





cluster 1 Church Square



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CHARACTER

It is a place with a strong identity and symbolic meaning the Pretoria and visitors, situated in the centre of the CBD.

This cluster is the very origin of Pretoria with the two axes, Church and Paul Kruger street crossing at the square.

The Surrounding urban fabric on Church Square is well maintained historical buildings, while the public square itself is very accessible and has an intimate scale.

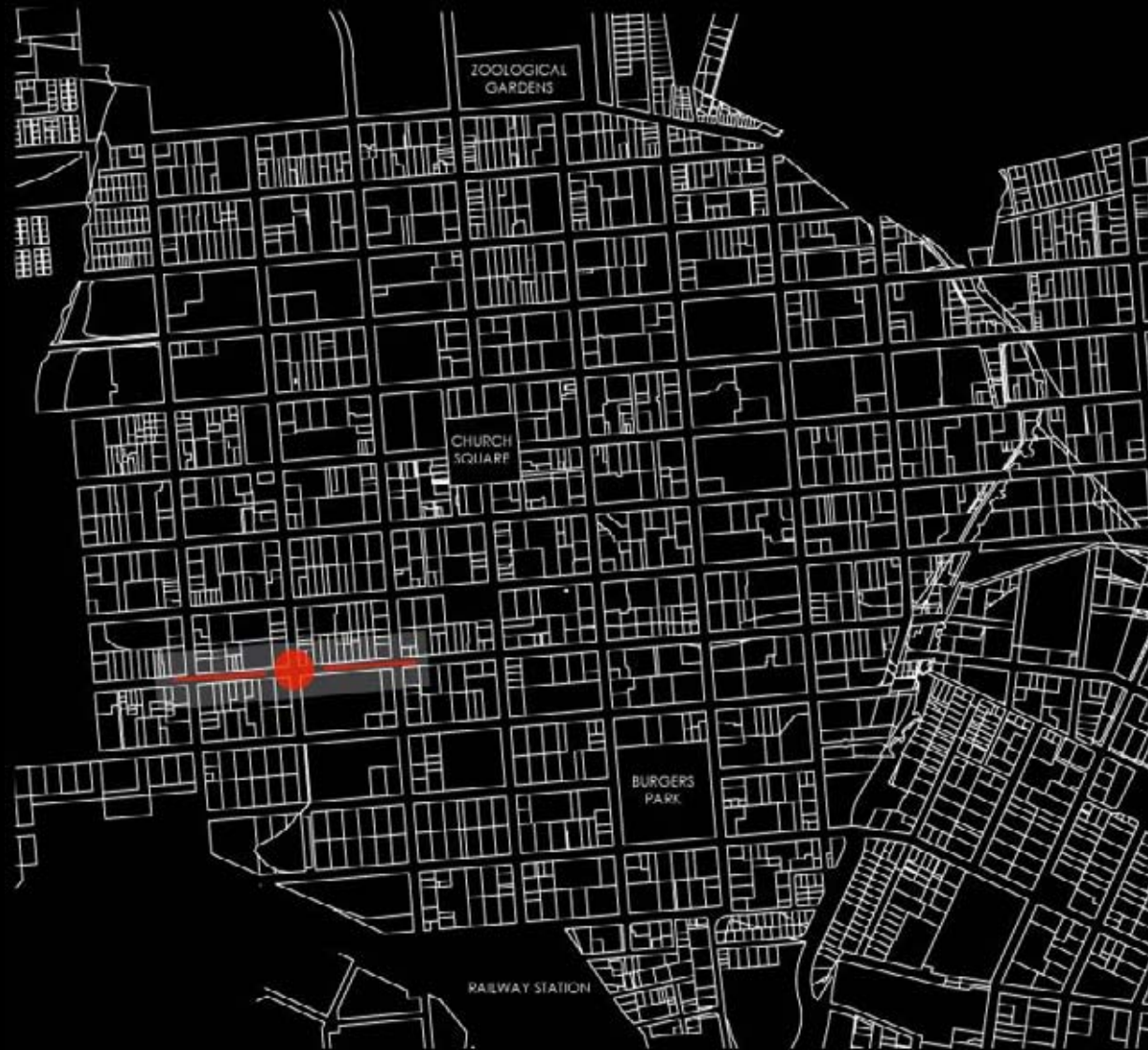
A very successful space and place in the CBD

OPPORTUNITIES

There is an opportunity for the adaptive reuse of the existing buildings, which currently only function as mono functional peripheral structures.

The layout can be changed, to accommodate the existing users as well as the BRT transport system as proposed for the city.

The existing quality of the street and street furniture can be upgraded.



cluster 2 Skinner Street



NORTH ELEVATION

cluster 2 Skinner Street

Cluster 2

Skinner Street

CHARACTER

A Centrally located cluster within the city, it's the main entrance into the city with high levels of fast moving traffic.

It's a highly legible movement corridor that unfortunately by its very nature, divides the CBD into Southern and Northern areas.

Accommodating the vehicular traffic while neglecting the pedestrian

It's not a pedestrian friendly area with many buildings not relating to the street, in reaction to that a lot of greenery has been added to the street in an attempt to soften the hard surfaces and improve the spacial quality.

OPPORTUNITIES

The Northern Elevation can be redeveloped, along with the open lots that are spread along Skinner Street.

There is also the opportunity to create public parks on the central Islands, which would include using the existing green structures and assessing the current traffic situation, controlling the speed of the vehicles

In the process more pedestrian friendly crossings can be created along the street. In an attempt to bridge the divide between the southern and northern section of the CBD



cluster 3 Paul Kruger Street south



EAST ELEVATION

cluster 3 Paul Kruger Street south

Cluster 3

Paul Kruger Street South

CHARACTER

Cluster serves as a transitional zone and gateway for pedestrians and commuters moving to and from the CBD by train, while visually it the North South Axis terminates on the station creating a good edge to the CBD turning the station into a destination.

