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Site

Situated in the CBD of Pretoria, the site for the proposed thesis project forms part of the Berea precinct, which the ISDF identifies as the cultural hub of the City (Capital Consortium, 1999). The site on which the new building will be accommodated is directly adjacent to the **Unisa Little Theatre**, designed by **Norman Eaton**. On a larger scale, the site will extend through into Burgers Park.

Furthermore, the site is in very close proximity to Museum Park and it is proposed that it be incorporated, not only because of the Little Theatre that surely can be viewed as a very important historical landmark, but also on the grounds of the educational nature of the proposed development.

It is situated next to **Skinner Street**, which is one of the major vehicular movement spines running in an east-west direction. The ISDF proposes that Skinner Street is changed into a boulevard, which means that surrounding areas must be densified, opportunities for SMME development must be created, and provision must be made to cater for the increase in pedestrian use. The site is also easily accessible from Nelson Mandela Drive, which is a major entry artery into Pretoria. Skinner Street forms a hard edge to the north of the site. Van Der Walt Street running adjacent to the site and Burgers Park is one of the major pedestrian spines in the precinct.

The site consists of partly open space with temporary fibre-cement structures on the corner of Van Der Walt and Visagie Streets. The site is surrounded by high-density residential units and places of worship.

At the moment the Little Theatre is managed by Unisa, but completely underutilized. The Children's Art Centre, also owned by Unisa, is standing empty. Both of these buildings represent an important part in our architectural history. To only restore and maintain these two buildings will not solve the problem.



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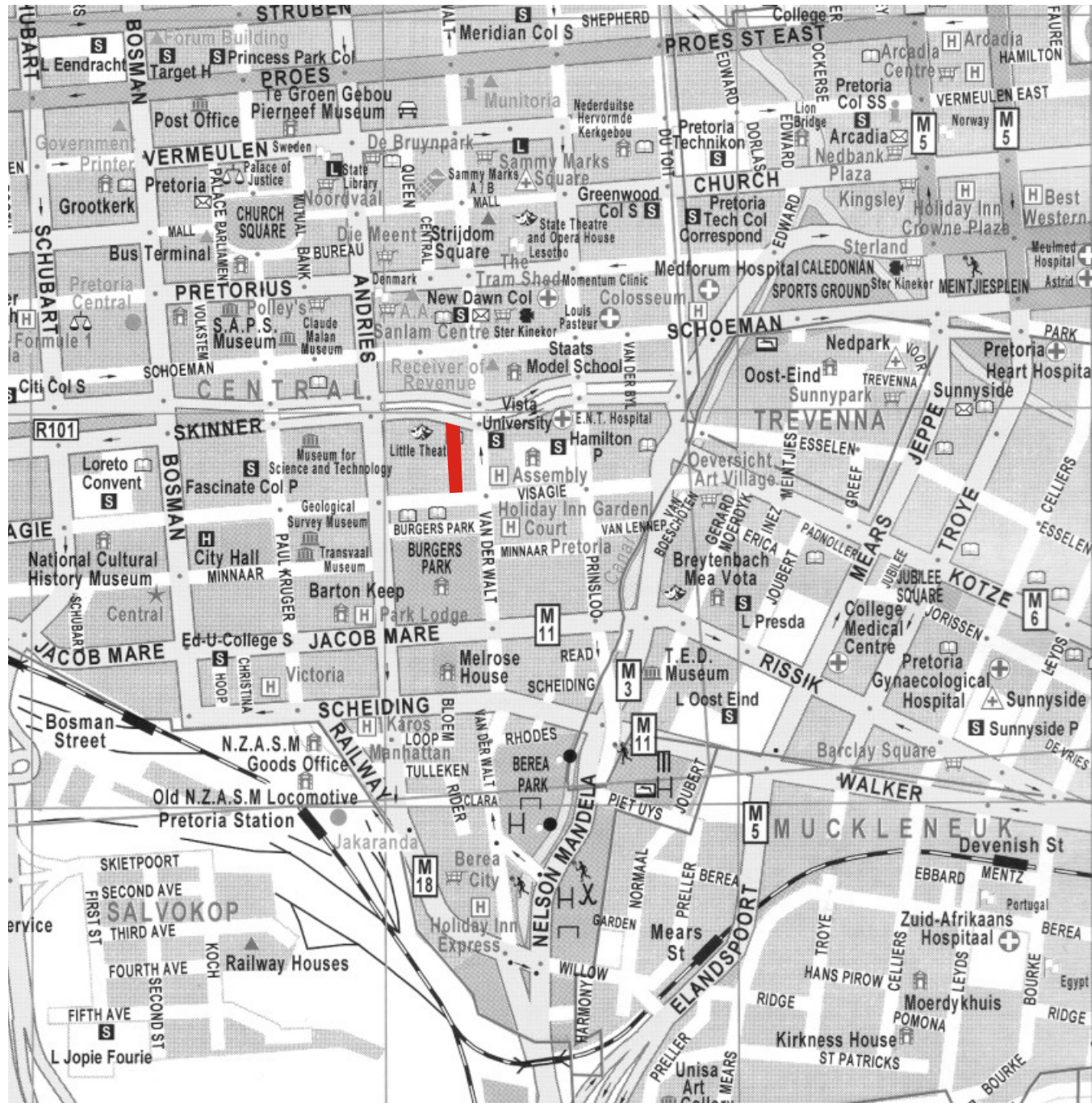
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- 1 view to Doxa Deo from site
- 2 vista down Skinner Street
- 3 fibre-cement structures
- 4 corner of Van Der Walt and Visagie Street

