



10. CONCLUSIONS AND RECOMMENDATIONS

The hypothesis stated that the fragmented nature of the Hospital Hill Precinct could be unified through the application of a hierarchical network of open spaces. A development framework was compiled by using urban planning principles. The open space hierarchy was incorporated. Through the evaluation of literature an argument for open spaces that benefit public health was compiled. Consequently a design proposal was made for Dr. Savage Plaza.

The subjective nature of restorative theory and theories of the experiential landscape makes it difficult to prove that a space in isolation would be beneficial to an individual, but it can be proven that it will be beneficial to public health in general. Similarly it cannot be claimed that an open space framework is in essence a restorative open space framework. However, the efficacy of open spaces for public health is dependant on the context of a particular space within a larger network of spaces. Although some small interventions were proposed that would intensify the experience of the Hospital Hill for the user, the experience will be substantially increased if each intervention is linked in a logical way to the next. Without doubt there exists scope for application of open space frameworks for public health within the context of South Africa.





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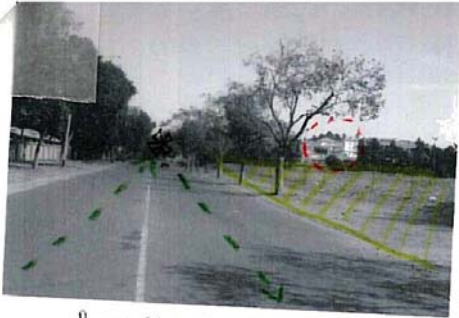
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Journey 1 and 2; Theory and Guidelines
ANNEXURE A:



Rose Street

A directional space culminating in Dr. Savage Rd and Voortrekker Rd intersection. Interesting contradiction between recreational clubs (restorative centre) and densely built skyline (social imaginability). The road lacks as focal point or sense of destination which will announce arrival at the Hospital Hill precinct.

Objectives

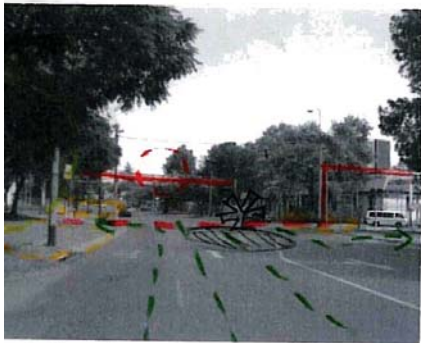
- Incrementally announce arrival at the Hospital Hill precinct by enhancing vistas
- Provide a focal point which the rd is leading towards.



Dr. Savage / Voortrekkerweg

Major intersection between Voortrekker Rd and Dr. Savage Rd. Lacking edge definition and announcements 'enhance characteristics'. The chimney acts as an existing landmark, but partly. The space is strongly transitional. The entrance lacks coherence and legibility.

- Need for entrance feature that guide circulation and adds identifiable character and social imaginability



U.P. entrance

A transitional space that is rich in localised centres of restoration; social interaction (traders, waiting areas). But it lacks coherence. Enforcement of movement control measures might improve legibility. The stormpipe network that bisects the entire area forms a strong recognizable landmark and should be further exploited. The traffic of traffic is heavily divided at this entrance intersection: going north toward P.A.H. and South towards the Prinsloo campus.

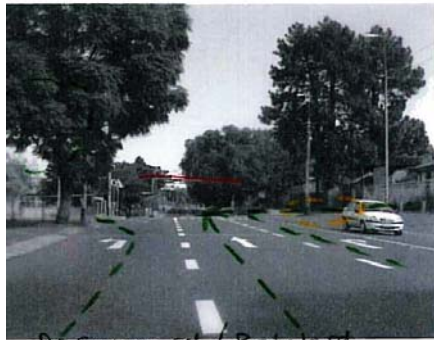
- A streetscape intervention that guides circulation and accommodate localised centres in a coherent way
- Provide for entrance trace and waiting areas
- Measures for reduction of speed





T.R.H entrance

Continued directional space that is very high in localized restness but lacks coherence. The space is interrupted by a strong transitional space between the two main entrances, where pedestrians, taxis, cyclists and traders compete for space on the edges. The road is only busy during peak hours - it is faulted that the road is over designed resulting in an abrupt transition to accommodate the human scale. The abundance of space and multitude of uses results in anarchy.



