

# The AGORA

Adapted mixed-use development

The project is a response to a problem of abandoned industrial developments being a bog to urban developments hindering progress to the urban neighbourhood after they have served their function

The project is an adaptation of the adaptation of an abandoned industrial plant in Kikuyu town, Kiambu county - Optimum Oil and Lubricant Factory.

The factory has gradually been shutting down functions since the early 2000s due to shifting economic times and cases of air pollution to the town. This led to closure in the 2010s and only some rooms are used for storage in the entire development.

The location of the factory in the heart of the town centre has led to a limitation in the commercial area that can be developed and is an opportunity for a mixed-use development that can contribute to the larger urban revitalization.

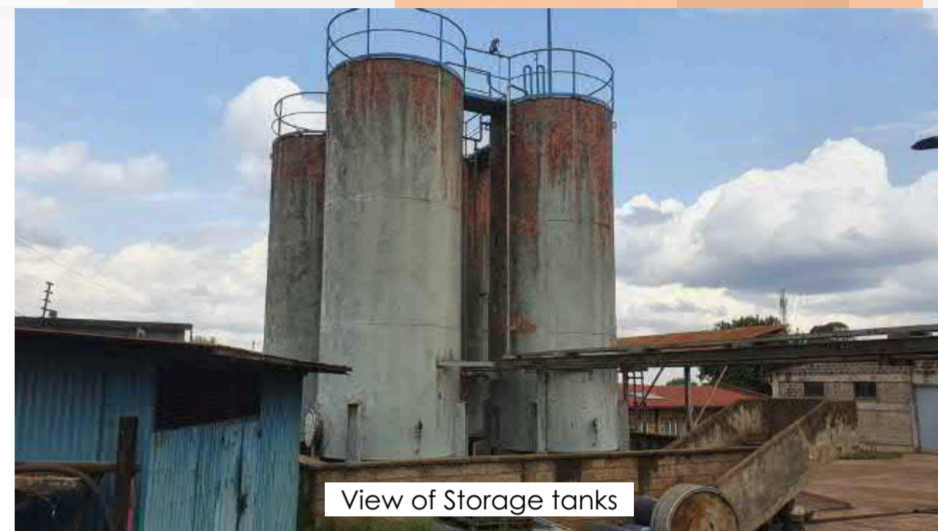
COMMERCIAL LAND USE LIMITATION, KIKUYU TOWN



View of Blending and filling station



View of Storage tanks



View of Storage tanks



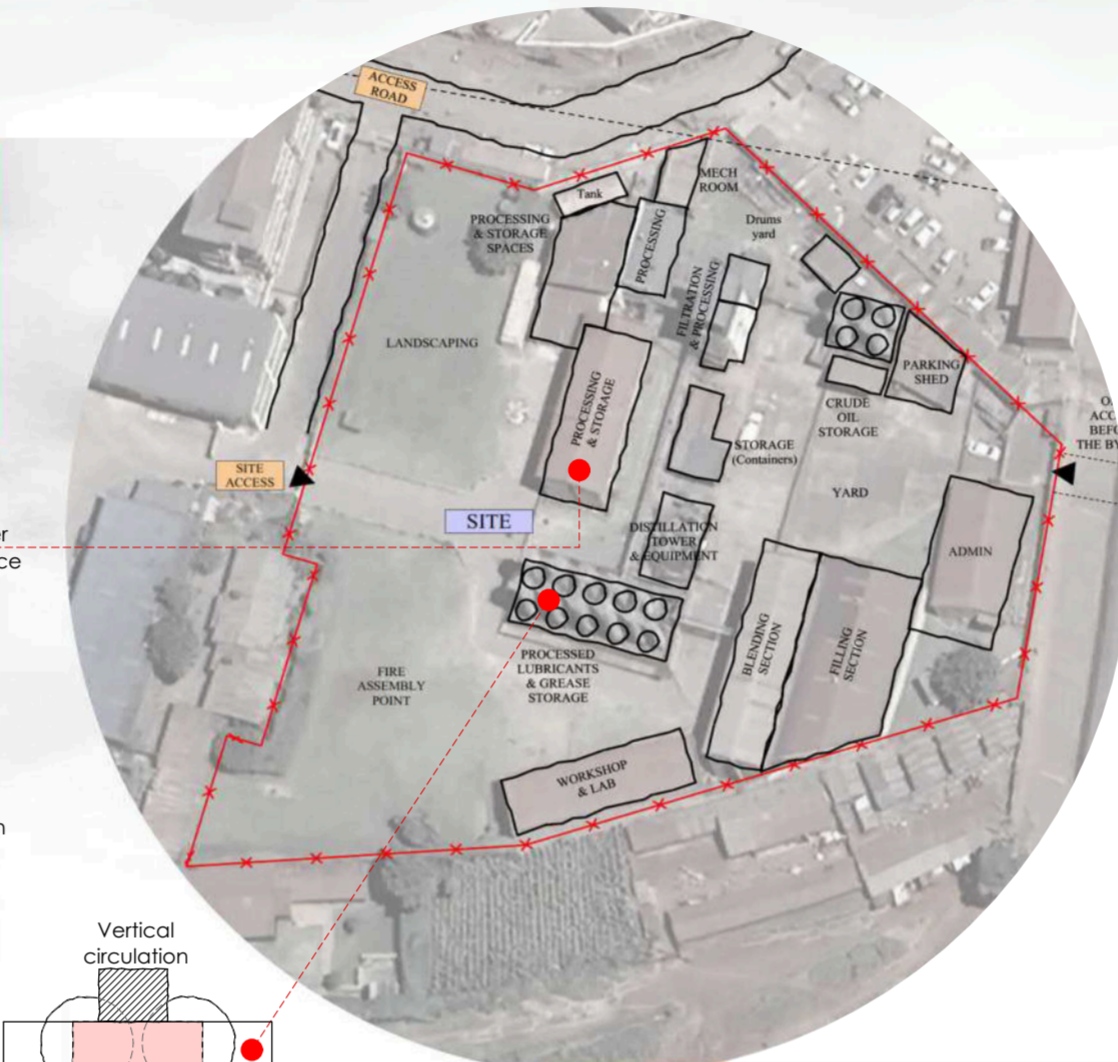
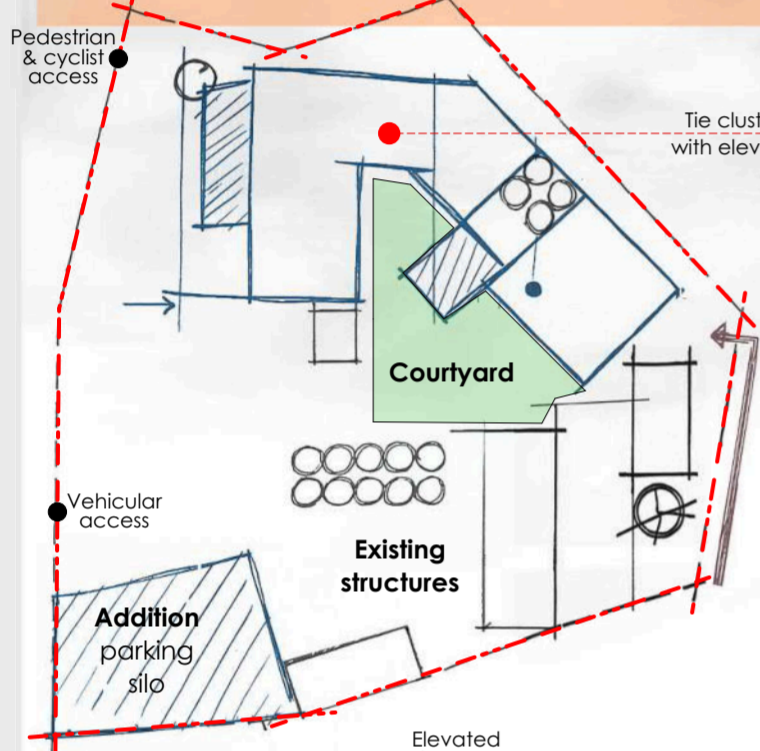
View of Filtration tower

View from access gate

**CONCEPT: CONTINUITY WITH CHANGE**

This concept approaches the development as an element of rejuvenation while retaining its historical past in the adaptation process.

The end goal is to re-imagine the existing developments with a contemporary look while retaining industrial aesthetic manifested through structural expressionism and guided by the best practices of conservation in adaptive reuse. This will be achieved by retaining as much as possible in the adaptation process with explicitness of the alterations.

