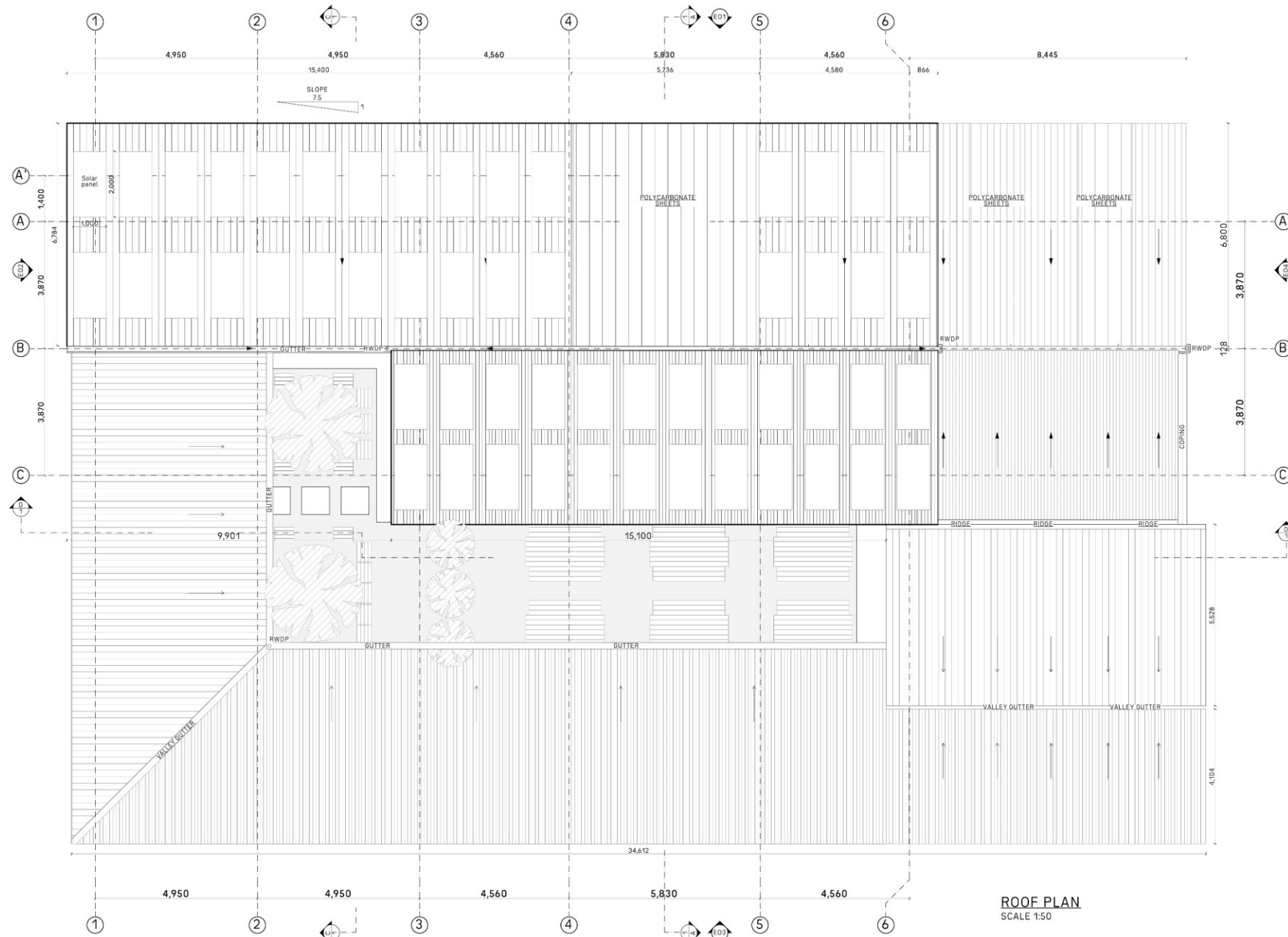


ELEVATION 3
SCALE 1:50



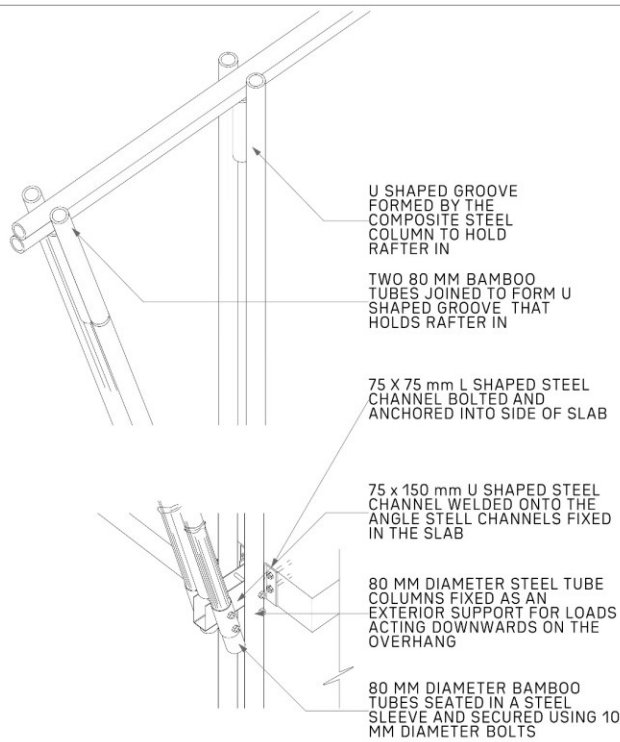
ELEVATION 4
SCALE 1:50

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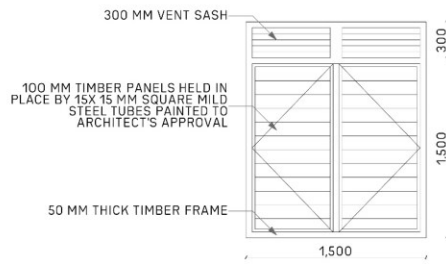
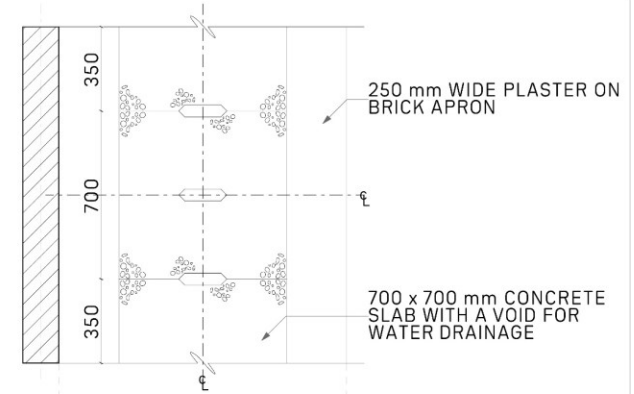