Dr Savage rd / Bopheloa rd

A directional and transitional space that is poorly enclosed. It lacks social integrability as a secondary entrance into the Precinct.



Newly constructed parking

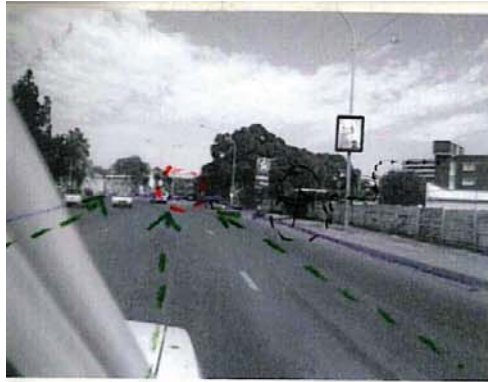
Newly constructed parking areas aim to re-claim lost space. The abrupt transition from dense growth in the background to the open, hard spaces should be softened by a gradient.

The fence creates a very strong, but ineffective sense of transition, boundary and enclosure.

- An intervention that guides movement by reducing, but optimising access points.
- The system should be adaptable
- Provide for informal trade and waiting areas
- Pick-up and drop-off zones
- Reduce traffic lanes
- Emphasize approach to T.R.H entrance through landscaping and boulevard
- Move parking - encourage walk
- Reduce flow speed of road
- Safe parking.
- Accommodate night usage
- Provide emergency vehicle

- Controlled access - for service at Gate 17
- Emphasize skinn pipe network
- Upgrade public utilities
- Reduce flow speed of road
- in traffic circle.

- The edge/fence should be soft
- Single access
- Accommodate visitors into ex
- Define a specific directional to be used. This space should localised restorative centre areas along the axis.



Vehicular journey

A strongly defined sense of direction culminating in the entrance of the P.A.H. Although the approach to the hospital is strongly sequential, it can be enhanced to form a gateway into the precinct.



A transitional area that is rich in localised centres, but lacks coherent entrance definition, and control of different users. The space is vibrant and used by a variety. An existing boulevard with large trees is under-utilised due to safety. Differences in level provide opportunities for exploitation of gradient and transition between zones of use, but it is not exploited.



A amalgamation of functions, users and methods of movement result in a confusing transitional space that cannot accommodate the amount of activity. Minor interventions to provide for organized movement and waiting areas can improve the space significantly.

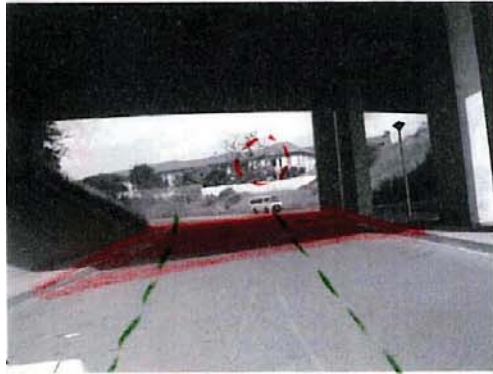
Edge definition can be improved with a transitional zone between built form and vehicular movement. This one should provide for pedestrian movement and should exploit opportunities for localised centres of interaction.

The approach to the P.A.H. can be strengthened by enforcing sequential transitional space visually focused on with a rhythm that culminates in an entrance feature.

- Provision for pick-up and drop-off.
- Waiting areas.
- Turnaround areas.
- Incorporate existing restorative boulevards.

