

7.1. Introduction

The finalised design is documented in this chapter. Three-dimensional renderings are shown, as well as detailed descriptions thereof. All colours are diagrammatical. For plans, elevations and sections see Chapter 8.

7.2. First phase: the Site Development

7.2.1. Implementing the Site Development

The process of implementing the final design for the Site Development is explained in Figs.7.1-7.16, while figs.7.1 and 7.2 show the existing buildings. Firstly, all non-structural elements are removed from the empty spaces, followed by the façade of the City Centre building and lastly some

Chapter 7

Solution

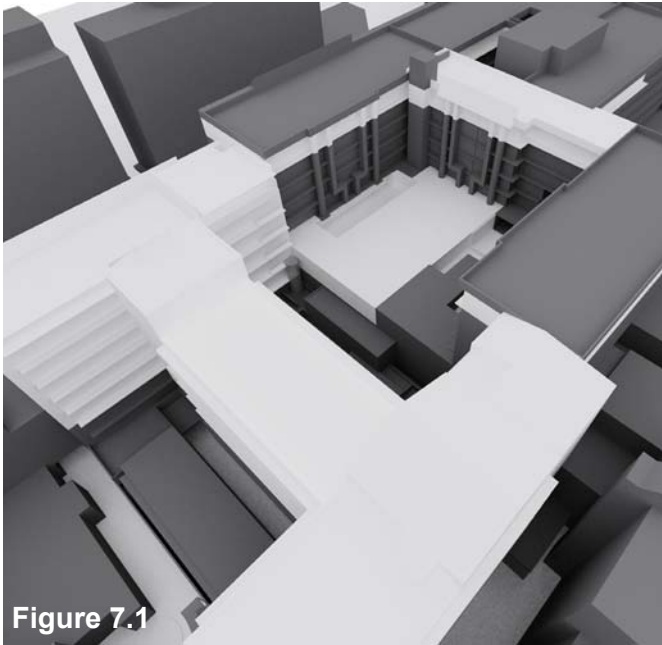


Figure 7.1

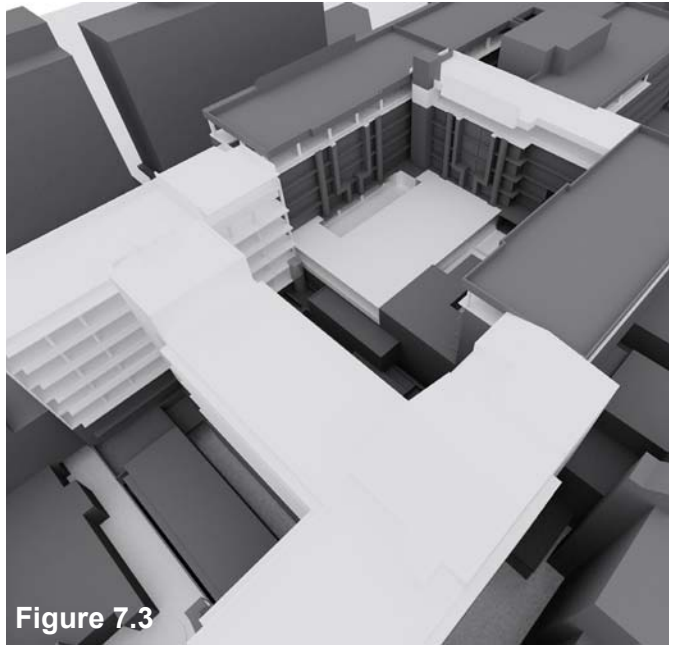


Figure 7.3



Figure 7.2

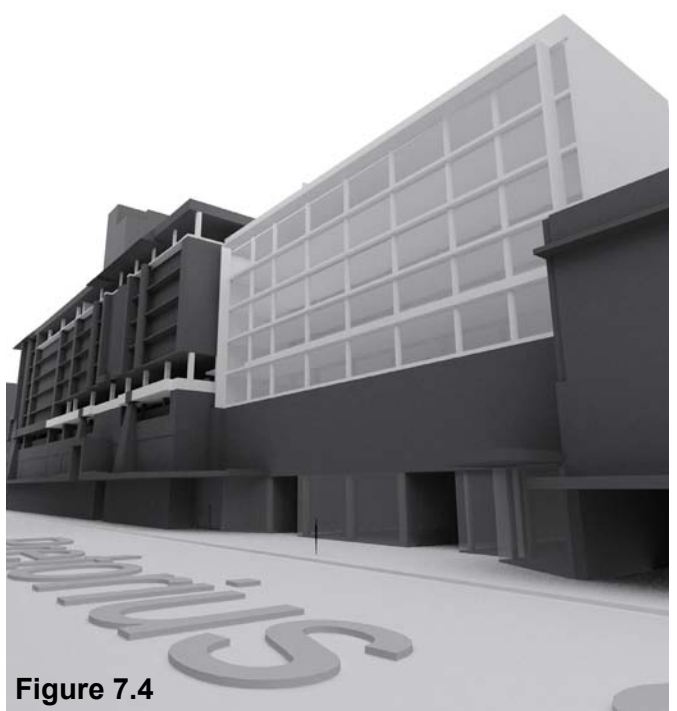


Figure 7.4

Fig.7.1 - Bird's eye view from the north-east of the existing buildings.

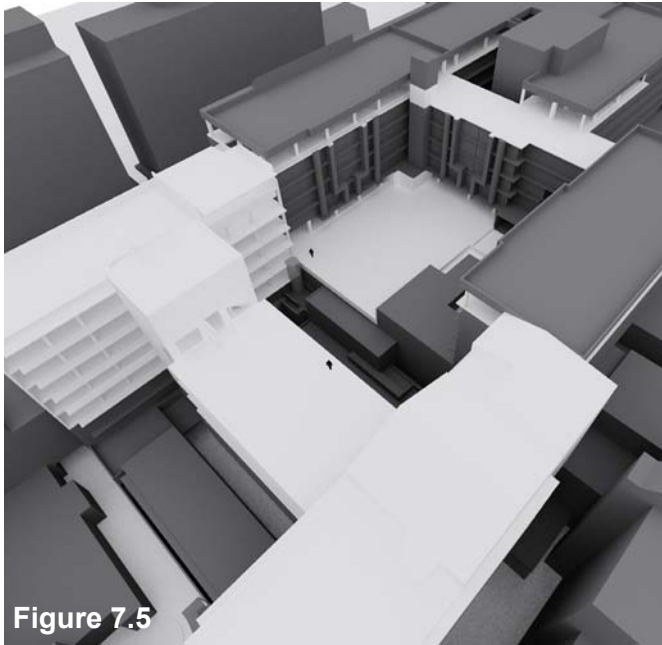
Fig.7.2 - View from Pretorius Street of the existing buildings, looking north-west.