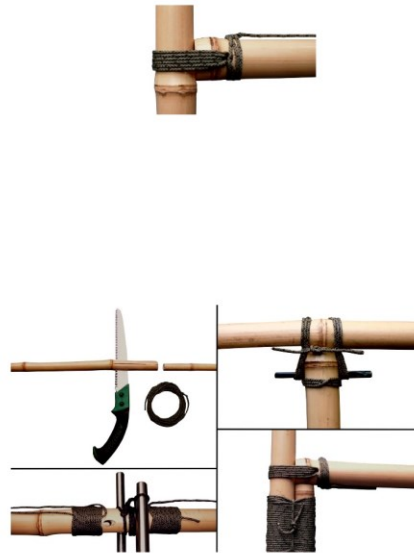


ROOF PLAN
SCALE 1:50

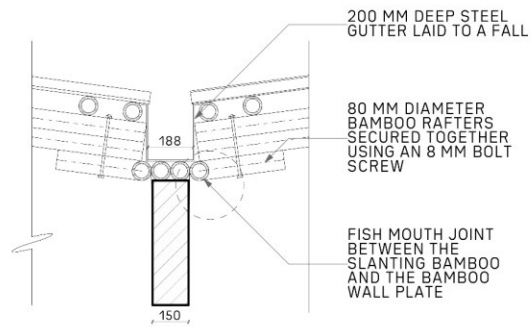
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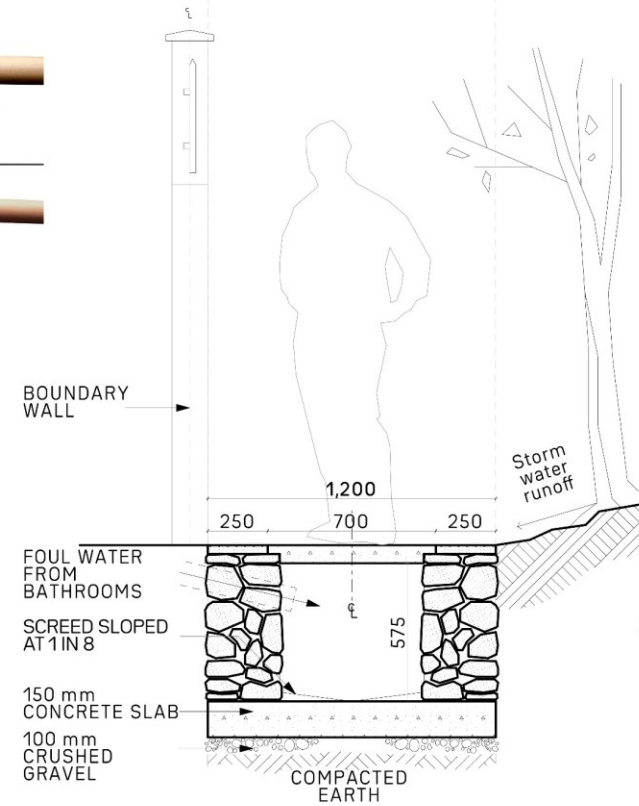
SLAB ANCHORAGE DETAIL
Scale 1 : 10