There is a high level of commerce and pedestrian movement in this area, While also being fairly dense with 4 to 6 storey buildings bordering the street. The urban quality is very harsh with very little trees along the street.

OPPORTUNITIES

There is an opportunity for the cluster to embrace its transitional quality upgrading the pedestrian environment, and proposing safe pedestrian crossings, adding greenery to soften the environment

By using the existing heritage resources of the cluster a visual gateway can be created The area can be densified, adding housing to the area and upgrading the quality of the existing urban fabric.



cluster 4 Pretorius Street



cluster 4 Pretorius Street



EASTERN VIEW DOWN PRETORIUS STREET



WESTERN VIEW DOWN PRETORIUS STREET

cluster 4 Pretorius Street

Cluster 4 - Pretorius Street (Potgieter - Bosman)

Character - Broad sidewalks lined with historic trees. The block surrounded by Pretorius, Schubart, Church and Potgieter has a distinct historic character. Significant buildings in this block include the old West End School, an old Cape Dutch building, the old Church and then Paul Krugers house on the opposite side of Church Street. Little commercial activity. Actually it feels quite empty and desolate from the city centre (although it is in fact just a few hundred metres away from it).

Problem - Very low densities. Scattered development. Too little commercial+residential activity.

Proposal - Higher densities(residential and commercial). Commercial activity on the street edge, utilizing the broad sidewalks as a pleasant public environment, giving the area a unique character.

Cluster 4 -Pretorius Street (Bosman - Andries)

Character - High density, high rise commercial and office/governmental development. Commercial activity on street edge.

Problem - Poor public interface. Unpleasant environment. Good public spaces are enclosed!!!

Proposal - Utilize the good public spaces that are already provided, take the fences away! This will create places in the street for public, creating activity nodes and creating more open, safe, visually pleasing public spaces.



cluster 5 Northern Housing Precinct



cluster 5 Northern Housing Precinct

Cluster 5

Northern Housing Cluster

Strengths: The houses within this area are fairly old and can be dated back to the 1900's yet they are still kept in a fairly good condition. This shows a pride of ownership amongst the residences living in the area. There is also avenues of trees which run along the pavements in this area. This greenery contributes to the streetscape of the area creating a neighbourhood atmosphere.

Weaknesses: The surrounding infrastructure of the area is in poor condition. The pavements are cracked and paving is missing. There is litter scattered around on the pavements opposite the houses and the vegetation is allowed to grow wildly as well. The housing cluster is also isolated from the city centre and cannot expand as it is surrounded by the zoo in the east, the sports ground in the north and a school in the west.

Opportunities: There is opportunity for the upgrading of the housing cluster and for further strengthening of the neighbourhood atmosphere within the area. Incentives or maintenance programs should be put in place in order to allow for the upkeep of the houses and surrounding area i.e. more planting of vegetation, litter to be removed, pavements to be built in the correct manner etc.

Threats: Crime - as a result of the housing cluster being far to isolated from the city centre. Gentrification - as a result of upgrading of the area, property value would increase. This would force current property owners to sell their properties.



cluster 6 Church Street East



cluster 6 Church Street East

Cluster 6: Church Street East

STRENGTHS

- Retail activity
- Pedestrianised street=safe (car free zone)
- Street vendors-add to vibe
- Space for movement
- Trees-Boulevard effect
- Density
- Heritage value-water furrows etc
- Arcades

WEAKNESSES

- Not enough higher end retail
- Not enough 24 activity throughout
- No Housing
- Lillian Ngoma? Square is large, hard unfriendly surface
- Not enough parking

OPPORTUNITIES

- Densify
- Housing
- 24 hour zone
- Adaptation of Lillian Ngoma? Square
- Duplicate street character elsewhere

THREATS

- Impede vehicular movement
- Shortage of parking due to removal of off street parking
- Crime within crowded areas

Light and noise pollution especially during night time due to 24 hour activity

STRENGTH

- 1 GRID
- 2 STRONG CENTRAL CORE
- 3 GEOGRAPHY N/S DEFINED
- 4 HISTORICAL FEATURES
- 5 ACCESSABILITY
- 6 CAPITAL
- 7 ROBUST BUILDING STOCK
- 8 GREENERY
- 9 JACARANDA
- 10 CLIMATE

WEAKNESSES

- 1 LACK OF BOUNDARY W/E
- 2 LACK OF PUBLIC SPACE
- 3 VEHICLE DOMINATED
- 4 WEAK PUBLIC TRANSPORT
- 5 VACANT PLOTS/BUILDINGS
- 6 LACK OF PUBLIC TRIDE
- 7 LOW HOUSING DENSITY
- 8 PUBLIC SAFETY
- 9 MISSING INVESTMENTS
- 10 POOR PUBLIC FACILITIES

OPPORTUNITIES

- 1 BROWNFIELD DEVELOP SITES
- 2 CULTURAL DIVERSITY
- 3 ENHANCING OF NODES
- 4 PUBLIC TRANSPORT
- 5 STRENGTHENING ADM. FUNCTION
- 6 CAPITALIZATION NATURAL RESOURC
- 7 FOCUSED TOURISM
- 8 24hrs Society

RISKS

- 1 GENTRIFICATION
- 2 SHORT SIGHTED VISION
- 3
- 4 GETTO'S
- 5 AD HOC DEVELOPMENT

