

5.1. Introduction

This chapter focuses on setting out the proposed design limits. All prior research is used to set the parameters and goals for this study.

5.2. First phase: the Site Development

The first phase of the project aims to solve the problems of the primary client, City Property. Each empty floor is divided into new 'sites' so that every 'site' has (fig.5.1):

- access to natural light;
- direct access to at least one shared open space on the same level; this can either be a larger gathering space or a smaller common area (figs.5.3-5.4);
- its own entrance;

Chapter 5

Programme

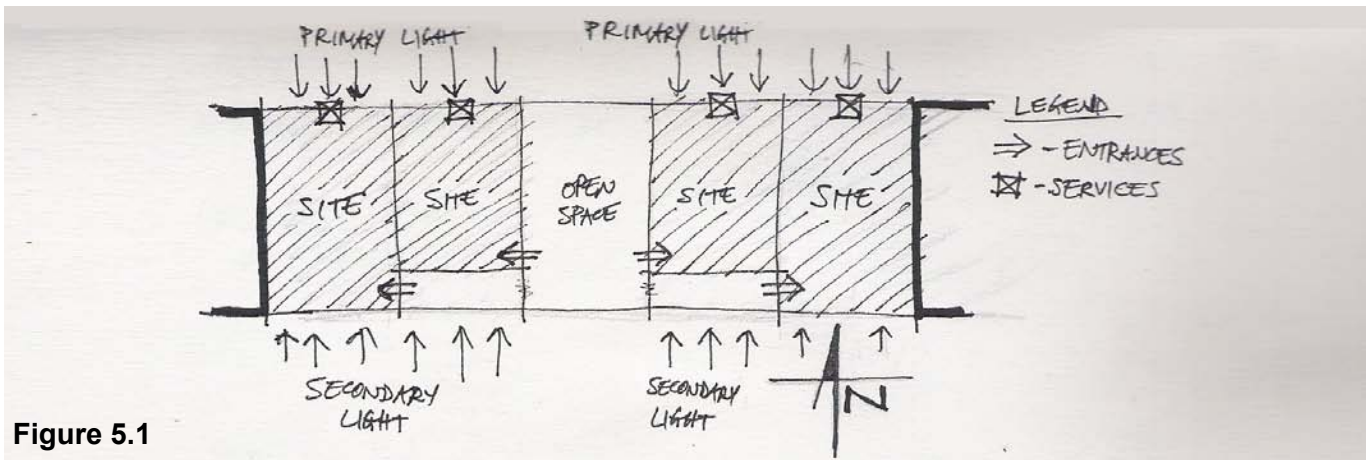


Figure 5.1

- access to all necessary services;
- one parking space per new 'site', even though the buildings under investigation are located within a development zone that does not require parking (*Tshwane Town-planning Scheme 2008:61-62*).

In addition to the above-mentioned aspects, each 'site' is to be zoned in order to address commercial and housing needs within the Pretoria CBD. Existing vertical circulation shafts are adapted to create open, flowing spaces, enhancing movement through them (fig.5.2). New vertical circulation areas for people and private vehicles are added where needed. The main open spaces utilise functions that accommodate recreational purposes that are directly linked to the zoning of the neighbouring 'sites'. The secondary open spaces are to be designed by the new owners and

tenants of the 'sites' surrounding them and will be achieved predominantly through the use of furniture and finishes. Open spaces will be maintained by the body corporate and financed by a monthly levy payable by each owner individually. In order to accommodate for change, some of the new elements are to allow adaptability over time.

5.3. Site Development accommodation schedule

See Table 5.1 for the Site Development's detailed aspects. Specific sizes for individual spaces are not given seeing that the existing floors, structure and movement of users determine these.