- Provide drop-off and turn-around area
- Improve maintenance
- Use of materials on road surfaces can guide a hierarchy of movement
- Make specific provision for movement of pedestrians
- Clearly depict directions for parking, emergency, drop-off and through routes





an exceptionally strong sense of transition. The lack of space and poorly defined hierarchy of movement in (3) results in the road surface being used for drop-off, waiting areas and informal tracks, blocking the ring-road system and causing further congestion.



Ramped directional space connecting entrance at P.A.H. with the T.E.H. entrance in Dr. Savage Rd. The ramp is steep and spatially divides the area. Large open and undefined spaces occur.

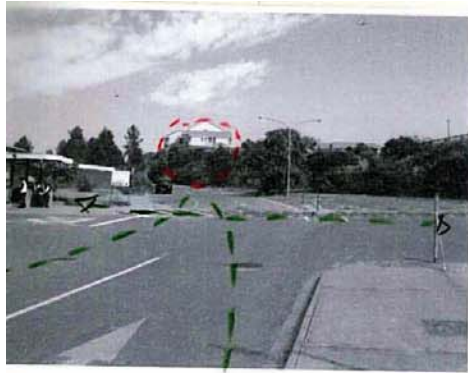


A space that is directionally so strong that it ~~does~~ makes very little provision for social interacting, restorative potential, ~~as~~ it is rich in landmarks of social imageability, and, when not congested by traffic and blocked by parked cars, it reads well.

- Reduce speed of vehicles in south-north lane
- Provide drop-off and waiting areas in north-south lane.
- Create places for social interaction and restorative spaces.
- Clearly demarcate pedestrian lines of movement.

- The open spaces should be a relationship between provision for natural habitat/restorative spaces, additional parking, and space for the control of circulation.

- Provide alternative and accessible parking so that flow of movement on the ramp can be improved.
- Make specific provision for pedestrian movement.



Vehicular journey (velocity)
Transitional movement between entrances to Medical Campus and P.A.H.
This node is strong in social imaginability, but lacks in localized centres for restoration or interacting, because movement is mainly directional.

- Reduce parking at Medical Campus entrance to provide a centre for social interaction and restoration
-



Newly constructed ring road on a steep slope results in a strong transitional space. It is rigid in the sense that it does not provide

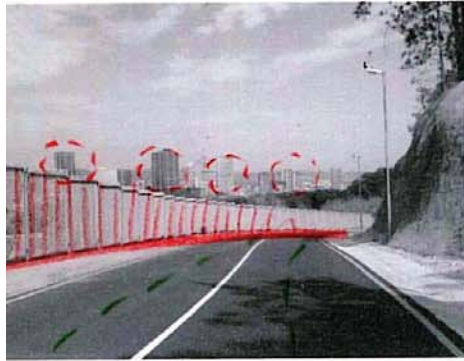
- Provide a gradient transitional space for movement of pedestrians along the road, as well as down the hill into the existing fabric.



In some parts the ring road system is enclosed by the hill and tall pine trees. This results in a strong perceived area and boundary

- Improve accessibility and safety into lower lying areas
- Provide safe pedestrian journey

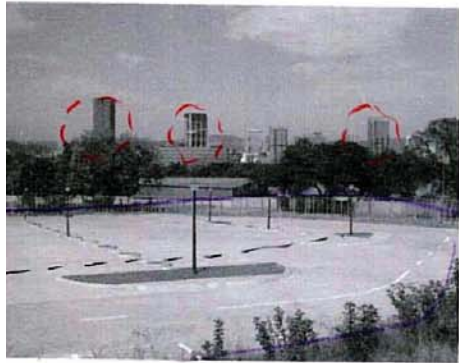




When the trees open up, an exceptionally strong vista onto the CBD of Pretoria is revealed

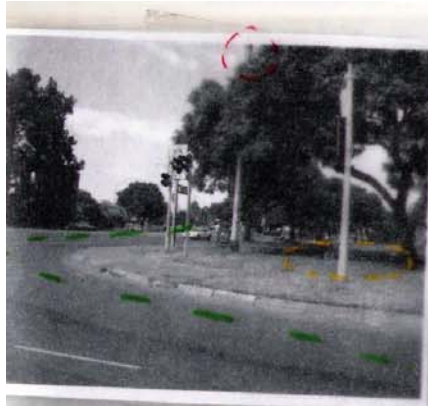
The boundary fence reads very strongly as transitional and distracts a little from the vista

- A gradient between the boundary fence and road can be achieved by
 - creepers and low planting
 - painting the fence a darker colour
 - providing a transitional interface to pedestrian movement.