Fig.7.3 - Bird's eye view from the north-east of the stripped buildings.

Fig.7.4 - View from Pretorius Street of the stripped buildings, looking north-west.

Fig.7.5 - Bird's eye view from the north-east of the stripped buildings with floors removed.

Fig.7.6 - View from Pretorius Street of the stripped buildings with floors removed, looking north-west.



of the roofs (figs.7.3-7.6). Secondly, the concrete slabs are cut in certain areas (figs.7.7-7.10). The service shafts are then added (figs.7.11 and 7.12) and new 'sites' are established on each empty floor (figs.7.13 and 7.14). Finally, the new vertical circulation components, main open spaces and fire escapes are constructed to complete the whole Site Development (figs.7.15 and 7.16).

7.2.2. Description of the final Site Development

As one approaches the City Centre and Die Meent buildings from Pretorius Street, the open escalators and curved roof immediately draw attention (figs.7.15, 7.17 and 7.18). The existing building is juxtaposed against a new glass façade as one ascends to the new 'sites' (fig.7.19). Each landing leads to an open space with surrounding



Fig.7.7 - Bird's eye view from the north-east of the site development, with slabs cut open highlighted.

Fig.7.8 - View from Pretorius Street of the site development, with slabs cut open highlighted, looking north-west.

Fig.7.9 - Bird's eye view from the north-east of the site development, with slabs cut open.

Fig.7.10 - View from Pretorius Street of the site development, with slabs cut open, looking north-west.

Fig.7.11 - Bird's eye view from the north-east of the site development, with service shafts.

Fig.7.12 - View from Pretorius Street of the site development, with service shafts, looking north-west.

Fig.7.13 - Bird's eye view from the north-east of the site development, showing the new 'sites' as coloured volumes.

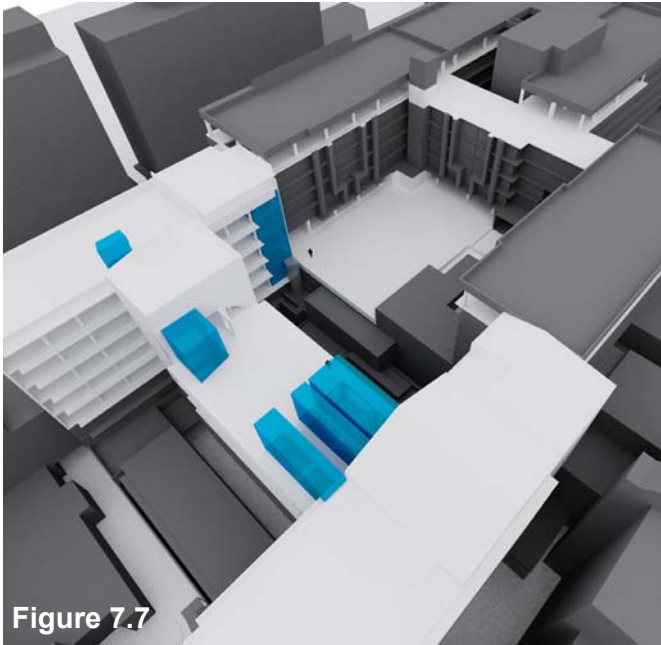


Figure 7.7

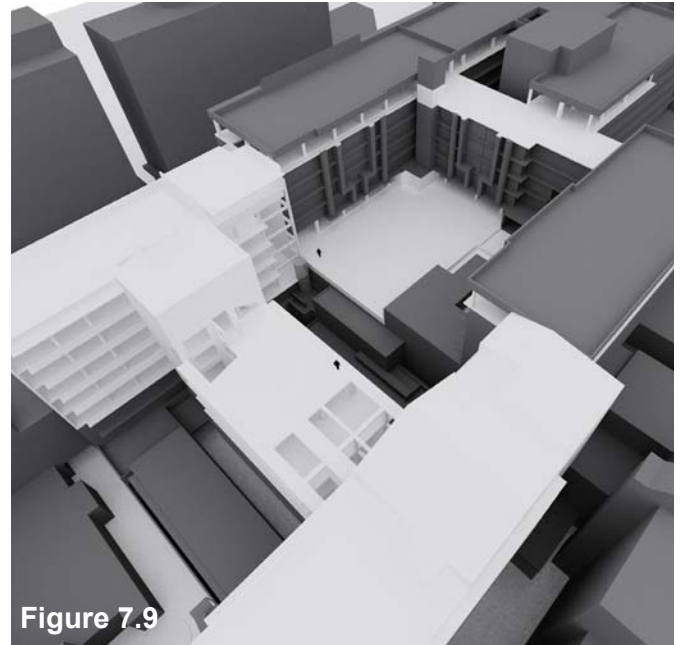


Figure 7.9



Figure 7.8

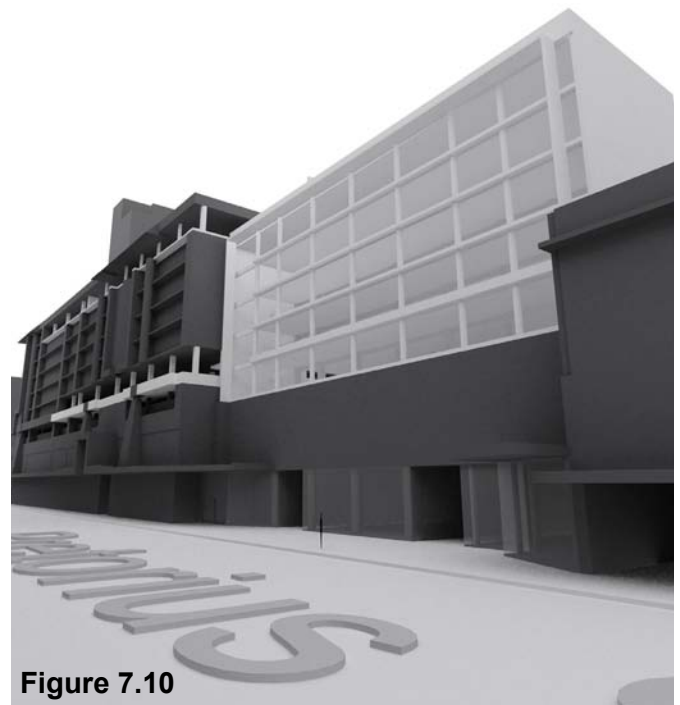


Figure 7.10

Fig.7.14 - View from Pretorius Street of the site development, showing the new 'sites' as coloured volumes, looking north-west.