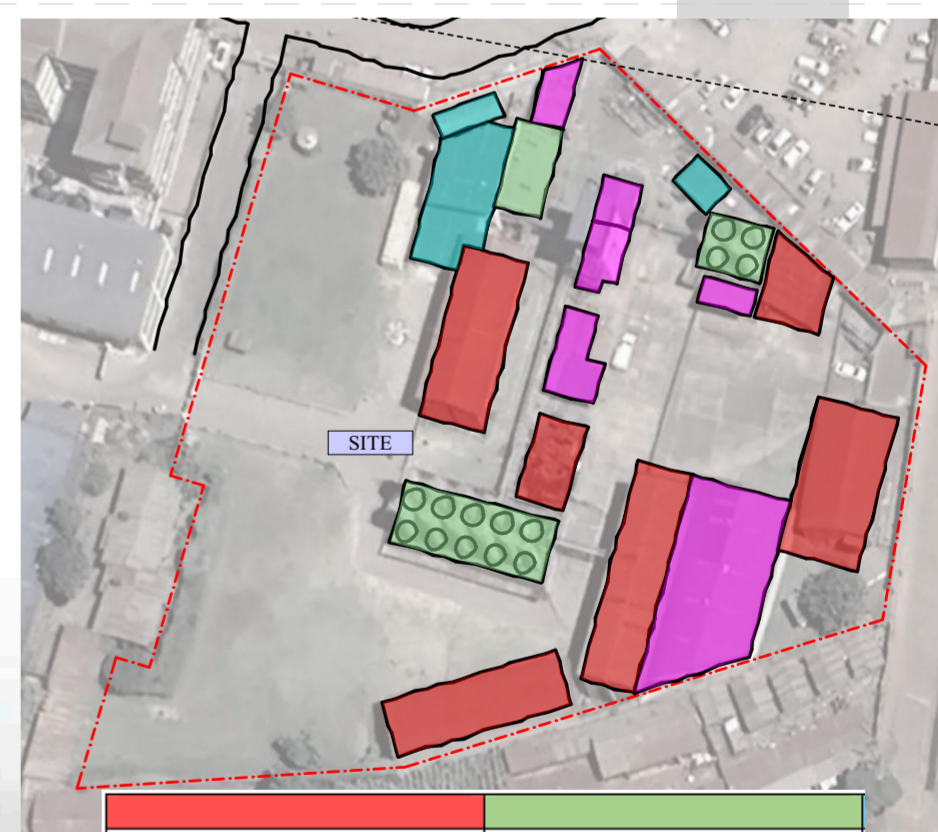
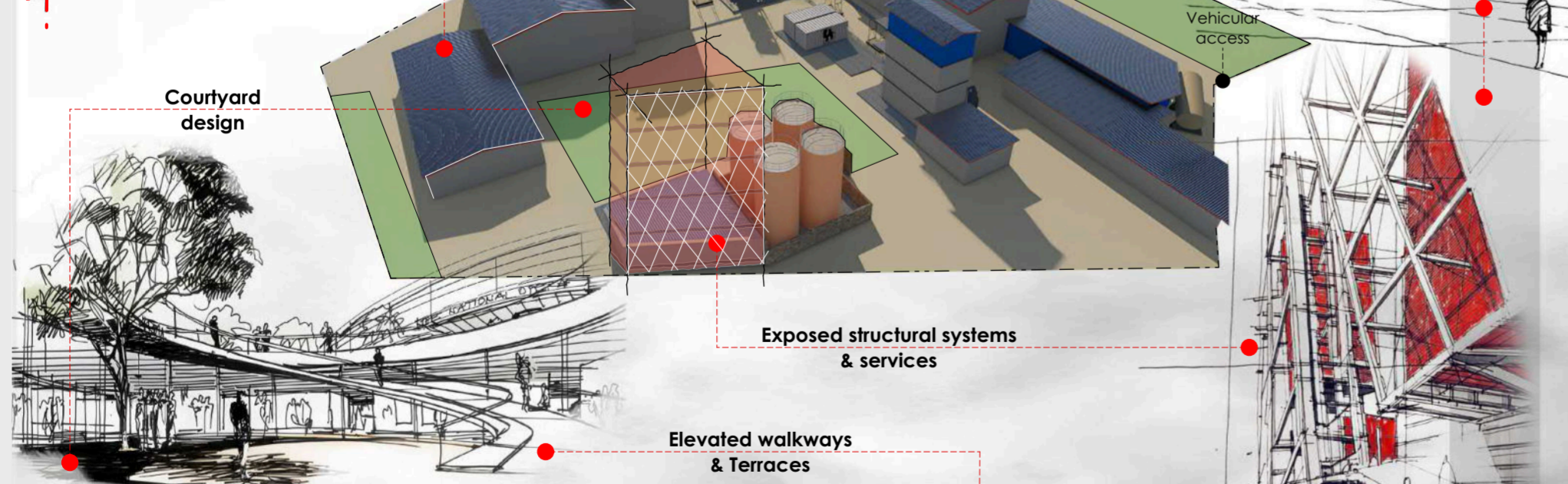
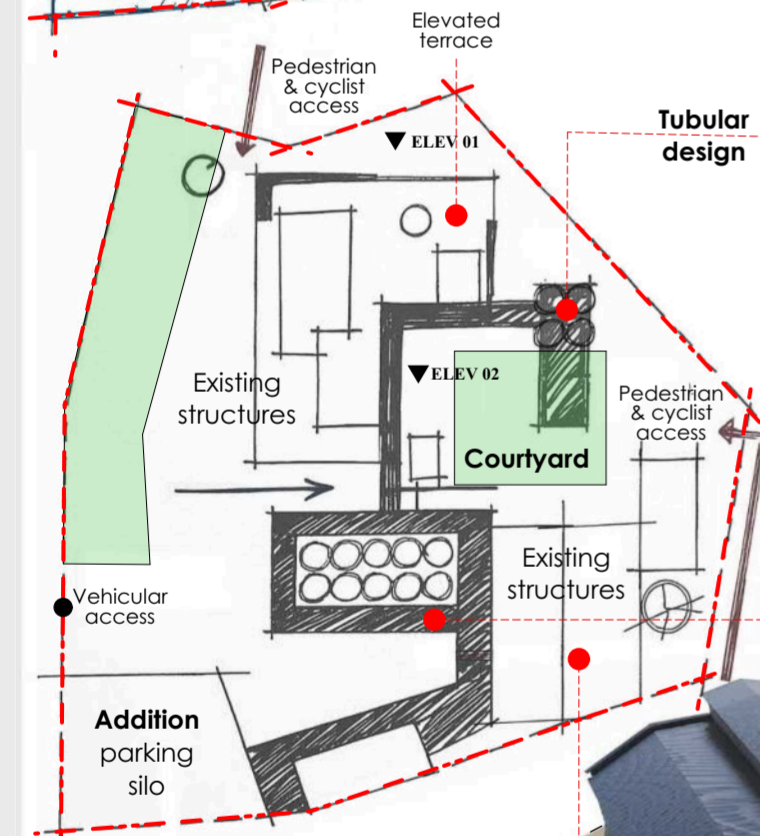
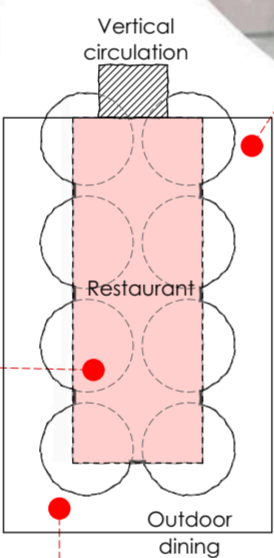


**DESIGN PHILOSOPHY: STRUCTURAL EXPRESSIONISM**

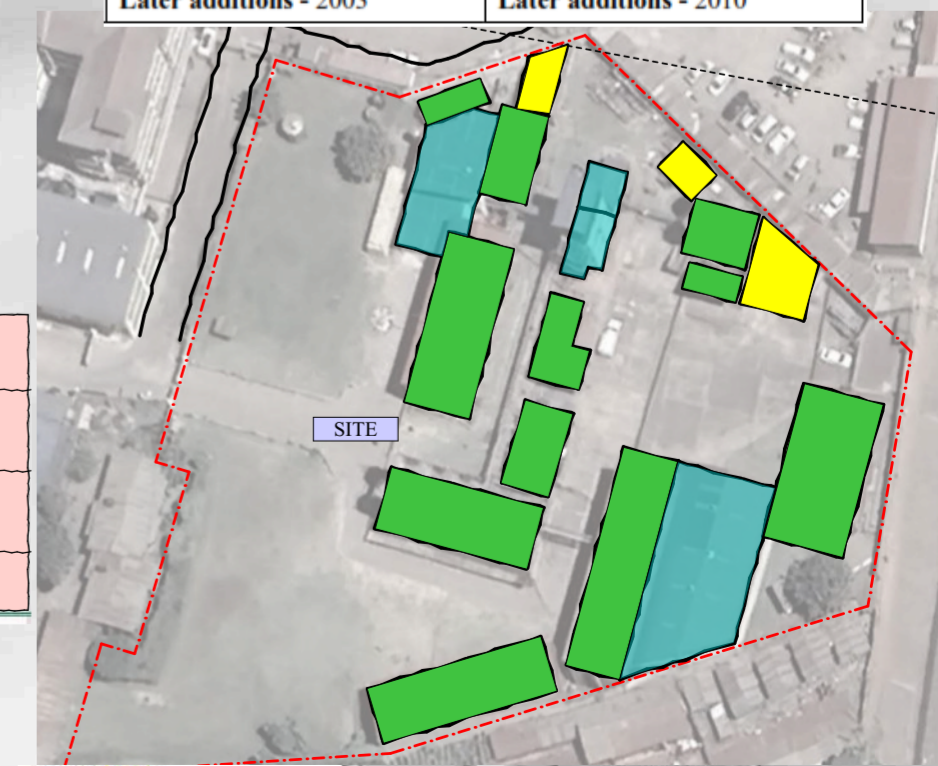
Structural expressionism is a design philosophy that explicitly expresses a building's structure as a key part of its aesthetic. It emerged in the mid-20th century as a reaction against purely decorative styles. (Pevsner, 1960)