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1 Pretoria street map

Site

Macro climate

Location

Pretoria is located at longitude 25.5°E and 26°S. The noon altitudes of the sun are 88° in summer, 40° in winter, and the equinox is at 64°.

Rain

The average annual rainfall varies between 380mm and 700mm. The rain season occurs from November to March, reaching its peak in January. 50 to 80 rainy days, some with hail, can be expected. Rain occurs mostly in the form of thunderstorms in the late afternoons.

Temperature

Average maximum temperatures vary from 32°C in January to 22°C in July, with extremes of 42°C and 31°C respectively. Average daily minimums range from 18°C in January to 4°C in July, with extremes of 8°C and -7°C respectively. Days are oppressive in summer, whereas winter nights can be particularly cold.

Winds

Winds are light to moderate and blow from a northeasterly direction, except during thunderstorms, early spring or weather changes, when they blow from the south.

Sunshine

The duration of bright sunshine exceeds 80% of the possible during winter and 60% of the possible during summer.

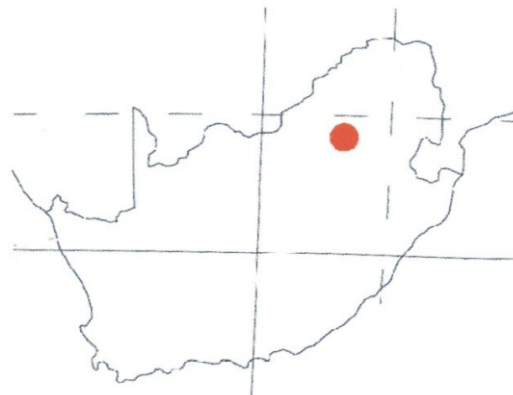
Humidity and evaporation

In Pretoria vapour-pressure and temperature are more or less parallel. Evaporation is the lowest during winter and the highest during summer.