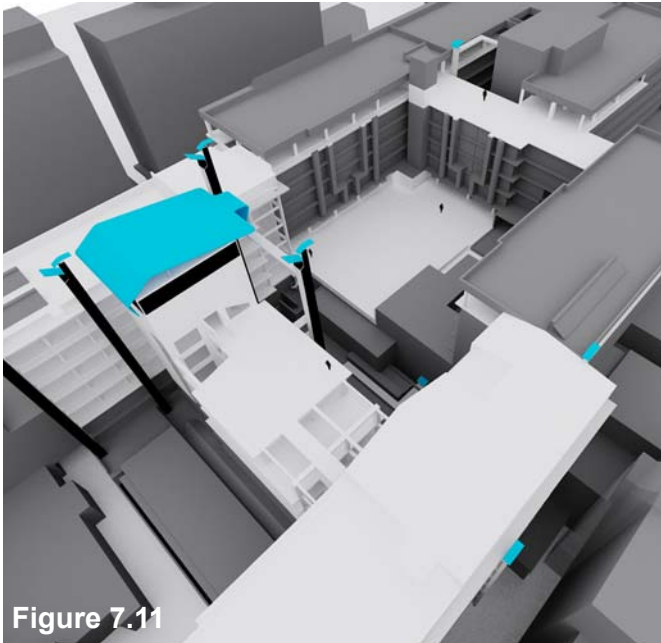


Figure 7.11

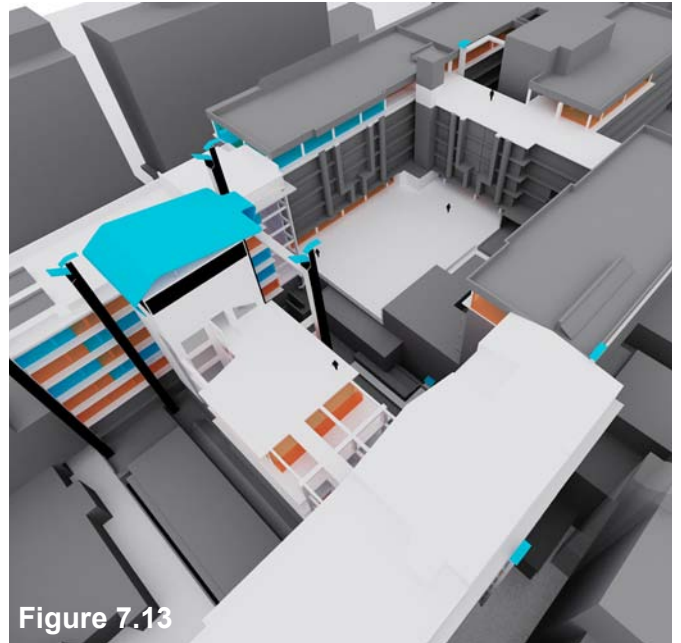


Figure 7.13



Figure 7.12

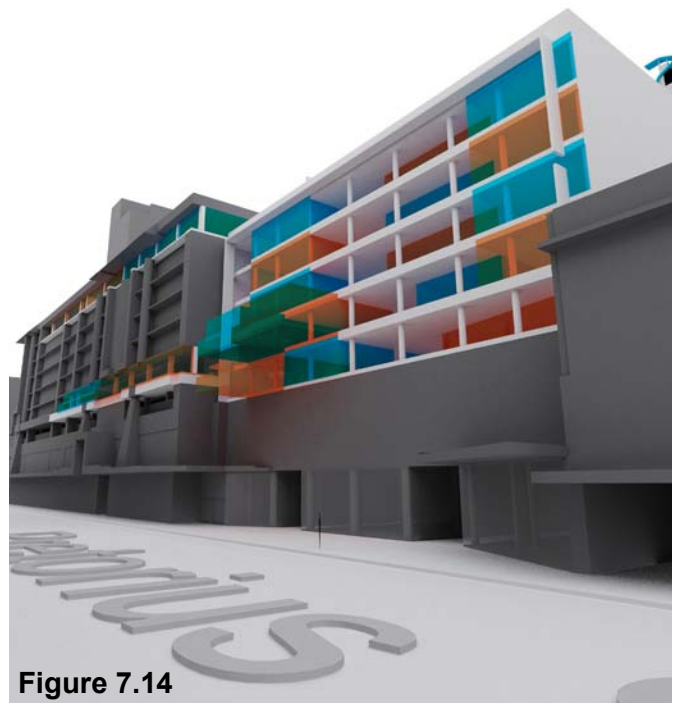


Figure 7.14



Figure 7.15



Fig.7.15 - View from Pretorius Street of the final Site Development, looking north-west.

Fig.7.16 - Bird's eye view from the north-east of the final Site Development.

new 'sites'.

The existing main vertical circulation shaft of the City Centre building is articulated by an open space at ground floor level, with views upwards. On the fourth floor, a bridge (fig.7.20) leads the user over rooftops to the main lower commercial open space (figs.7.21 and 7.22), with seating and planting, where office workers can socialise. Two folded concrete planes enclose a stair and a ramp (fig.7.23), that lead to a higher level, forming a new gateway to the proposed film archive.

When one enters from the existing parking space in Die Meent building, secondary light filters in through the opening, providing a glimpse of the main lower commercial open space (fig.7.24).