Instead of hiding the framework of a building, structural expressionism puts it on display, often highlighting elements like steel beams, trusses, and service systems. This approach emphasizes honesty in materials, meaning that the materials used are presented in their natural state without being hidden or disguised. (Jencks, 1984)

The philosophy values the inherent beauty and integrity of materials like raw concrete, exposed steel, and unpainted wood.



Initial buildings - 1985	Later additions - 1995
Later additions - 2003	Later additions - 2010



**LEGEND**

Very bad	Bad	Fair	Good	Very good
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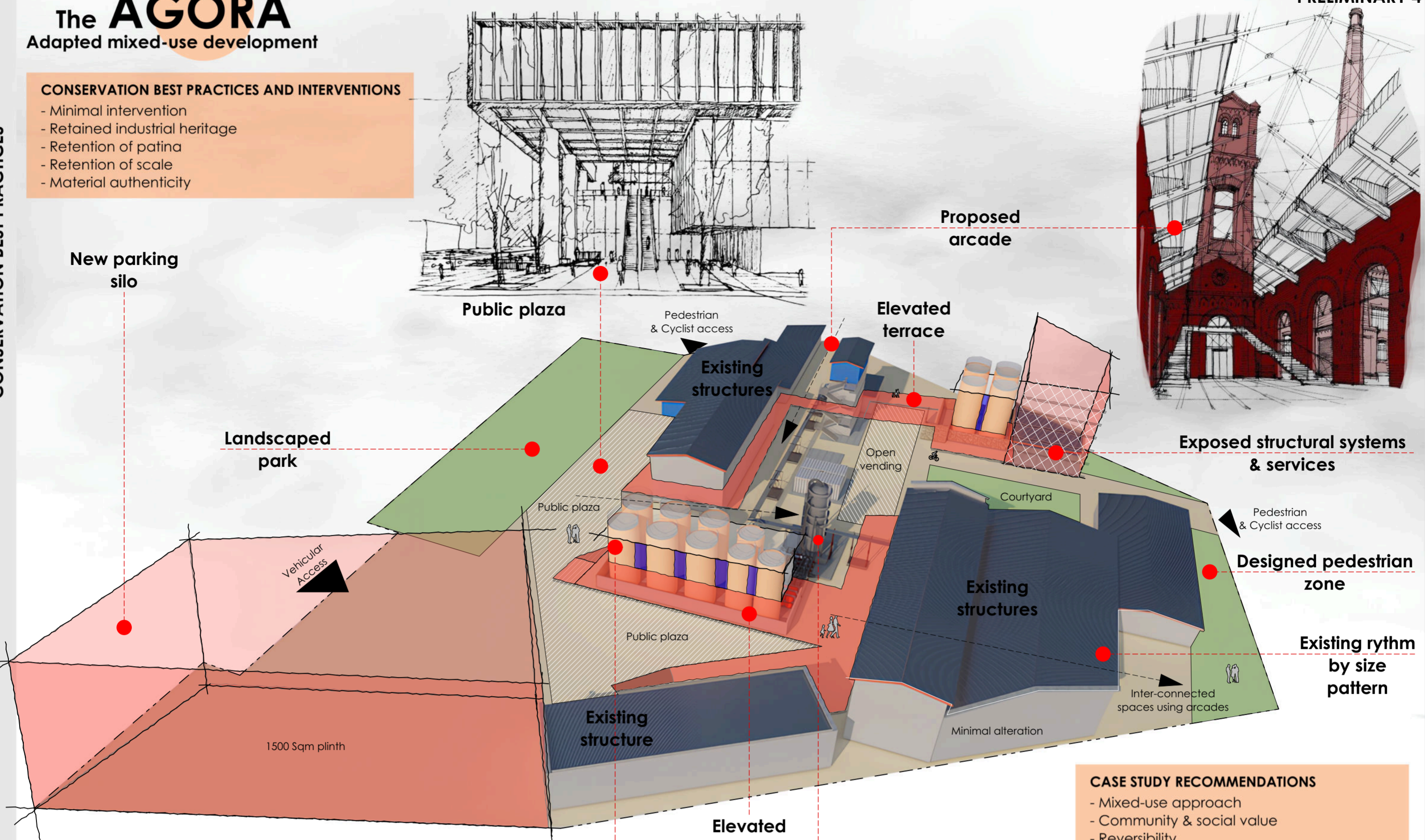
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## CONSERVATION BEST PRACTICES AND INTERVENTIONS

- Minimal intervention
- Retained industrial heritage
- Retention of patina
- Retention of scale
- Material authenticity

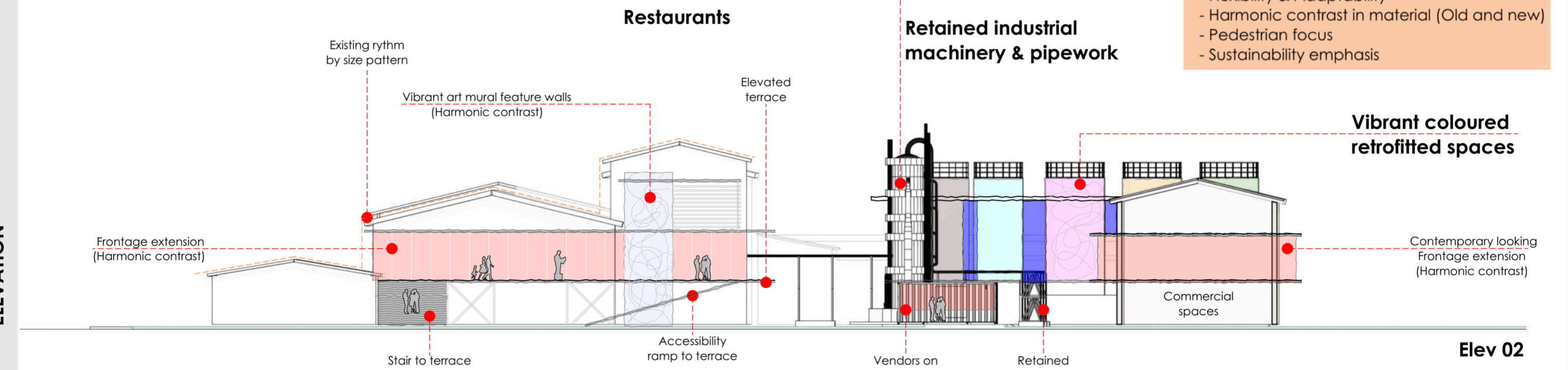
CONSERVATION BEST PRACTICES



- ### CASE STUDY RECOMMENDATIONS
- Mixed-use approach
  - Community & social value
  - Reversibility
  - Flexibility & Adaptability
  - Harmonic contrast in material (Old and new)
  - Pedestrian focus
  - Sustainability emphasis