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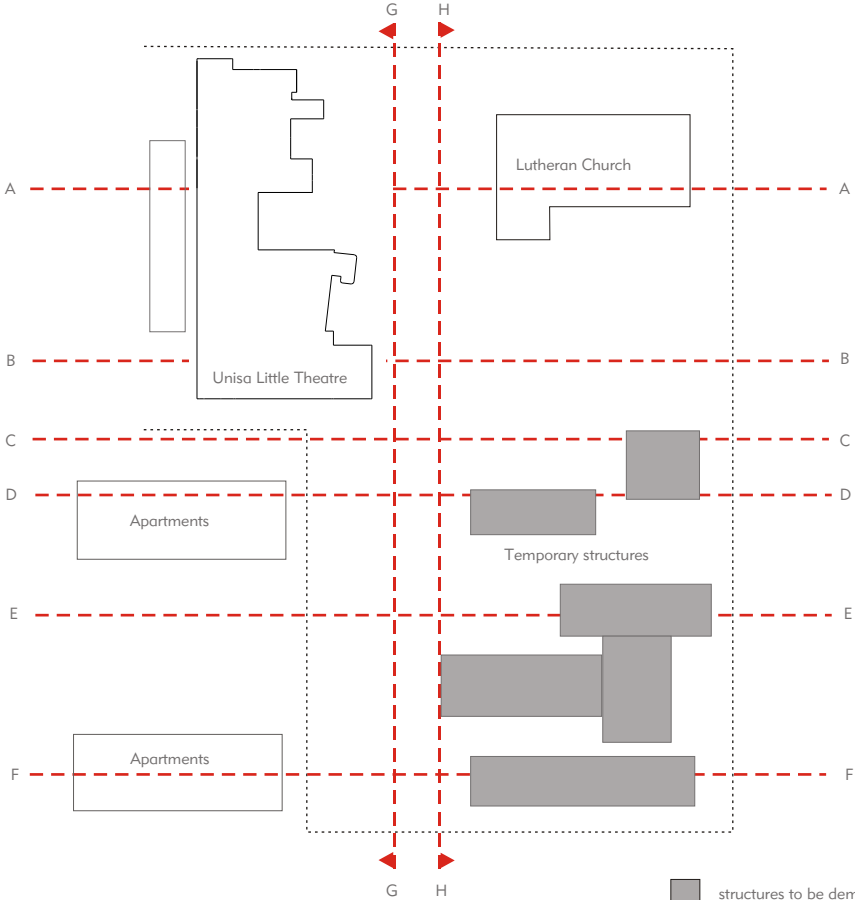
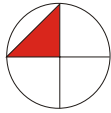
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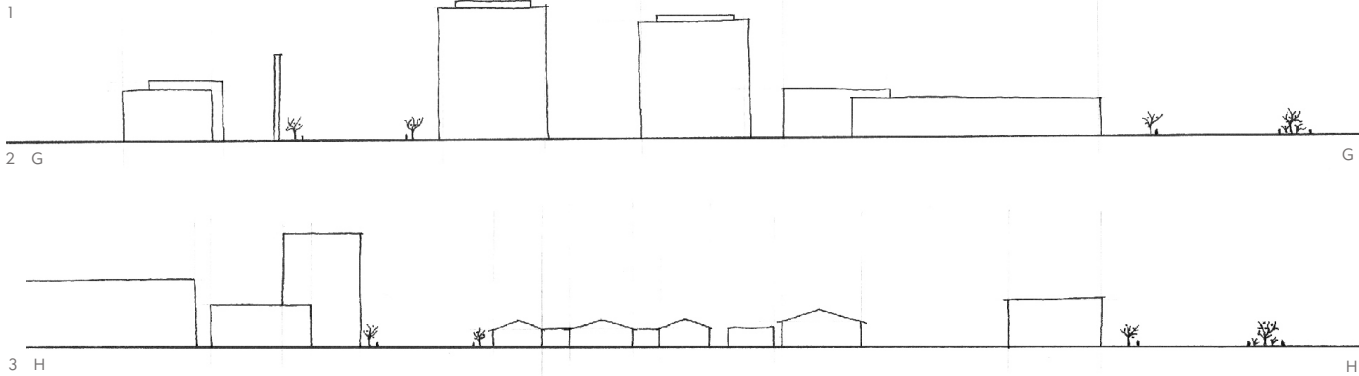
2