The City Centre building's vertical circulation shaft terminates at the main residential open space (fig.7.25). This space provides views of the city and

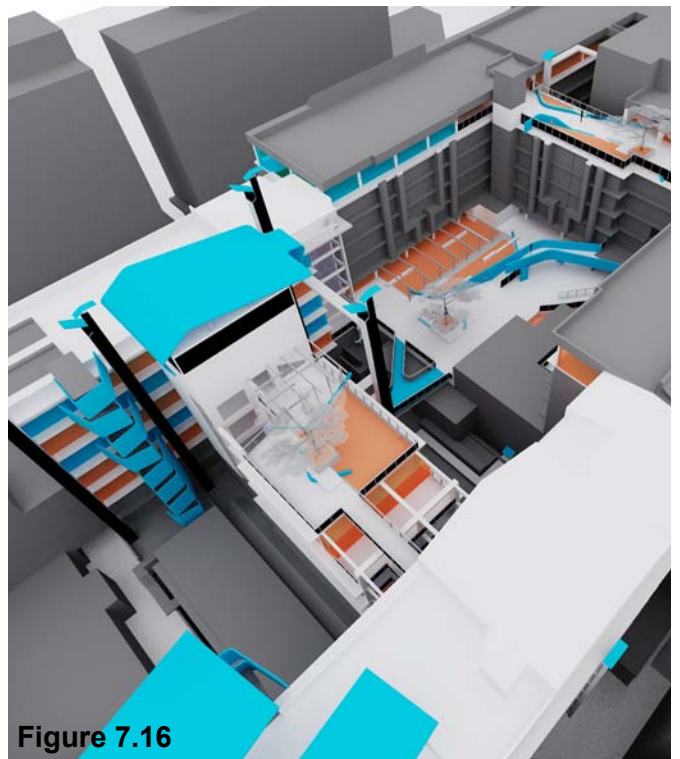


Figure 7.16

Fig.7.17 - View from Pretorius Street of the final Site Development, as seen from the opposite arcade.

Fig.7.18 - View from Pretorius Street of the final Site Development, looking north-east.

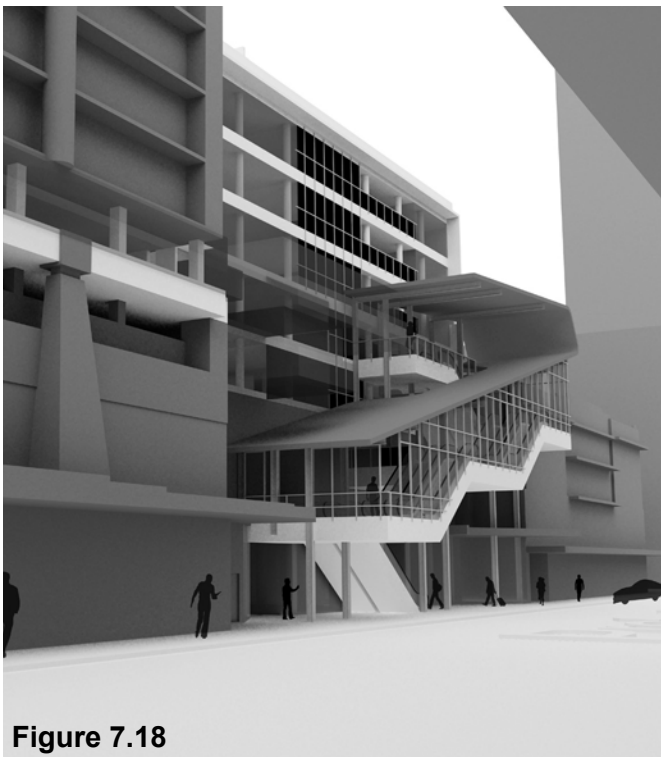
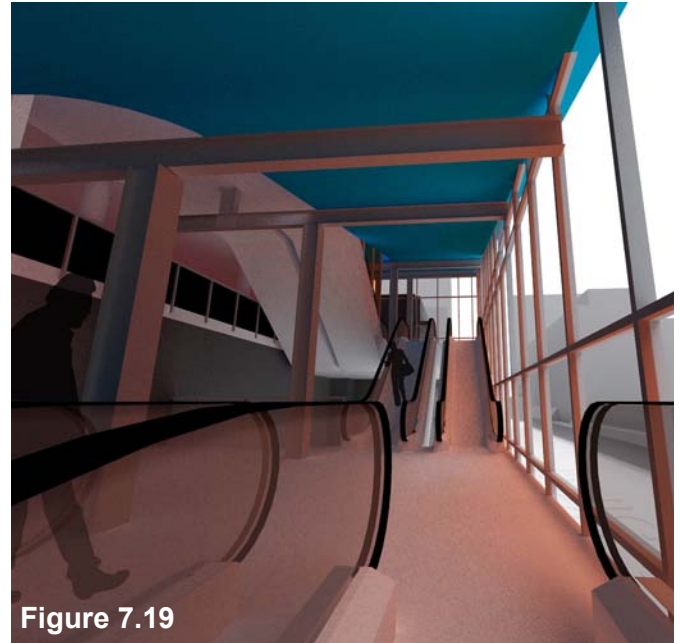
Fig.7.19 - Interior perspective rendering of the escalator space.

Fig.7.20 - Perspective rendering of the bridge, viewed from the north.

Fig.7.21 - Perspective rendering of the main lower commercial open space, viewed from the bridge.

Fig.7.22 - Perspective rendering of the main commercial open space, viewed from the south-west.

Fig.7.23 - Perspective rendering of the folded planes in the main commercial open space.