PROPOSED APPROACH

ELEVATION



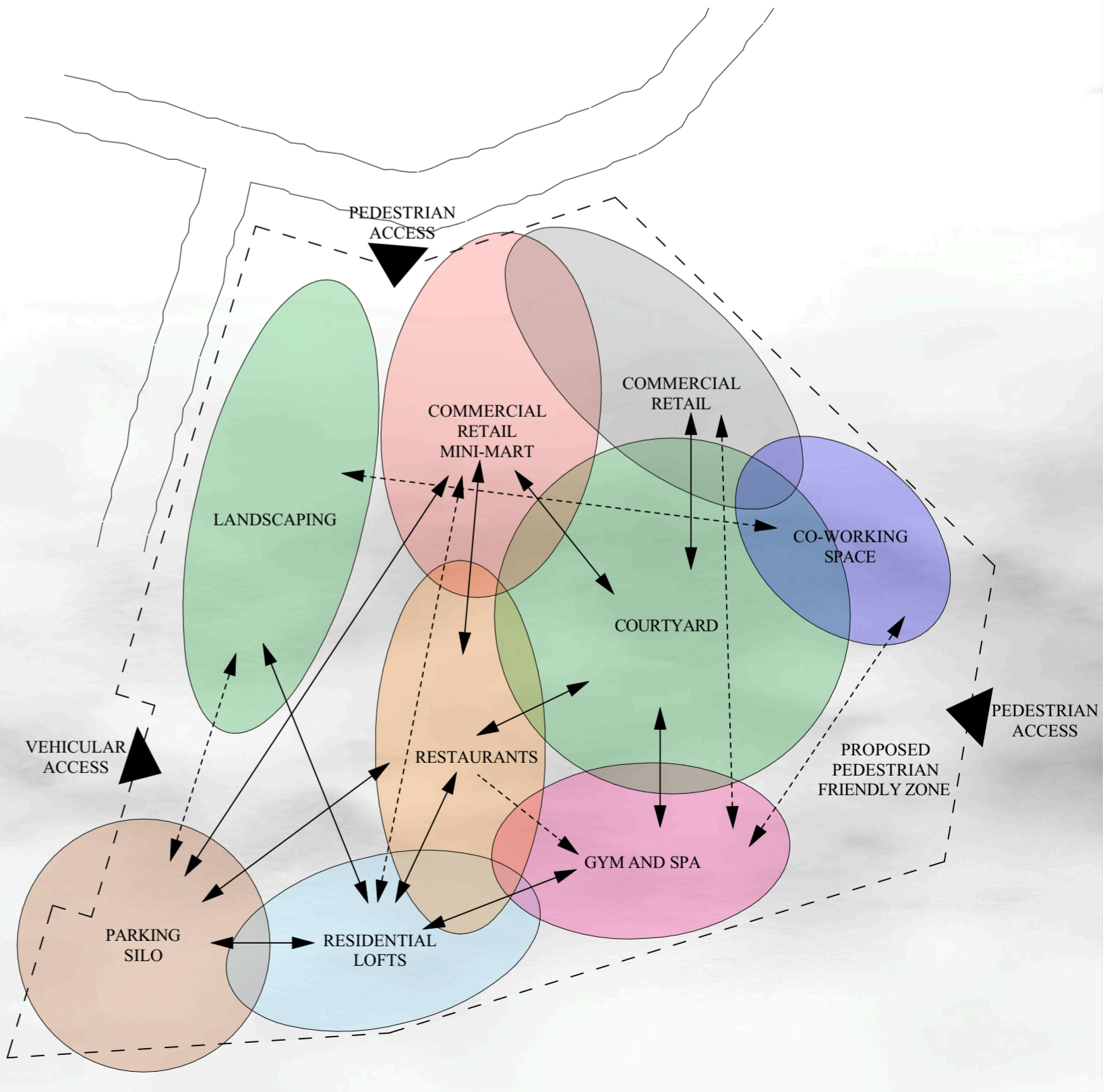
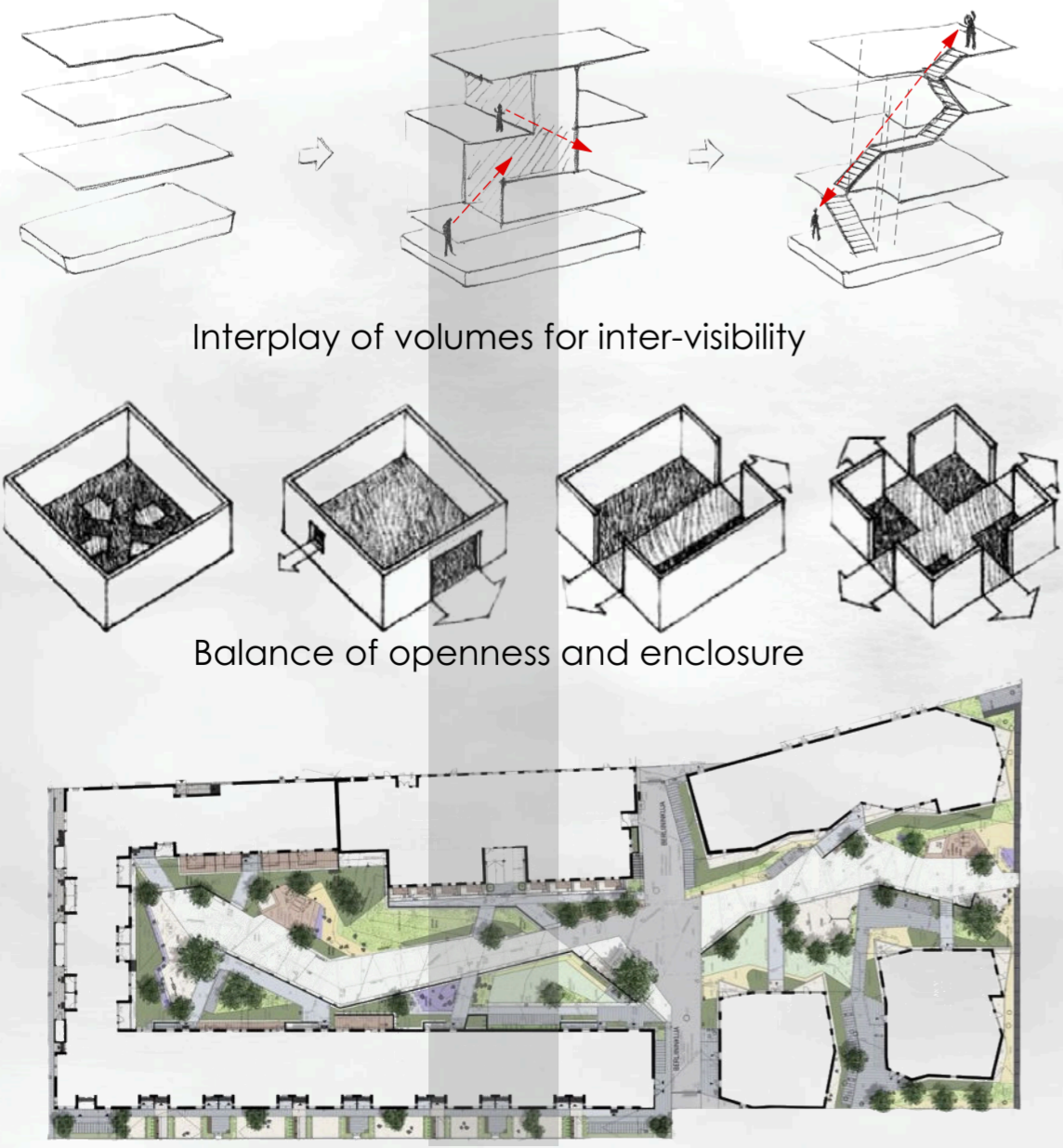
Elev 02

CASE STUDY RECOMMENDATIONS

## PROJECT INFO

- Location** - Kikuyu town, Kiambu  
**Current ownership** - Optimum Oil & Lubricant Ltd.  
**Project financing** - Joint public-private partnership
- Optimum Oil & Lubricant Ltd.
  - County Government of Kiambu
  - Invited shareholders

SPATIAL ATTRIBUTES & PATTERNS



SPATIAL RELATIONSHIPS

# The AGORA

Adapted mixed-use development

a) Access and circulation

SPACE	GRAPHIC/VISUAL	CONDITION ANALYSIS
County government maintained tarmac road with side walk		<b>CONDITION - GOOD</b> - Presence of sidewalk - Presence of storm water drain. - 3m reserve - Parking and temporary structures on the sides - Power lines and sewer on the reserve
Machine-cut masonry perimeter wall with electric fence		<b>CONDITION - FAIR</b> - Good condition structurally - Inverted - 3m high - Waste and urination around the perimeter.
Steel hinged gate, painted and branded.		<b>CONDITION - BAD</b> - Rusty and corroded gate - Chipped paintwork
Former access road gate facing the Southern-Bypass		<b>CONDITION - BAD</b> - Inverted 'back side' - Left a tiny footpath between boundary wall and the Southern bypass. - Leaking sewer and drains into the highway

**Building typologies based on construction period**

Initial buildings - 1985    Later additions - 1995    Later additions - 2003    Later additions - 2010

**Building typologies based on condition**

**LEGEND**  
Very bad    Bad    Fair    Good    Very good

SPACE	GRAPHIC/VISUAL	CONDITION ANALYSIS
Filling station (Later addition) 2010 23x14m 6m H.R - 2 floors (Gable-Pitch roof) H = 7m		<b>CONDITION - GOOD</b> - Intact structure - Unfinished walls - Doors, roof and window frames in good condition - Most window panes intact - Newer addition
Filtration tower (Later addition) 2010 8x4m 4m H.R - 4 floors (Gable-Pitch roof) H = 13m		<b>CONDITION - GOOD</b> - Intact steel structure - Oil stains - Doors, roof and window frames in good condition - Patchy corrugated sheets at the top - Most window panes intact - Newer addition