1 location in Africa
2 location in South Africa

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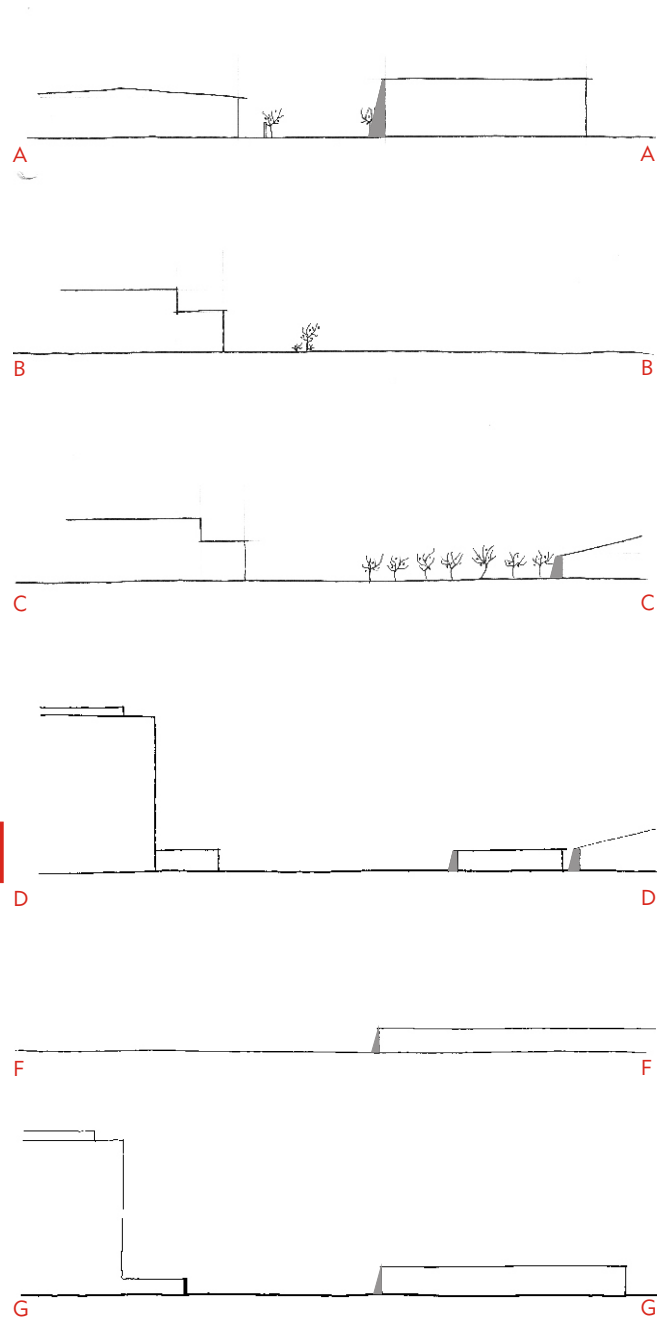
■ structures to be demolished
 site boundary