View onto the newly constructed parking lots. The space is very strong in social imageability, but lacks directional guidance into the T.R.H and medical campus built fabric. The area is large, stark, empty

- a strongly read axis of movement should guide the user towards existing facilities
- This movement line should:
 - exploit vistas
 - be safe
 - provide opportunities for waiting and social interaction
 - well lit for night use
- Trees should be planted in parking lot to
 - reduce microclimate
 - soften the expanse of paving
 - guide movement

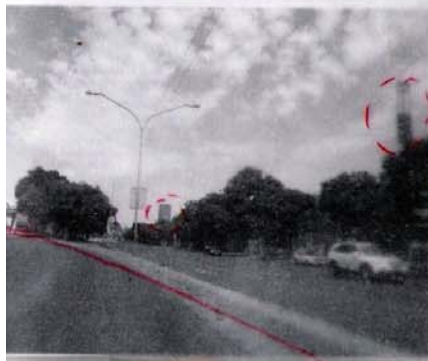


Precinct journey

Weakly defined urban edge results in wasted space

Guideline

Wasted spaces are already used for social interaction and trading, but it could be improved by formalisation of pedestrian routes



Voortrekkerweg drives into 3-lane, one way streets.

High in social imageability and landmarks that serve as visual anchors

6. Improve transitional gradient between built fabric and road surface by exploiting localised centres around interaction and restoration along a defined line of movement



Intersection of pre Hospital Hill Precinct with Government Precinct. Lacks visual anchor, to draw attention to entrance, and exit of precinct.

- a traffic circle with advance feature to alleviate movement confusion and guide movement.
- Street furniture should enhance character

Directional space that is strong in localised centres. Multiplicity of uses and movement patterns result in a vibrant, but sometimes unsafe space

- Upgrade taxi rank
- Provide waiting areas
- Incorporate Apies River open space with existing green space to form a restorative network that accommodates movement within the precinct

Large trees provide welcome local centres of imageability, interaction and restoration. In strong contrast with deteriorated nature of Morabastad in the next block



Intersection between upgraded Nelson Mandela Dr and Prinsloo Street and Hae's Pritt crossing at Apies River

- Extend Nelson Mandela Dr.
- Landscaping
- Remove deteriorated building in island and replace with gateway feature or landmark building
- provide access to Apies river





Exceptionally strong in social imaginability and visual anchors. The base of direction can be improved by activating the edges



Large pieces of under-utilised space results in a lack of coherence at this primary gateway into the precinct.

- Introduce mixed use commercial use as 'infill' buildings to contain the edges and strengthen direction
- Include public open space
- Provide for pedestrians and cyclists



- Approaching changes in land use at taxi rank in Merabastoa is announced sufficiently by change in directional space and texture and density of vegetation. The area is not well maintained