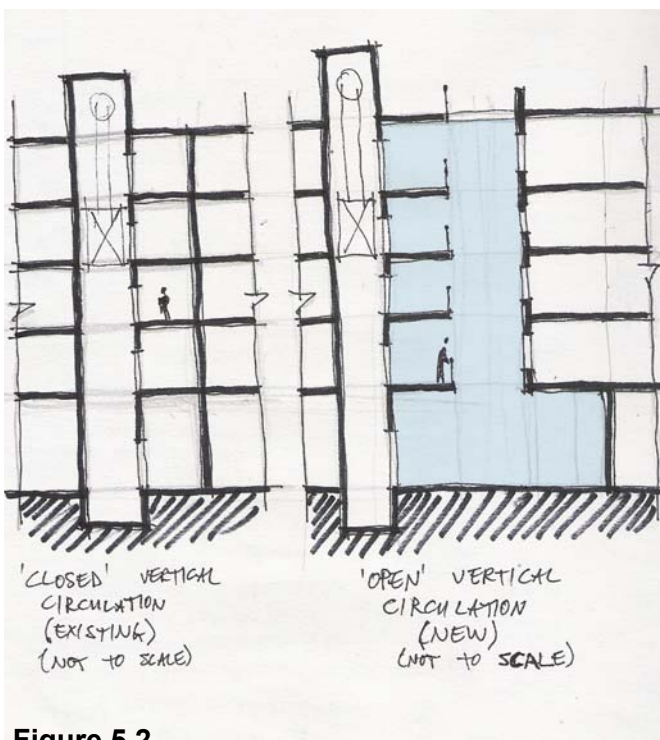


Figure 5.2

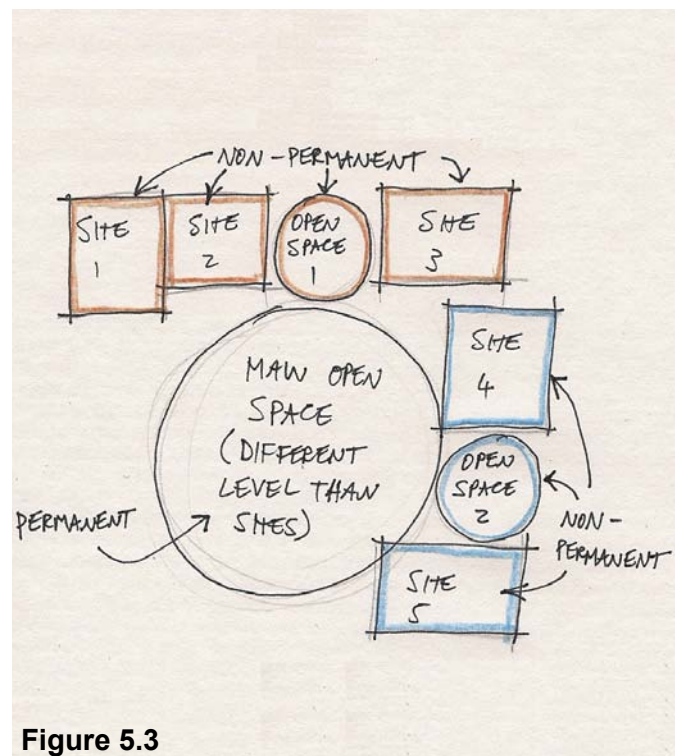


Figure 5.3

Fig.5.1 - Diagram of the aspects of the new 'sites'.

Fig.5.2 - Sectional diagram of the changing of the existing vertical circulation shafts.

Fig.5.3 - Diagram of the relationship between new 'sites' and open spaces.

Site Development Accommodation Schedule				
Site area (existing empty spaces) = 7699,2 m²				
Name	Total amount	Types	Amount	Functions
Main open space	3	large	1	relaxation; meeting space for office workers/residents
		medium	2	relaxation; meeting space for office workers
Secondary open space	12	commercial	8	relaxation; meeting space for office workers; pedestrian movement
		residential	3	relaxation; meeting space for residents; pedestrian movement
		composite	1	relaxation; meeting space for office workers/residents; pedestrian movement
'Site'	39 (3 to 11 per floor)	commercial	27 (3 to 8 per floor)	any commercial function according to new owners'/tenants' requirements
		residential	12 (3 per floor)	living units/apartments
Vertical circulation space	2	people	1	vertical movement of employees and residents (of new owners/tenants)
		private vehicles	1	vertical movement of vehicles of residential sites' new owners/tenants
Parking for new 'sites'	41 (1 for each new 'site'; 2 for existing penthouse)	commercial	27	located in existing parking garage in Die Meent building
		residential	14	provided at each 'site' level

