

## 700 IMPLEMENTATION AND CONCLUSION

### Implementation

- land ownership
- release of the land
- finance for the STDC building

### Conclusion



### Land ownership

The site is currently (2006) owned by: GOVPRET (PTY) LTD

Postal Address: P.O. Box 15  
PRETORIA  
0001

The current (2006) tenant on site is listed as: PREMIUM GOVPRET

Postal Address: P.O. Box 15  
PRETORIA  
0001

### Release of the land

ERF 3451 will need to be subdivided as the proposed site is an empty portion of an occupied site. The thesis proposes that the project will be funded through a joint venture with the South African State Theatre and the Department of Arts and Culture. The proposed site for the State Theatre Dance Centre (STDC) will need to be bought by the clients as the site will have to undergo a notary linking to the State Theatre (ERF R/2909). This also means that neither of the sites/buildings (South African State Theatre or the State Theatre Dance Centre) can be sold without the other; the two sites will be bound legally.

The reason for the notarial linking is that the proposed STDC project contains no parking facilities. The users of the STDC building will make use of the parking facilities available at the State Theatre.



## Finance for the STDC building

A joint venture between the South African State Theatre and the Department of Arts and Culture is proposed. The estimated building cost has been calculated as follows:

Project description	The State Theatre Dance Centre
Date	October 25, 2006
Architect	Anton Wessels
Site	ERF 3451
Method of calculation	R/m <sup>2</sup> of construction area

The assessment was based on the following:

- Current building costs
- Area according to architect's drawings
- Normal soil conditions for foundations

No allowance was made for the following:

- Professional fees
- Site cost
- Escalation in building cost
- Services
- Legal costs
- Cost of subdivision (the site is the undeveloped portion of ERF 3451)
- Cost of notarial binding
- Approval of construction drawings
- Interest on loans
- Taxes
- Municipal fees

### Accommodation schedule:

Description	Area (m <sup>2</sup> )
- Reception, waiting room and circulation on all floors.	925
- Office spaces	113
- Restrooms	90
- Dance studios	600
- Changerooms	182
- Classrooms	112
- Therapy rooms	52
- Cafeteria and kitchen	184
- Lounge	80
- Gymnasium	100
- Gallery	223
<b>Total construction area:</b>	<b>2746 m<sup>2</sup></b>



<b>Schedule of Accommodation</b>					
<b>Space discription</b>	<b>Number of spaces</b>	<b>Area/Space (m<sup>2</sup>)</b>	<b>Area (total) (m<sup>2</sup>)</b>	<b>Cost/m<sup>2</sup> ( R )</b>	<b>Cost ( R )</b>
Reception, lounge and circulation spaces (ground floor)	1	256	256	R 5,000.00	R 1,280,000.00
Circulation and lounge (first floor)	1	195	195	R 5,000.00	R 975,000.00
Circulation and lounge (second floor)	1	(187 + 32)	219	R 5,000.00	R 1,095,000.00
Circulation and lounge (third floor)	1	187	187	R 5,000.00	R 935,000.00
Circulation and lounge (fourth floor)	1	(63 + 60 + 30)	153	R 5,000.00	R 765,000.00
Office spaces	1	113	113	R 5,500.00	R 621,500.00
Restrooms	2	45	90	R 4,500.00	R 405,000.00
Dance studios	4	150	600	R 7,400.00	R 4,440,000.00
Changerooms	2	91	182	R 4,500.00	R 819,000.00
Classrooms / conference facilities	2	56	112	R 7,500.00	R 840,000.00
Therapy rooms	2	26	52	R 5,500.00	R 286,000.00
Cafeteria and kitchen	1	184	184	R 6,500.00	R 1,196,000.00
Lounge	1	80	80	R 4,500.00	R 360,000.00
Gymnasium	1	100	100	R 5,200.00	R 520,000.00
Gallery	1	223	223	R 5,300.00	R 1,181,900.00
<b>Total area:</b>			<b>2746</b>		
<b>Estimated sub-total cost:</b>					<b>R 15,719,400.00</b>
<b>Prelims (10% of building cost)</b>					<b>R 1,571,940.00</b>
<b>Architectural fee</b>					<b>R 1,115,059.50</b>
<b>Total estimated building cost</b>					<b>R 18,406,399.50</b>
<b>Professional Fee:</b>					
Base fee ( R )	R 54,000.00				
Percentage of Project cost	6.75%				
<b>Total fee ( R )</b>	<b>R 1,115,059.50</b>				

Fig 7.1: Cost estimation spread-sheet

## Conclusion

The proposal for the State Theatre Dance Centre (STDC) originated from an analysis of the environment within the CBD of Pretoria. The project looked at a part of the CBD that the author perceived as one of several vital areas within the city of Pretoria that require remedy and improvement. Through analysis the positioning of new elements in relation to existing elements was introduced within the built fabric. It is anticipated that the intervention can improve the existing condition of the area for pedestrians and users. The vehicle for the thesis is the STDC, but in order for the project to achieve its full potential, the concept for the surrounding environment requires serious consideration.

‘The human body brings space to life and dance into being. And the choreographic placement of dancers’ bodies describes the volume within which dance is performed. Choreography itself consists of a changing series of images built upon combinations of the human body. For that reason the empty space between dancers is as critical as the space each occupies’ (Armstrong and Morgan: 9). The spaces between elements within the built environment are therefore just as essential as the space each element inhabits. It is the space in-between that electrifies the individual element with life and expression.

The STDC building is of such a nature that it can be fully functional without the changes made to the surrounding environment, yet these contextual changes will enhance the project considerably. The STDC is anticipated to become a beacon and landmark within the CBD whilst being a symbol of 21<sup>st</sup> century architecture.

The project responds sensitively to the environment yet does not attempt to aesthetically ‘blend’ with the surrounding buildings. The STDC is the product of considering the opportunities and constraints that have been highlighted throughout the thesis whilst attempting to breathe new life and innovation into the environment.

It is the author’s opinion that the body of work meets the objectives and needs identified at the outset.