1 existing structures
 2 section G-G
 3 section H-H

Exploration of shadows cast by existing buildings

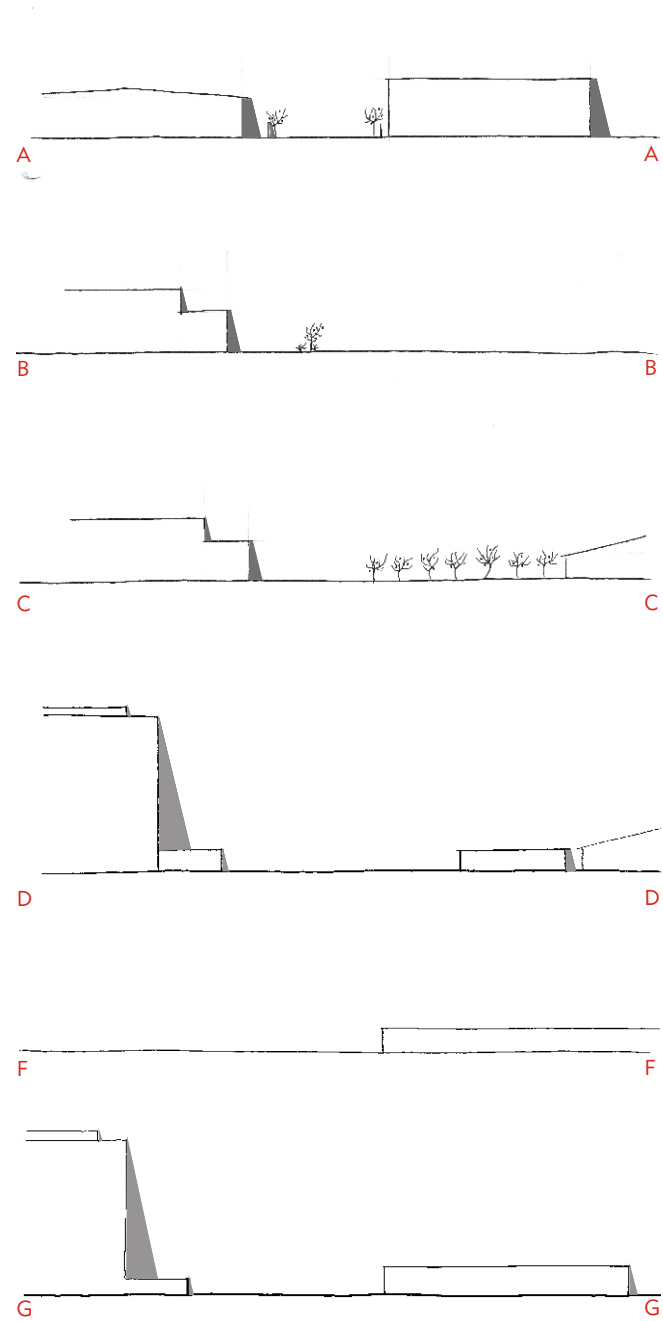
Shadows on 21/6 @ 08:18



1 | 15

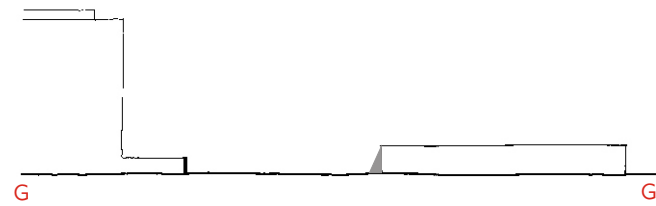
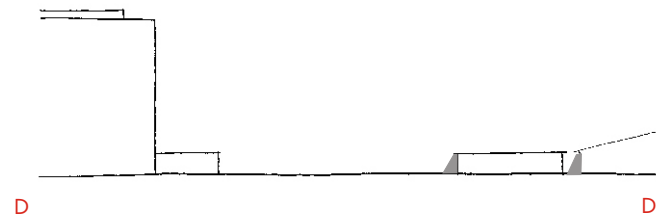
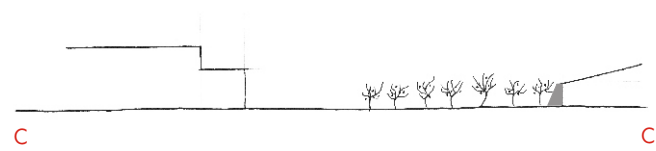
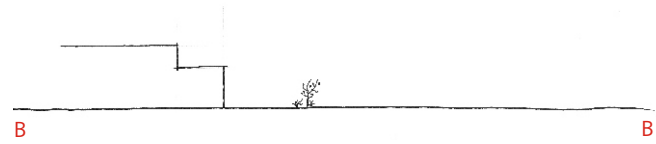
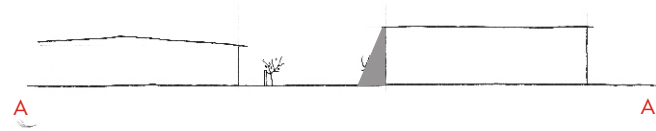
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Shadows on 21/6 @ 16:18

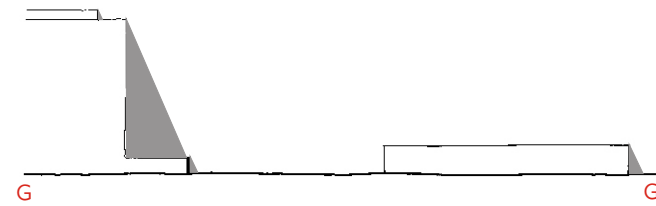
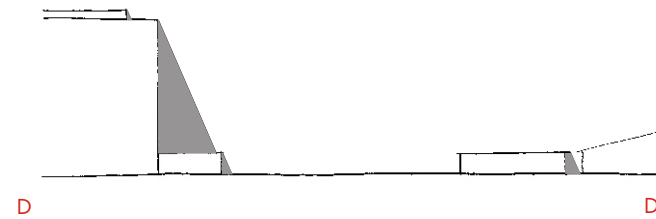
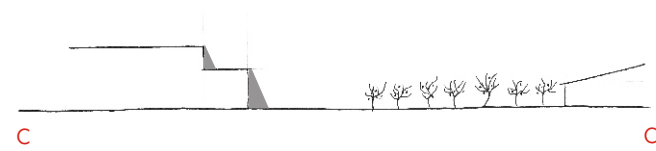
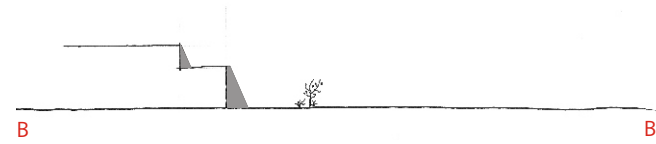
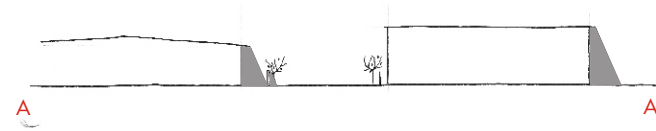