SHUTTER DETAIL
SCALE 1:20

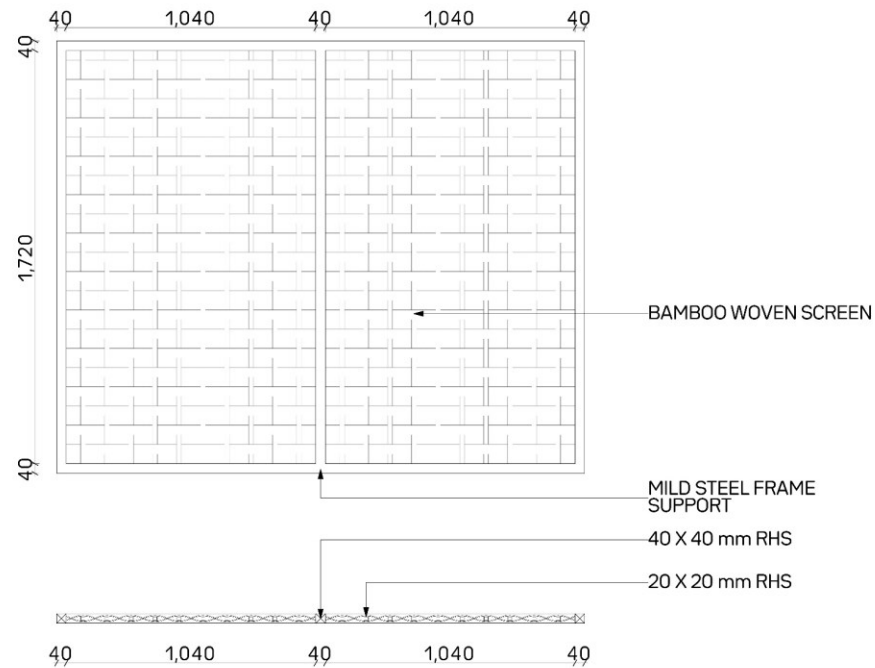


VALLEY GUTTER DETAIL 01
SCALE 1:20

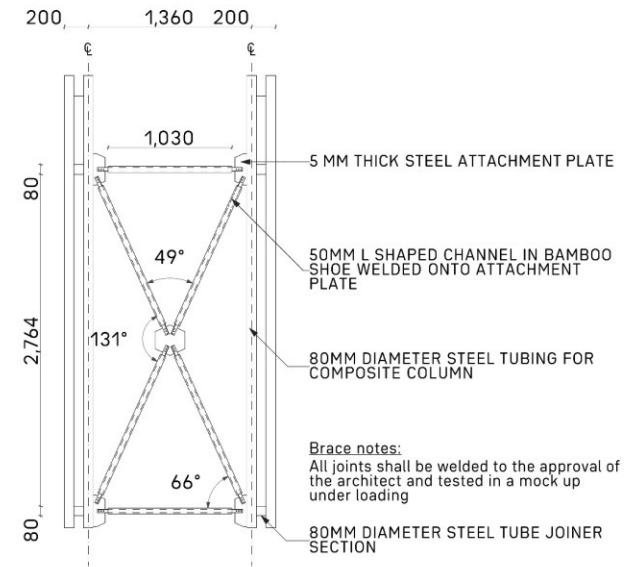


STORM WATER DRAIN DETAIL
SCALE 1:20

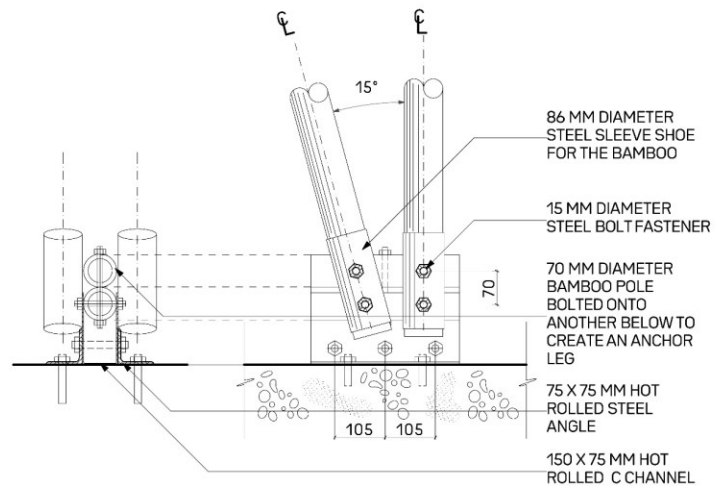