**ANALYSIS AND PATTERNS OF DECAY**

**CONDITION - FAIR**  
- Intact structure  
- Eroded base on overflow pit  
- Patina  
- Flaked paint on tank walls  
- Rusted fastening components

SPACE	GRAPHIC/VISUAL	CONDITION ANALYSIS
Paving Cabro, Prefabricated concrete slabs		<b>CONDITION - GOOD</b> - Accrued patina - Usable condition - Oil stains - Intact paving blocks
Landscaping Grass and hedge		<b>CONDITION - GOOD</b> - Well-trimmed grass - Carved foot paths - Ingrown bushes behind buildings - Waste material stored on landscaping

Workshop & laboratory 25x8.5m 3.5m H.R (Pitch roof) H = 5.5m		<b>CONDITION - FAIR</b> - Intact structure - Accrued patina (1980) - Partial corrosion on doors, roof and window frames - Oil stains on floor - Stained glazing - Most window panes intact - Faded paint on walls
Blending station 23x10m 3m H.R (2 floors) H = 10m		<b>CONDITION - FAIR</b> - Intact structure - Accrued patina (1980) - Partial corrosion on doors, roof and window frames - Oil stains on floor - Stained glazing - Most window panes intact - Faded paint on walls
Admin block 10x15m 4m Height (Pitched roof) H = 10m		<b>CONDITION - FAIR</b> - Intact structure - Accrued patina (1980) - Partial corrosion on doors, roof and window frames - Stained glazing - Most window panes intact - Faded paint on walls
Storage & processing near entrance 26x10m 3.5m H.R -2 floors (Gable Pitch roof) H = 9m		<b>CONDITION - FAIR</b> - Intact structure - Accrued patina (1980) - Partial corrosion on doors, roof and window frames - Stained glazing - Most window panes intact - Faded paint on walls

**ANALYSIS AND PATTERNS OF DECAY**

**Figure 4.25 Landscaping view – Manicured grass**  
Source Photograph; Author, 2025

**Figure 4.24 Backyard view – Waste drum storage**  
Source Photograph; Author, 2025

**Figure 4.26 Analysis of External Paving Source Photograph; Author, 2025**

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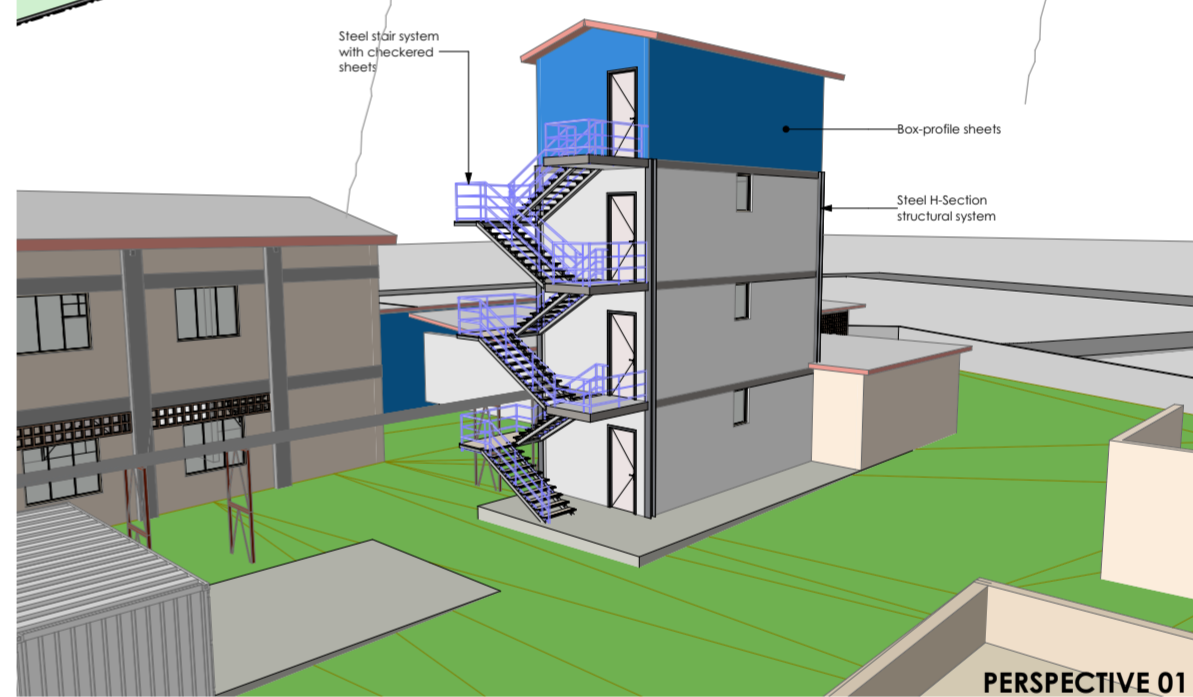
Adapted mixed-use development

EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

EXISTING INDUSTRY GROUND FLOOR PLAN



EXISTING PERSPECTIVE

EXISTING FIRST FLOOR PLAN



EXISTING INDUSTRY FIRST FLOOR PLAN



SECTION 03

# The AGORA

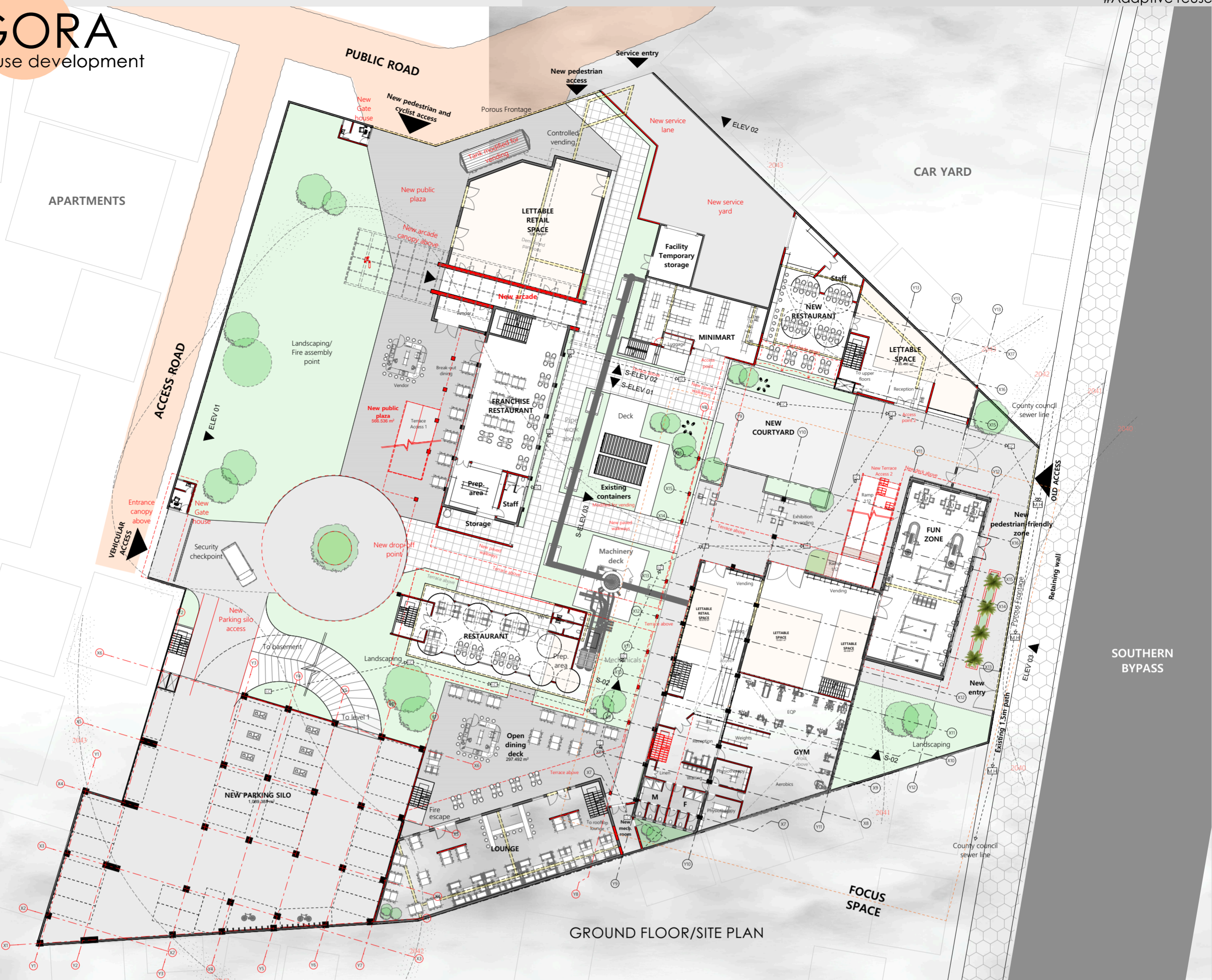
Adapted mixed-use development

### NEW PROPOSAL LEGEND

- Access roads
- New works
- Demolitions
- Existing works

NEW PROPOSAL SITE PLAN

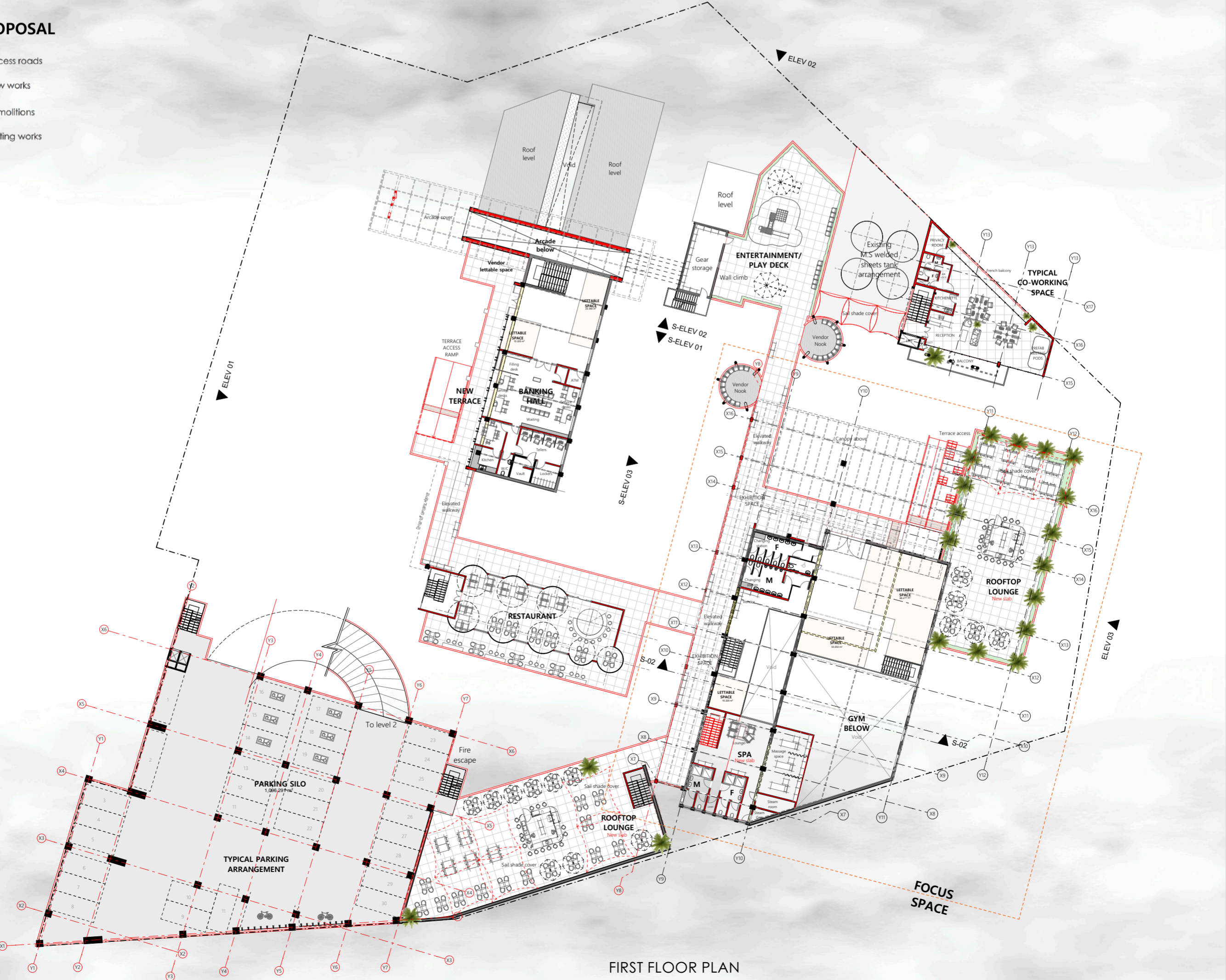
APARTMENTS  
FURNITURE INDUSTRY  
LOW-RISE DEVELOPMENT