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Shadows on 21/3 & 9 @ 08:18



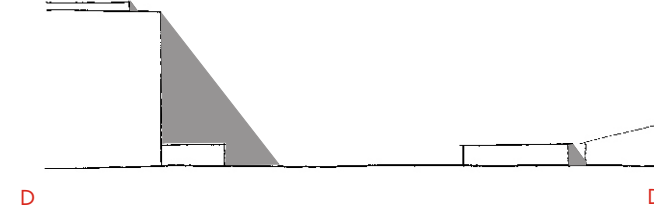
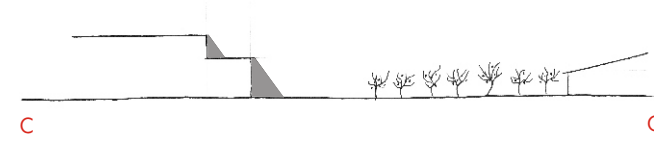
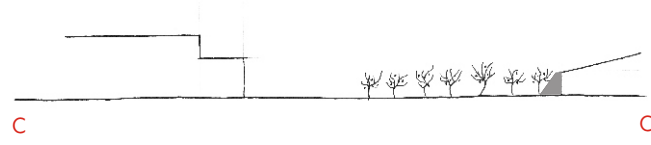
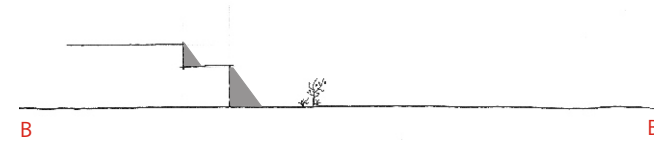
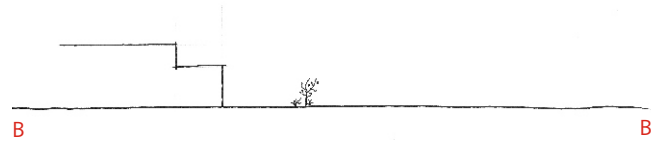
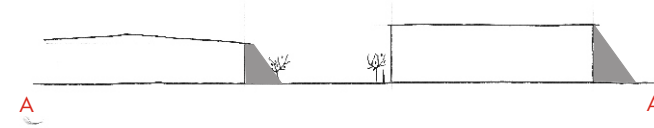
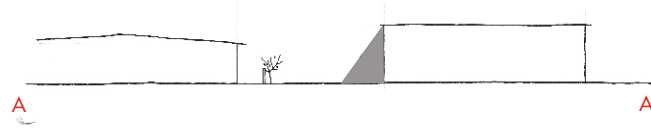
Shadows on 21/3 & 9 @ 16:18



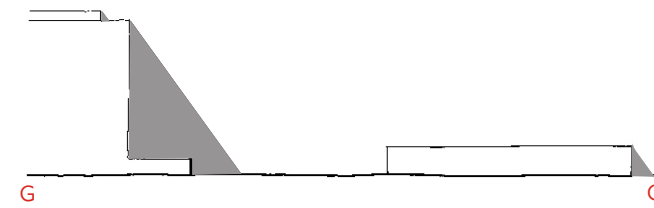
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Shadows on 21/12 @ 08:18