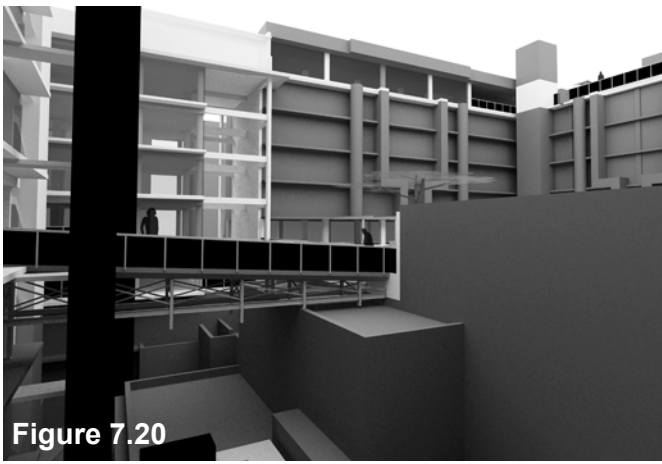


Figure 7.20

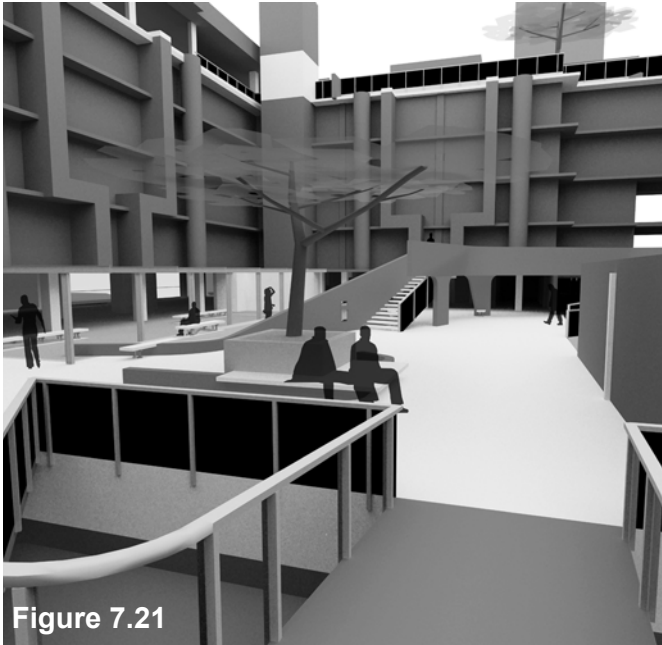


Figure 7.21

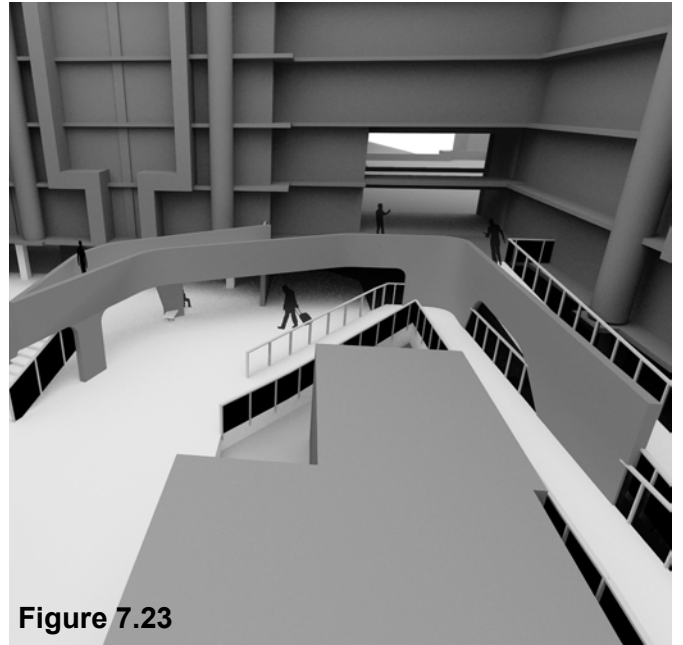


Figure 7.23

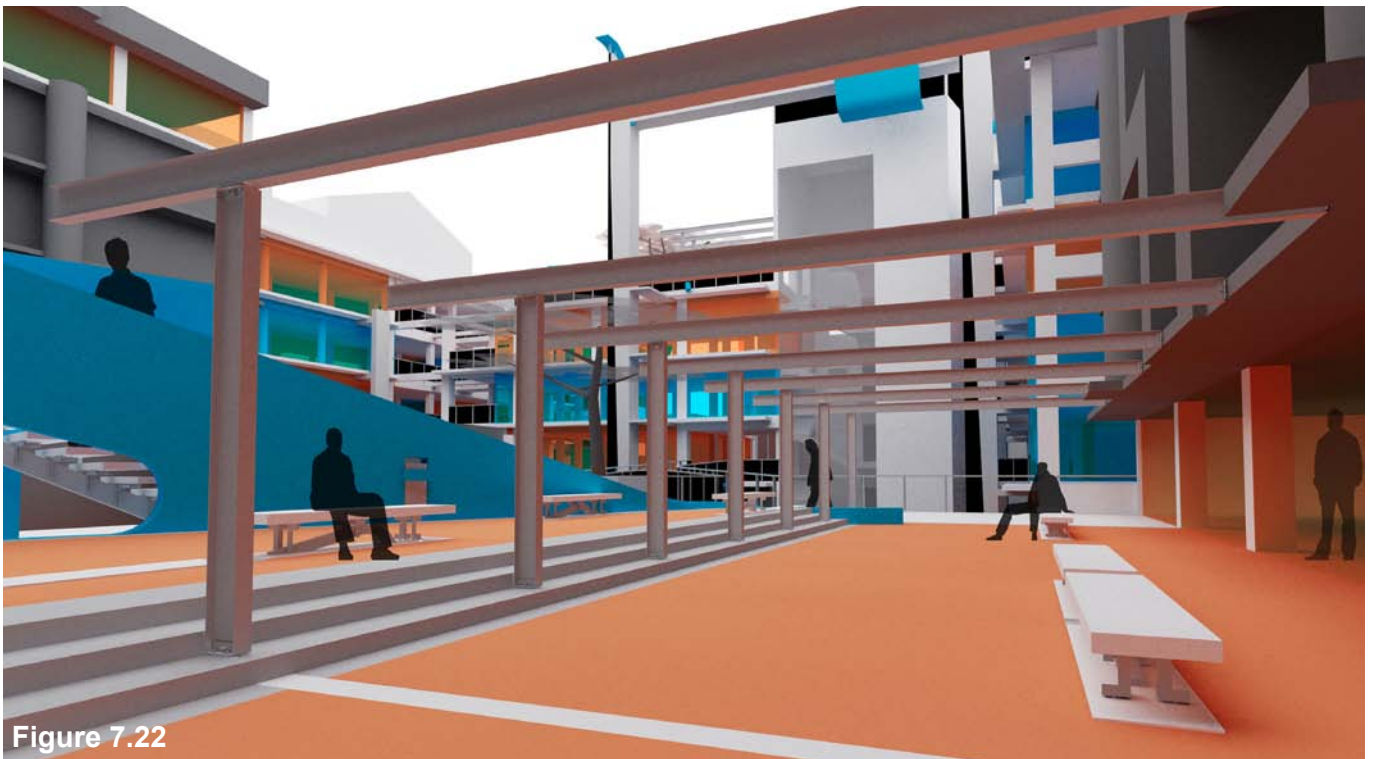


Figure 7.22

Fig.7.24 - Perspective rendering of the entrance from the parking to the main commercial open space.