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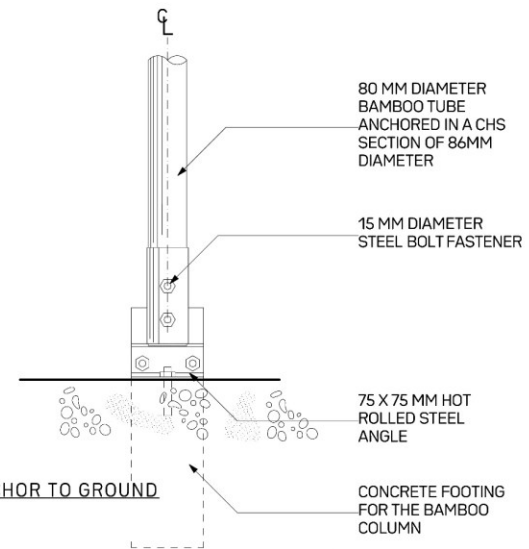
BAMBOO SCREEN DETAIL
SCALE 1:10



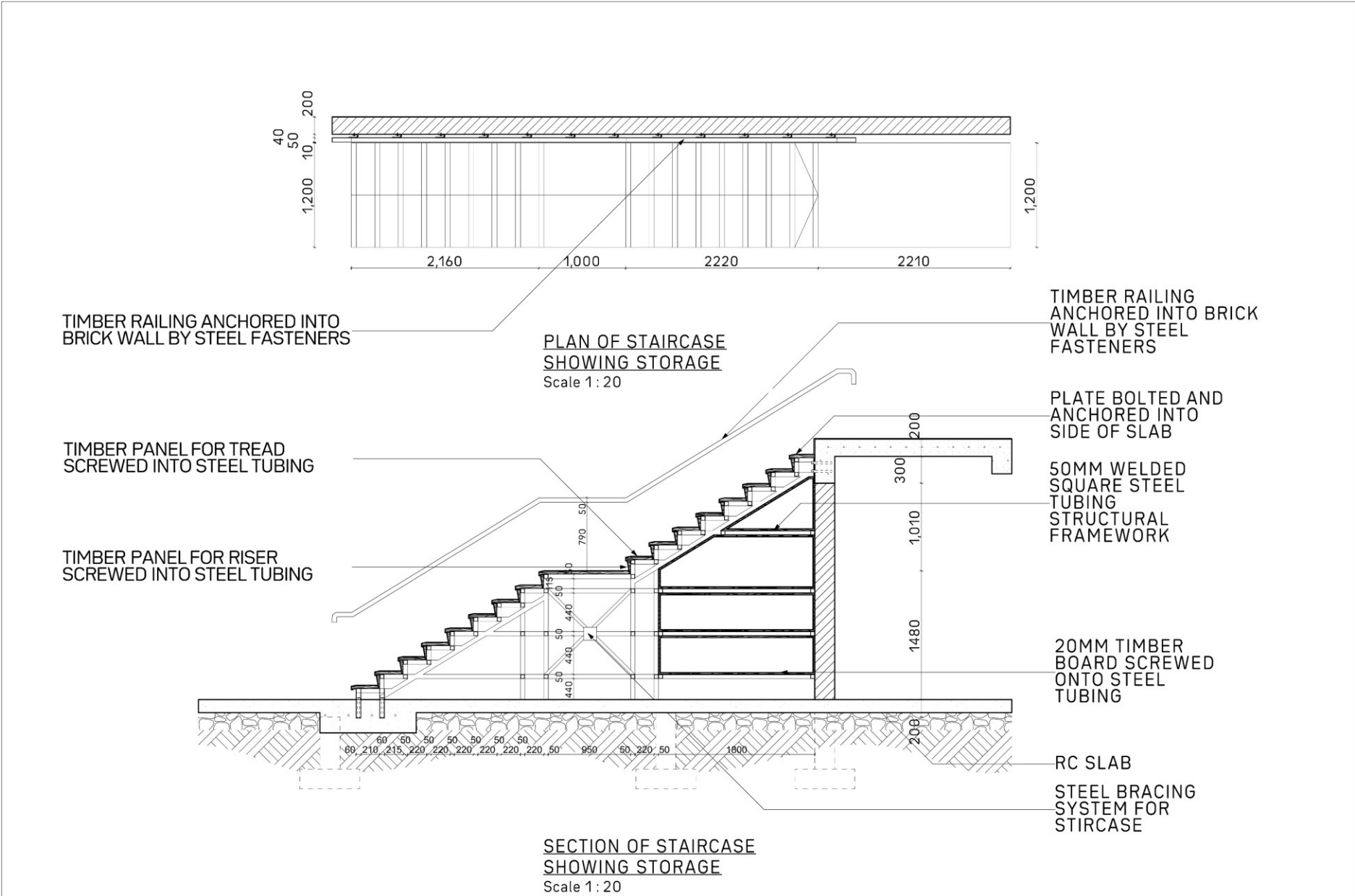
ELEVATION OF BRACES ON THE FACADE
SCALE 1:20