Shadows on 21/12 @ 16:18



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Edges



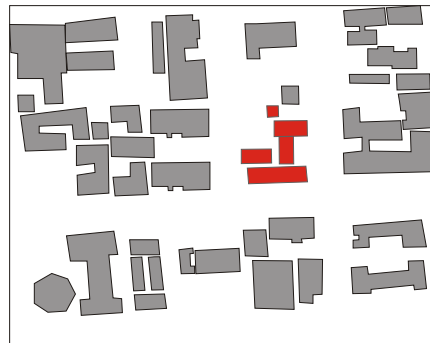
— Hard edges
- - - Soft edges

Green System



— Green spaces
- - - Pedestrian connection

Soft fabric



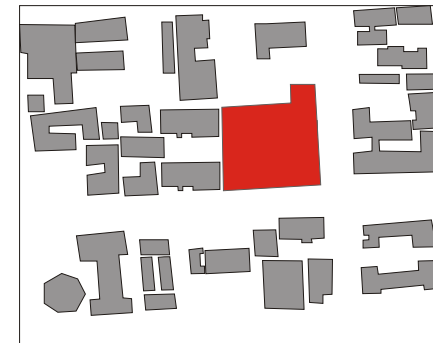
Structures to be demolished

Ground figure study



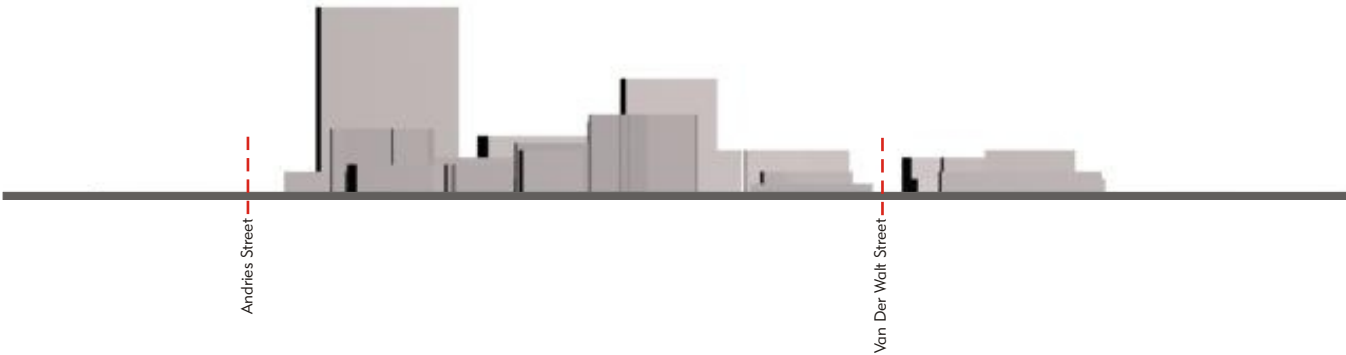
Indicating the relationship between built and unbuilt area