Fig.7.25 - Bird's eye view from the north-east of the main residential open space.

Fig.7.26 - Bird's eye view from the east of the upper main commercial open space.

Fig.7.27 - Perspective of the vehicular lift, viewed from the entrance through Central House.

Fig.7.28 - Perspective of the residential 'sites', viewed from the south-east.

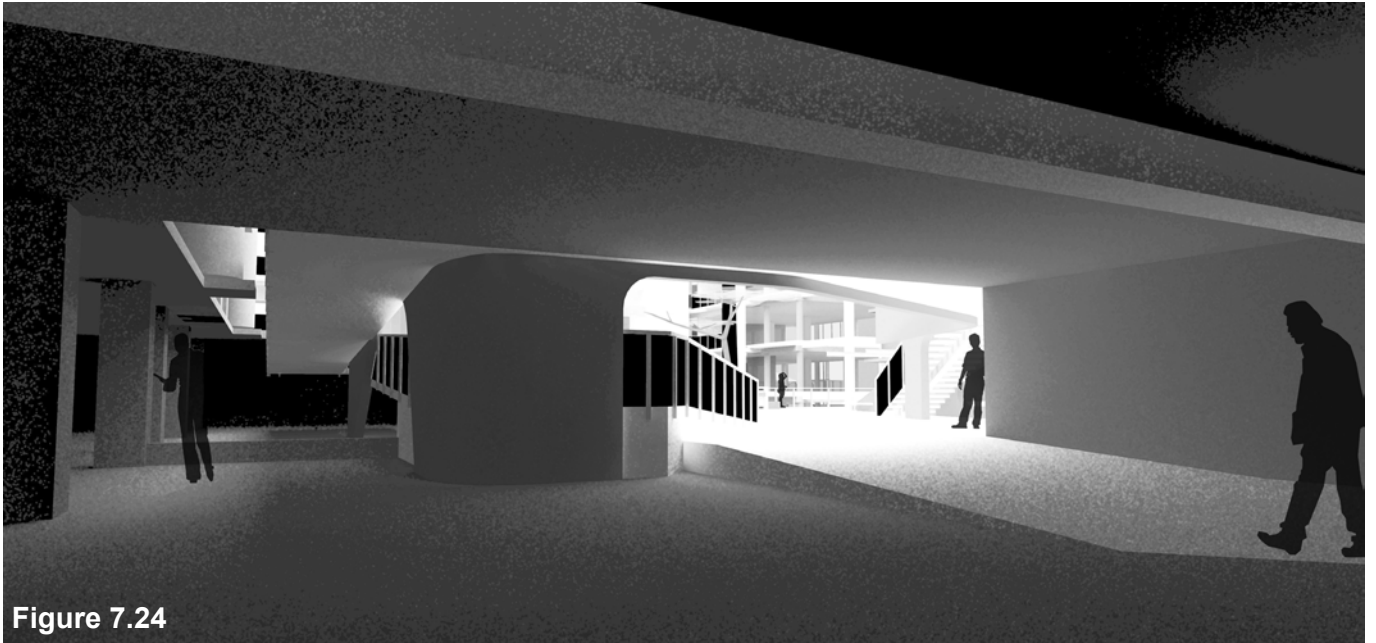


Figure 7.24

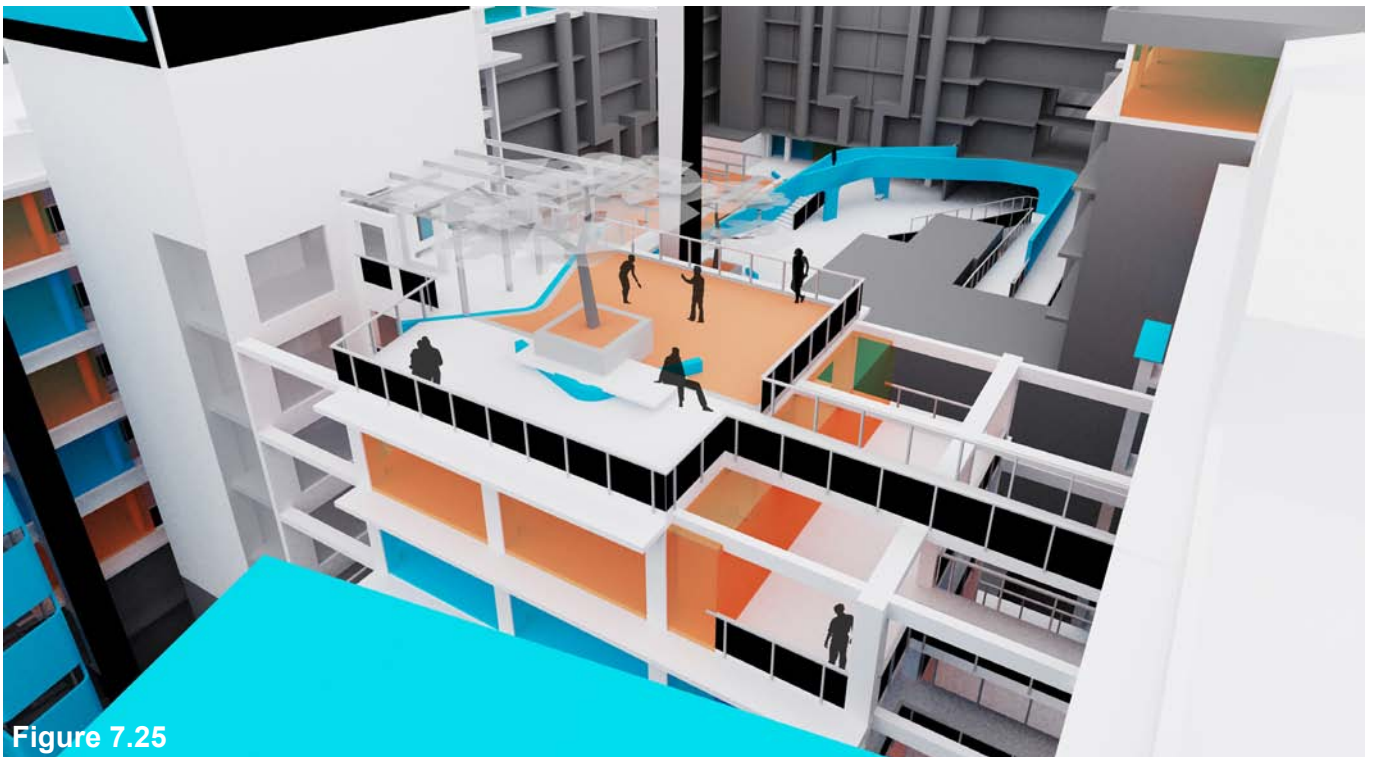


Figure 7.25

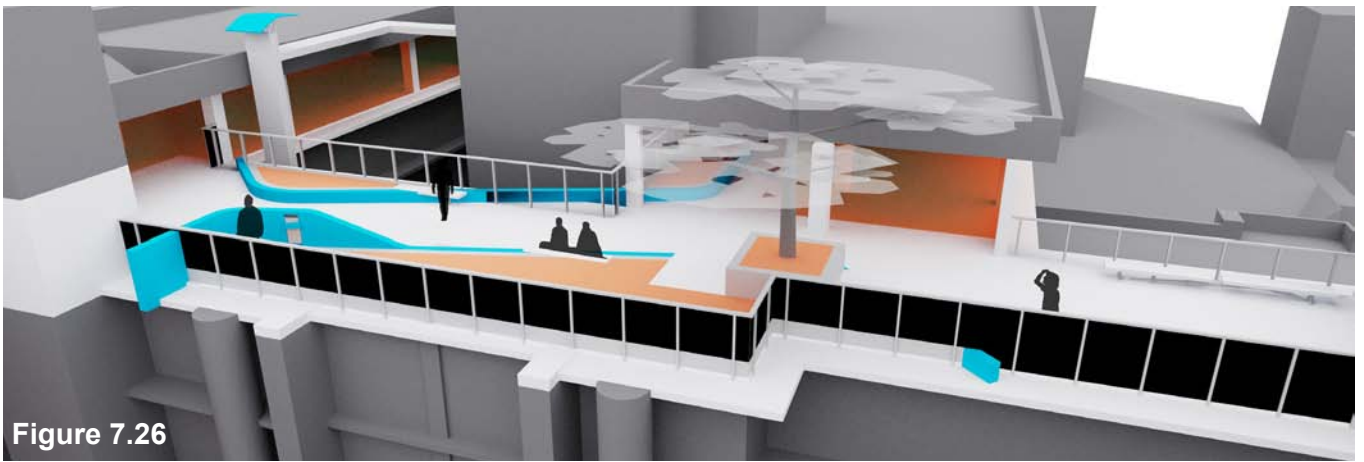


Figure 7.26

a lawn for residents.

As one approaches the main upper commercial open space from the vertical circulation shaft of Die Meent Building, the planter and tree comprises the first views of this space. New 'sites' are arranged to the left and right of it (fig.7.26).

An opening in the Central House building leads to the vehicular lift for the residential 'sites' (fig.7.27). Vehicles move upwards in the concrete lift shaft to open parking decks with views of the city. Residents can walk to their apartments via balconies and secondary open spaces (fig.7.28). Each residential 'site' opens out on these shared spaces.