NEW PROPOSAL GROUND FLOOR

### NEW PROPOSAL LEGEND

- Access roads
- New works
- Demolitions
- Existing works



NEW PROPOSAL FIRST FLOOR

# The AGORA

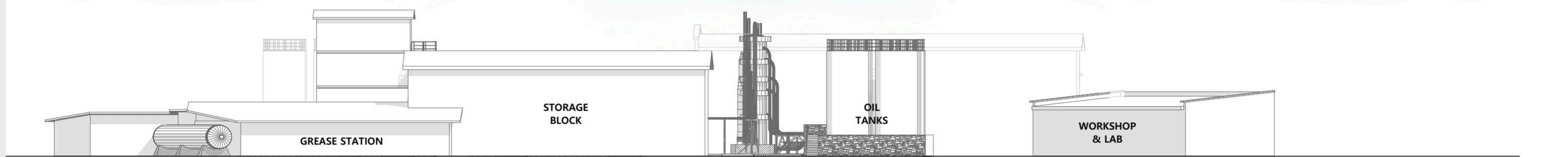
Adapted mixed-use development

NEW



ELEVATION 01 NEW

OLD



ELEVATION 01 AS-BUILT

NEW



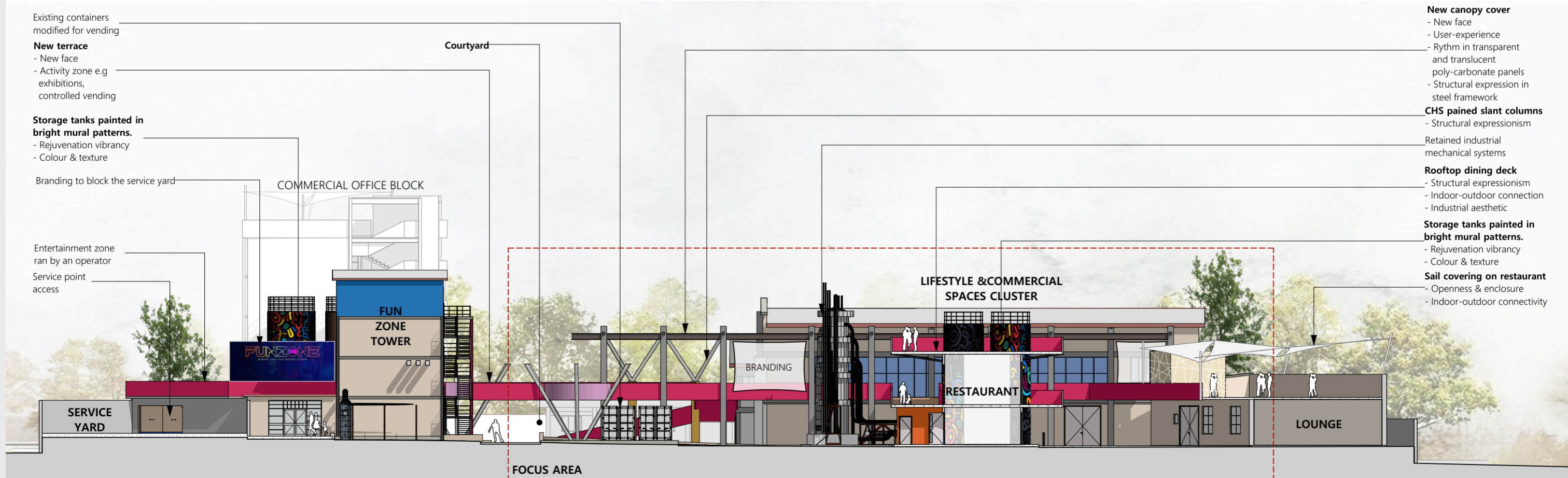
SECTIONAL ELEVATION 01

NEW



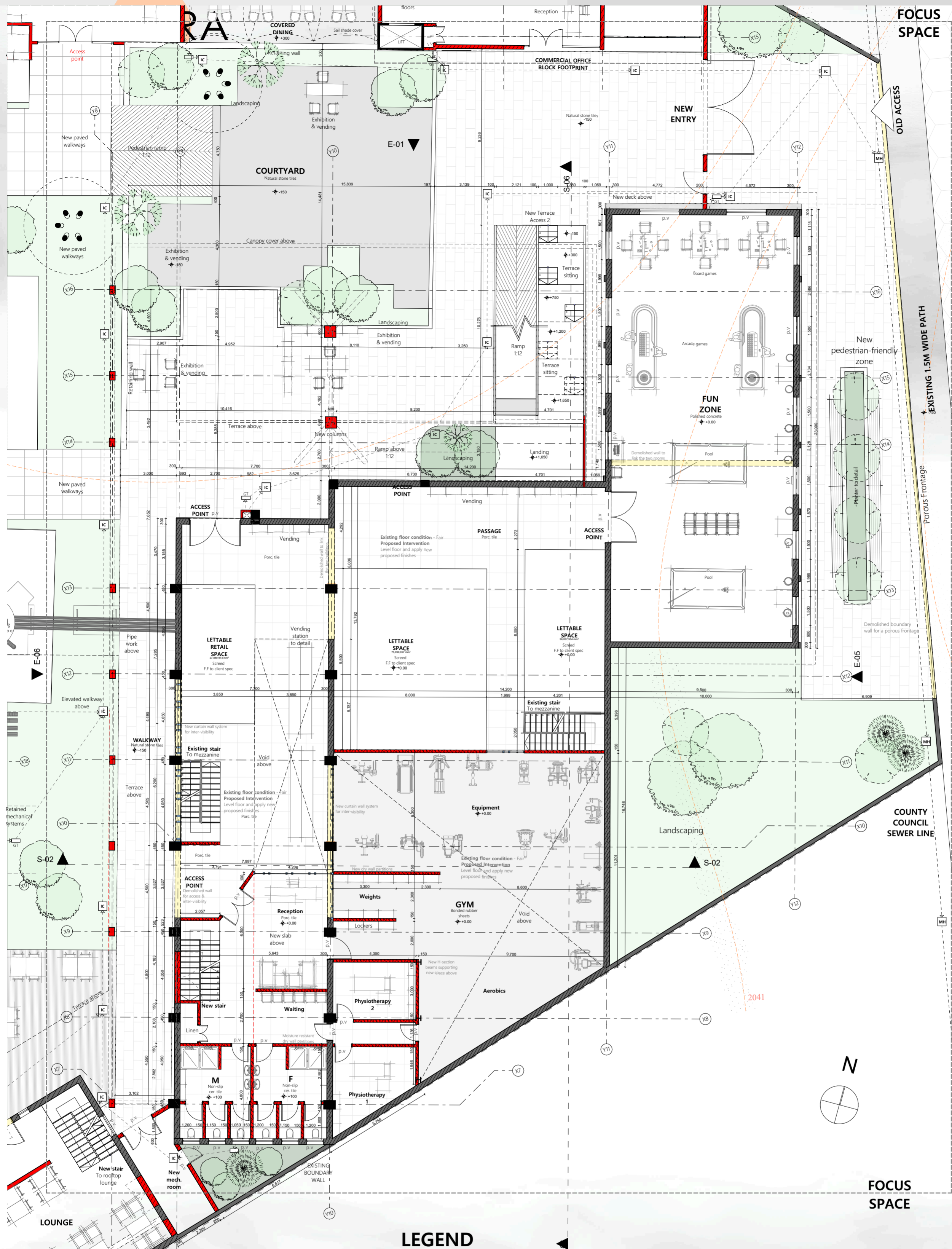
SECTIONAL ELEVATION 02

NEW



SECTIONAL ELEVATION 03

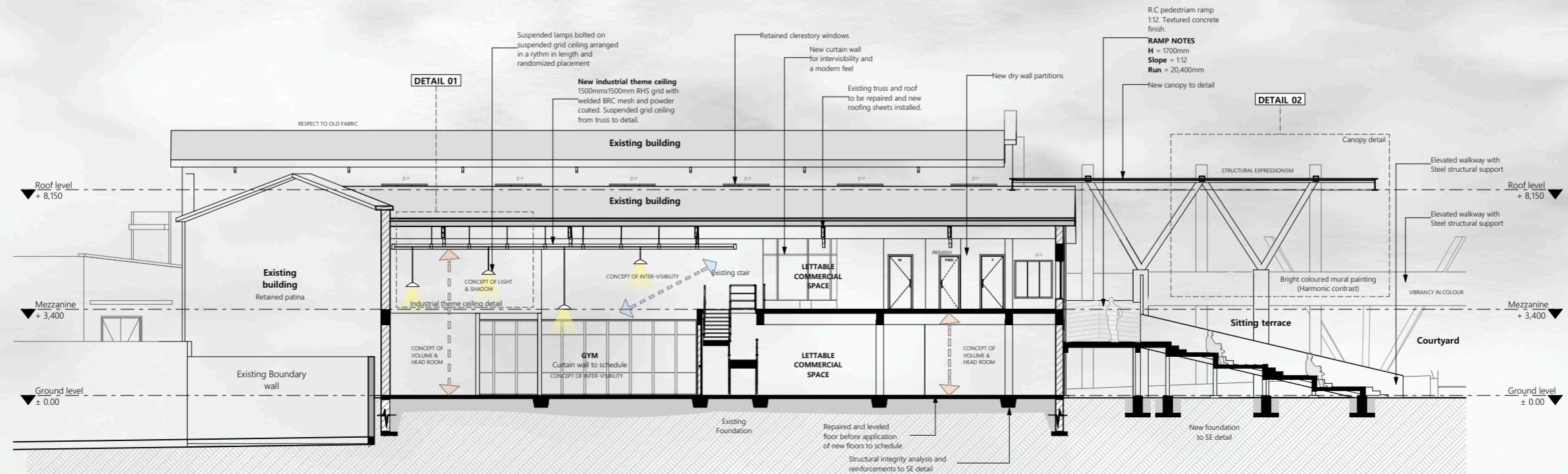
DETAILED FLOOR PLAN ON FOCUS SPACE



LIFESTYLE AND WELLNESS CLUSTER PLAN

LEGEND

- Existing masonry walls
- Existing structural members
- Demolitions on existing walls
- Filled walls on existing openings
- New 200mm masonry walls on drainage walls
- New 75-100mm Drywall partitions
- New R.C. columns