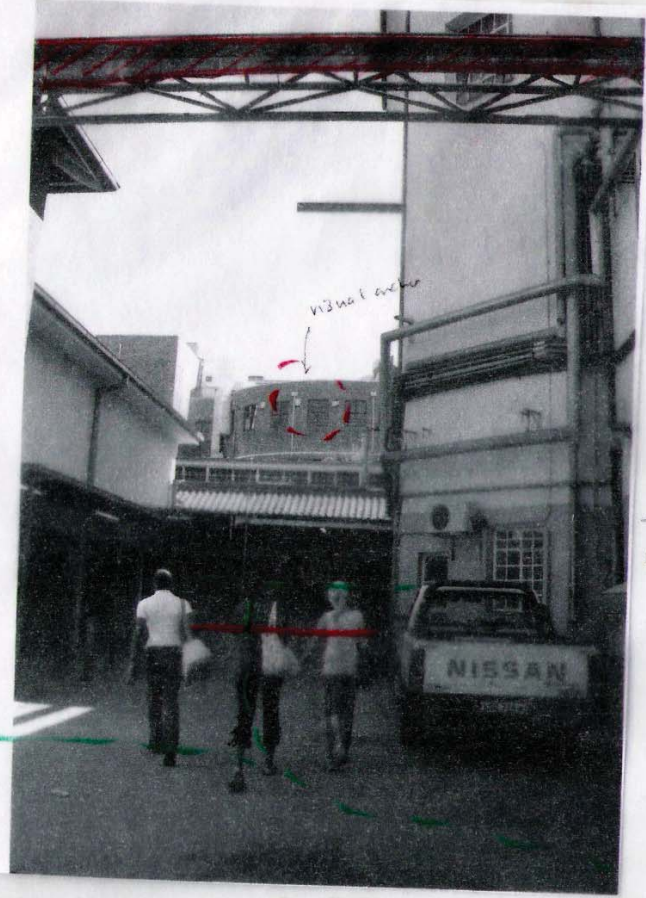
- Improve waiting areas, informal trade and drop-off/pick up zones by providing localised centres of interaction and restoration
- Exploit vistas
- Provide for pedestrians and cycling circulation



Small, residential, degraded building form a characteristic but weakly defined edge along this busy directional spine

- Introduce infill functions along the boundary of the precinct

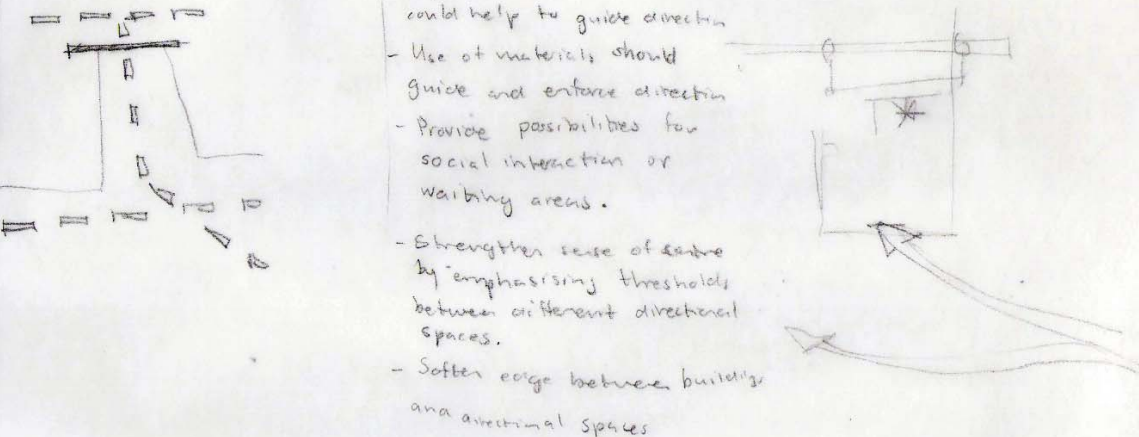




Intersection of various directional spaces form a weakly defined centre and transitional space. It lacks as a sense of coherence.

Guidelines:

- Introduction of visual anchors could help to guide direction
- Use of materials should guide and enforce direction
- Provide possibilities for social interaction or waiting areas.
- Strengthen sense of centre by emphasising thresholds between different directional spaces.
- Softer edge between building and directional spaces






A strong past
spaces. Used March activity
spine connecting different
uses and areas at the T.R.H
used by a variety of uses
and methods of movement.

Guidelines:

- Improve legibility by introducing hallway with recognizable characteristic - this will improve continuity
- Provide opportunities for waiting, social interaction and transitional spaces that lead to restorative open space

Thunberg et al

- the rhythm of banding treatment should be continuous, but allow for 'escape' to transitional + locational spaces