7.3. Second proposed product: the MINI Space Gallery

The 'skin' of the gallery contrasts with the



Figure 7.27

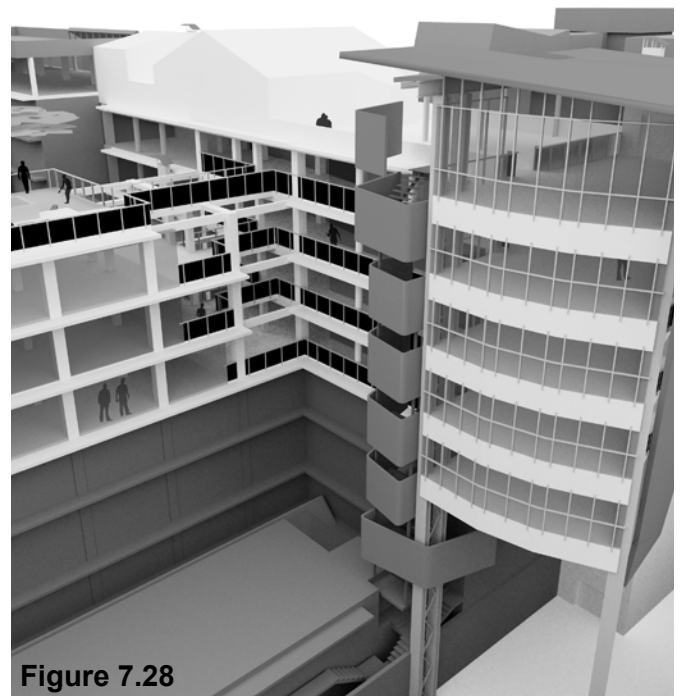


Figure 7.28

Fig.7.29 - View of the MINI Space Gallery from the east of Pretorius street.

Fig.7.30 - Interior view of the double volume at the MINI Space development entrances.

Fig.7.31 - Interior perspective of the main gallery, viewed from the entrance.

Fig.7.32 - Interior perspective of the main gallery, with the 'box' in orange, viewed from the bridge.





Figure 7.31

surrounding buildings (fig.7.29) as the user approaches it from Pretorius Street. At the top of the escalator lobby one steps into a double volume which announces the entrances of the MINI Space 'sites' (fig.7.30). The main and secondary gallery, together with the store and coffee shop, are visible from this space, providing immediate orientation.