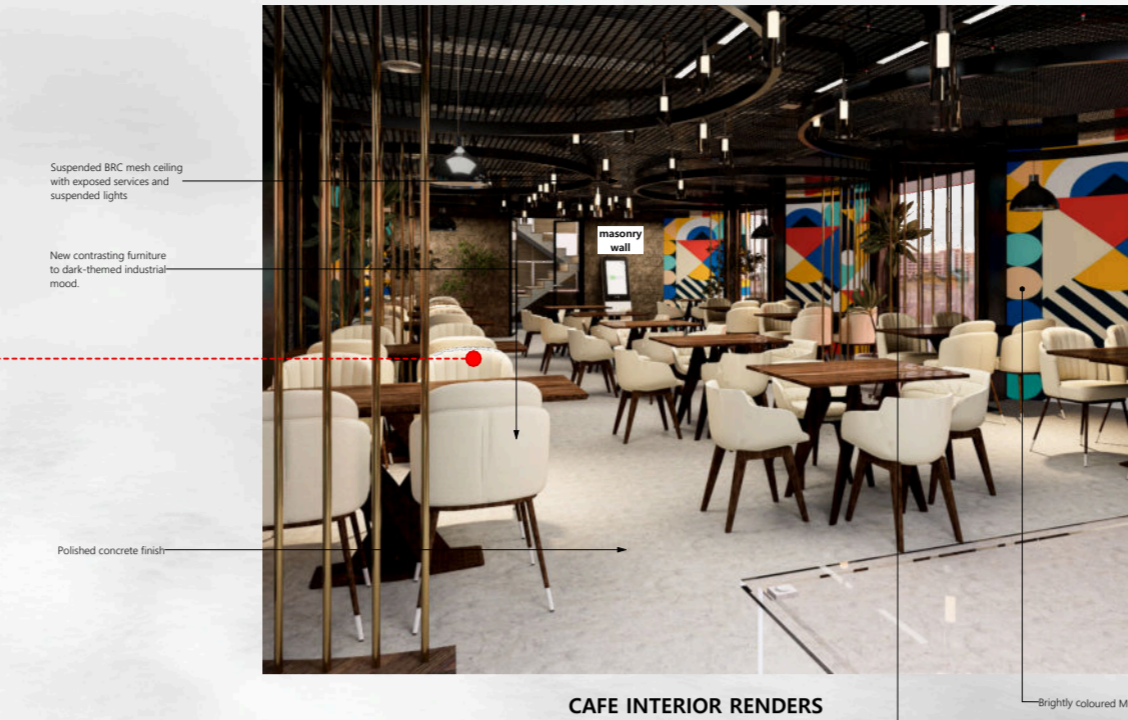
SECTION 06

B.A.R.C.H. V.I.E.T.A.M. SECTION

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ADAPTED CAFE

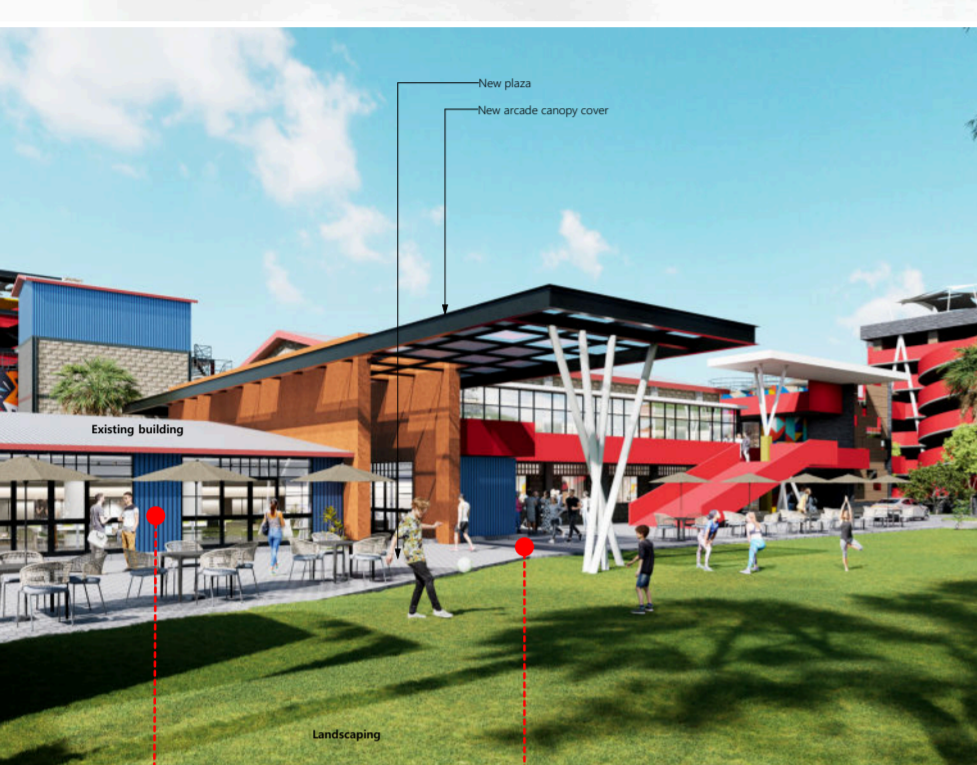


CAFE INTERIOR RENDERS



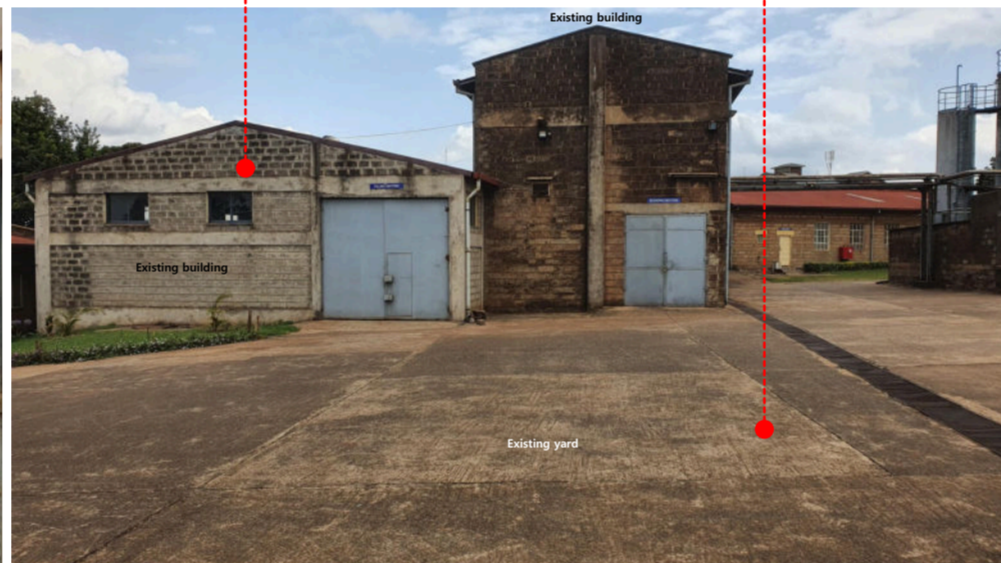
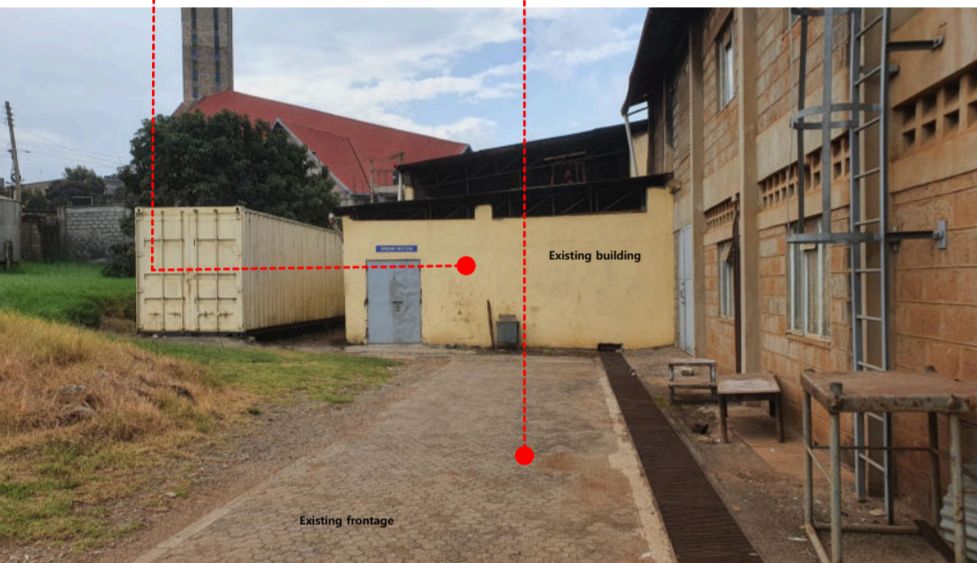
CAFE INTERIOR RENDERS

VIBRANT MIXED-USE DEVELOPMENT



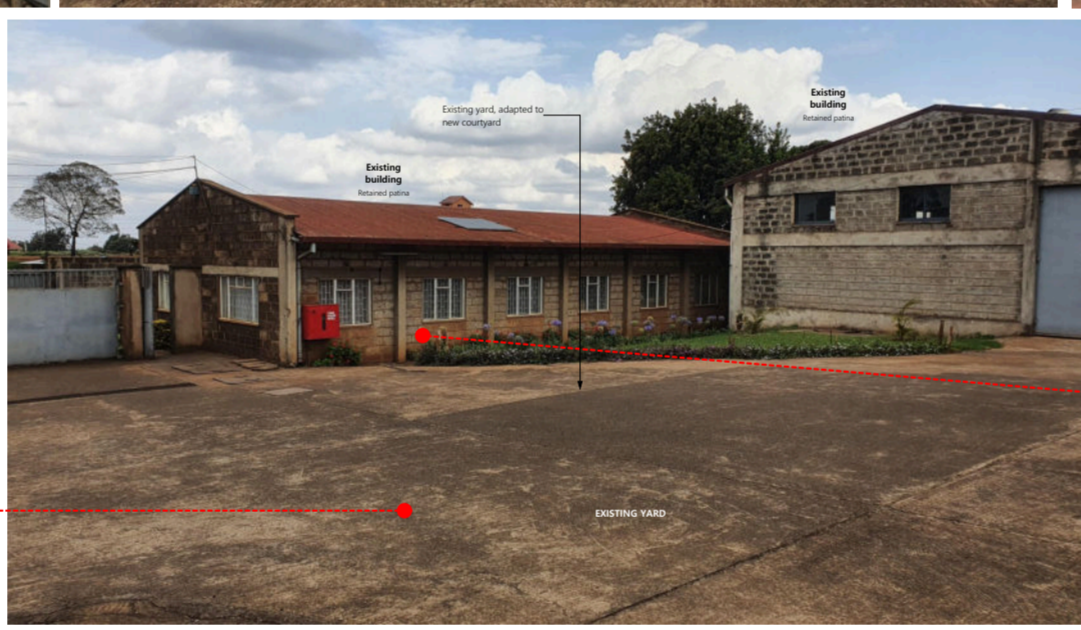
VIBRANT MIXED-USE DEVELOPMENT

ABANDONED INDUSTRY



ABANDONED INDUSTRY

COMPARATIVE RENDERS



COMPARATIVE RENDERS



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