Table 5.1

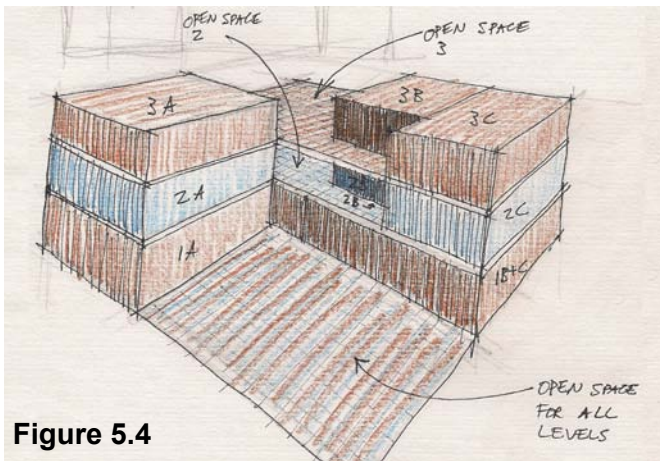


Fig.5.4 - Three-dimensional sketch of the relationship between new 'sites' and open spaces.
Fig.5.5 - Perspective indicating 'sites' bought by MINI Space, viewed from Pretorius Street.

Figure 5.4

5.4. Second phase: the MINI Space Gallery

It is proposed that MINI Space buy 11 of the aforementioned new 'sites' (A303, A401-404, B301-303 and A501-503; fig.5.5). This will provide the client with a consolidated site of 1360,9 m².

The primary function of this gallery is the exhibition of any form of art, including architecture, paintings and cars. For this purpose, a large exhibition space is needed, with a secondary exhibition space on a different level to attract more visitors. A coffee shop and MINI-merchandise store is also incorporated.

5.5. MINI Space Gallery accommodation schedule

Table 5.2 lists all the detailed aspects of the proposed gallery. According to the *Metric*

Handbook (2005:31/1-2) the exact relationship between the size of a gallery's spaces cannot be determined. Therefore, although the area of the site is known, specific sizes of individual spaces are not determined beforehand, but established through the design process. Factors influencing this are the functional layouts, explorations of form and the existing structure and surrounding spaces.

5.6. Conclusion

The detailed information in this chapter provides all the necessary particulars for the design of both phases of the project. Although many of these parameters were discovered and set during the development process of the project, this information serves as the guiding principles in the finalisation and evaluation of the final products.



Figure 5.5

MINI Space Development Accommodation Schedule				
Site area (excluding existing open spaces and balconies) = 1360,9 m²				
MINI Space Gallery				
Area of sites A303, A403-404 and B301-303 (for the main gallery) = 843,0 m ²				
Area of site A504 (for the secondary exhibition space) = 110,7 m ²				
Area of site A303 (for the offices) = 93,3 m ²				
Name	Total amount	Types	Amount	Functions
Exhibition space	2	primary	1	main exhibitions of art (paintings, sculptures, architecture, cars, graphic design, photography, videography, social events)
		secondary	1	secondary exhibitions (on a different level than the main exhibition space as advertisement to attract more visitors)
Storage	1			space for the storage of unused art and installation components
Reception	1			desk at main entrance to receive visitors
Ablutions	1	ladies'	min. 3 WC pans, 2 washbasins	ablution facilities for the main gallery's visitors and employees; building classification: C2 thus 1 person per 20 m2 therefore $843 / 20 = 42,2$ thus 44 people of which 22 ladies and 22 men (SABS 0400-1990 1990:34-35, 124, 126)
		men's	min. 1 WC pan, 2 urinals, 2 washbasins	
Offices	1			open plan office space; 1 desk for curator, 1 for assistant, 1 meeting/conference table
MINI Store				
Area of sites A401-402 = 150,1 m ²				
Name	Total amount	Functions		
Merchandise display area	1	display area for open to the public; sale counter; merchandise include clothing, fashion accessories, stationary and other miscellaneous items		
Office and storage	1	small space for office-related work and storage of extra merchandise		
MINI Coffee shop				
Area of sites A501-502 = 163,8 m ²				
Name	Total amount	Functions		
Seating area	1	tables and chairs; bar-type counters; small area with couches		
Serving and preparation area	1	self-service sale counter; preparation counter; small washing area		
Office and storage	1	small space for office-related work and storage		

Table 5.2