One enters the main gallery (fig.7.31) through a glass door that opens onto a longitudinal space. Passing the interior exhibition panels, the bridge leads to the rest of the gallery, where the stereotomic 'box' lies obliquely in the space (fig.7.32 and 7.33). Within this 'box' the moveable panels are utilised for displaying artworks. The exterior of the 'box' has large glass doors leading to exhibition space outside (fig.7.34). The plexiglass 'skin' screens off the bustle of the street below.

The walkway creates a view of the meeting

space between the gallery and existing offices, while the ablutions, storage and service spaces are to the right. All along this pathway, large windows provide views towards the main lower commercial open space.

A staff staircase, located next to the reception counter, leads to the open plan offices below. These look out onto an open space as well as the cantilevering 'box' and the exhibition platform that in turn promote the gallery to the street users (fig.7.35).

The shop's entry is located diagonally opposite the main gallery's entrance. Merchandise display units are placed in rows (fig.7.36) and a room is provided for office and storage space.

On the upper floor, the secondary exhibition space allows for more gallery space. Directly opposite this is the coffee shop, with a bar-counter,



Figure 7.32

- Fig.7.33 - Interior perspective of the main gallery, with the 'box' in orange, viewed from the west end.
- Fig.7.34 - Perspective of the southern outside exhibition space, with the 'skin' on the right.
- Fig.7.35 - View of the gallery from the opposite arcade.
- Fig.7.36 - Interior perspective of the shop, viewed from the double volume.
- Fig.7.37 - Interior view towards the coffee shop.

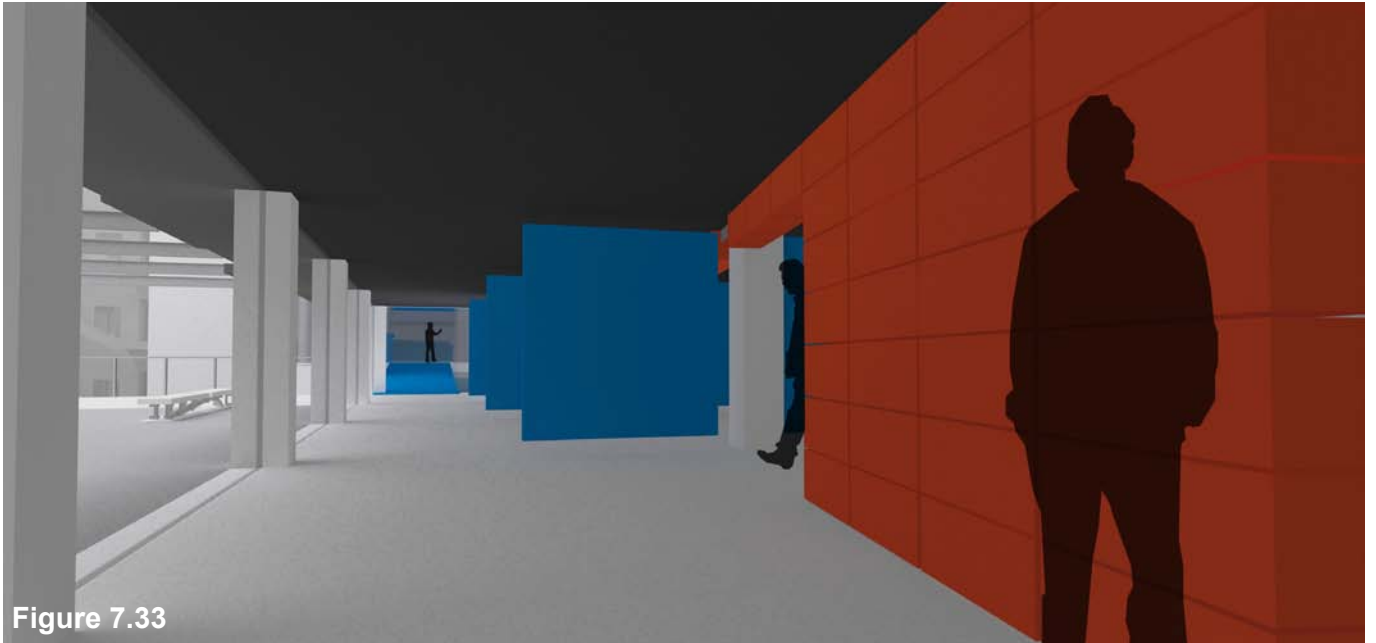


Figure 7.33



Figure 7.34

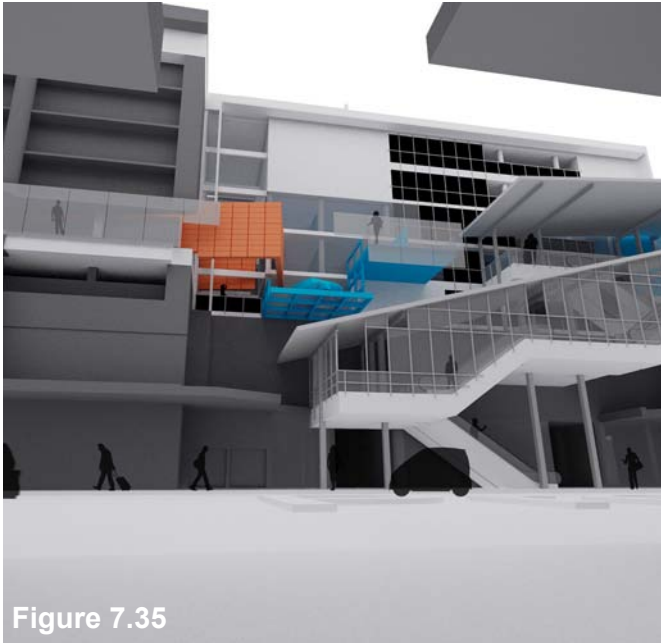


Figure 7.35

some chairs and tables, and a self-service ordering counter (fig.7.37). The seating areas overlook the double volume on the southern side, with views to the vehicular lift on the northern side. Office and storage space are located within a separated area.

7.4. Conclusion

The Site Development consists of many complex additions to the existing structure, with empty 'sites' having the potential to promote the creation of rich and diverse cultures.

Art, architecture and design can be exhibited in the MINI Space Gallery in many different ways, providing the Pretoria CBD with a social space in which day and night activities can be hosted.



Figure 7.36



Figure 7.37