BAMBOO ANCHOR TO GROUND SLAB DETAIL
SCALE 1:10



NAME	REG NO	PROJECT TITLE	TUTOR
MUSASIZI JAMES MPUNDO	15/U/717	KITINTALE COMMUNITY CENTRE	ARCH. ANNA OURSLER

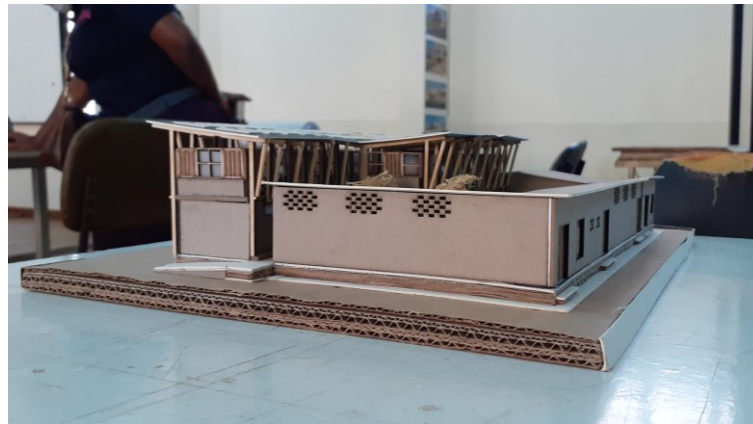
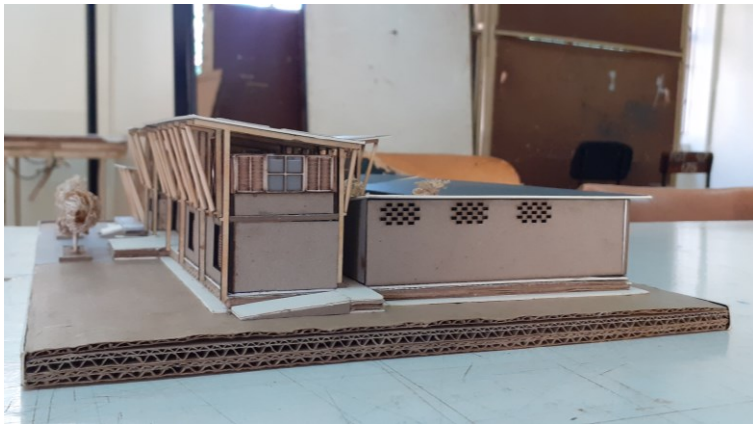


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Photos of the physical model:



Photos of the physical model:



Asante Sana.

Musasizi James
2b close, Namirembe
P.O. Box 14297
Kampala, Uganda

PHONE: +256-706-244-238
EMAIL: musasizijames.jm@gmail.com