Unutilized space

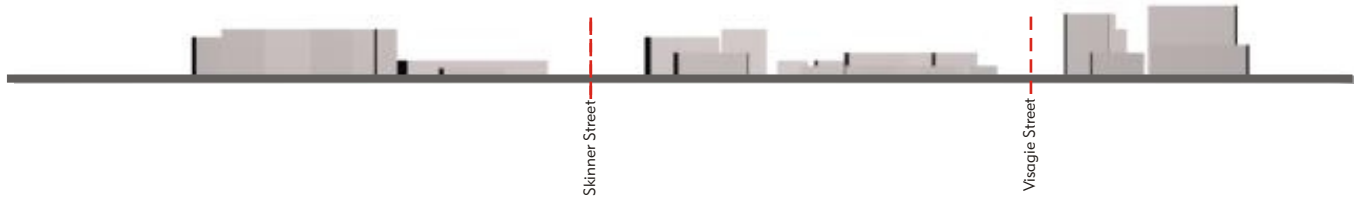


Area for which a new function should be proposed

Mass exploration

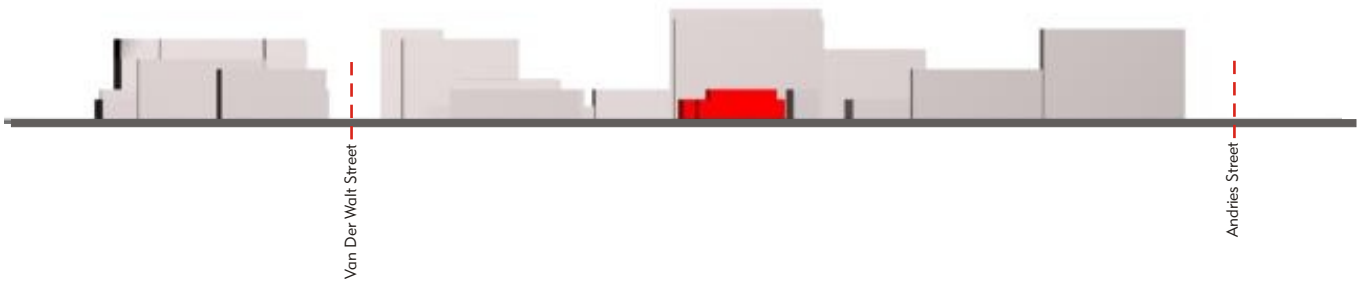


View to the north

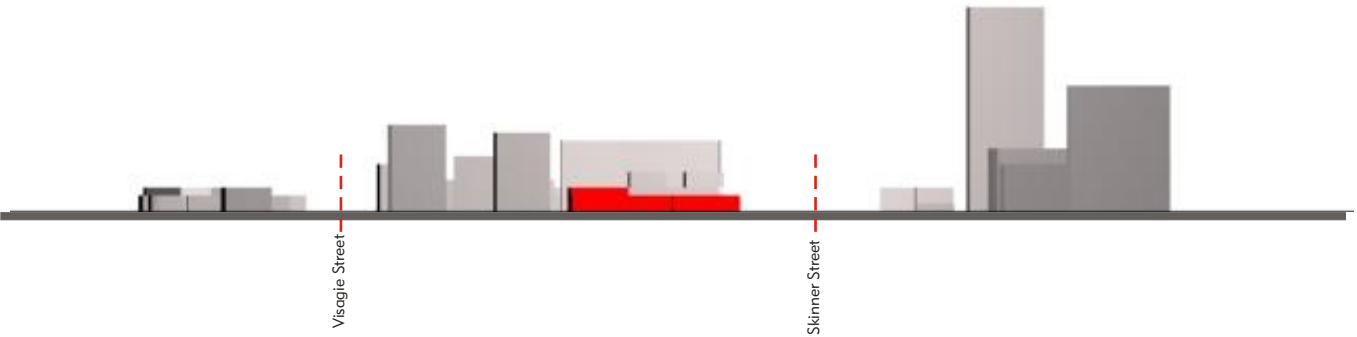


View to the east

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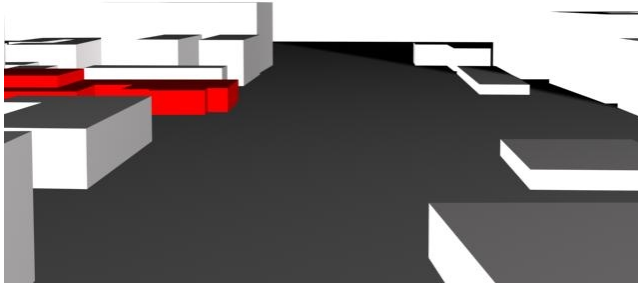
View to the south



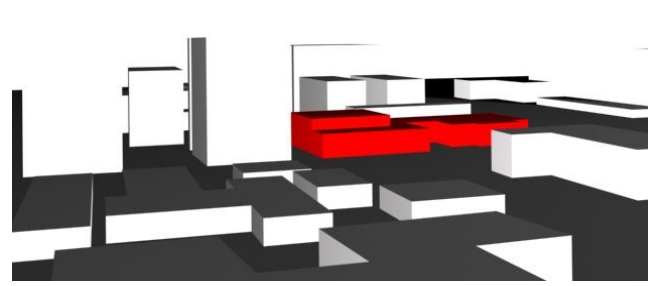
View to the west

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3D mass exploration

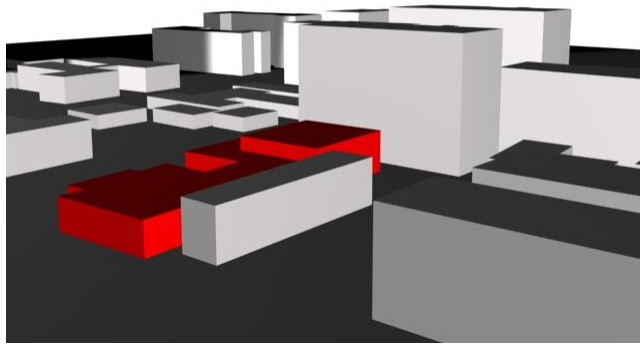


View to the west down Skinner Street

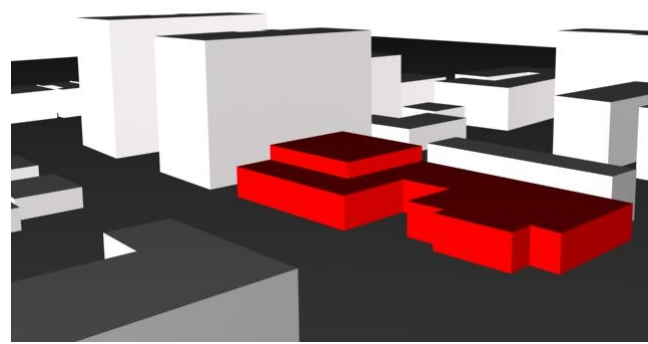


View from the east

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View to the south east from Skinner Street



View to the south west from Skinner Street