

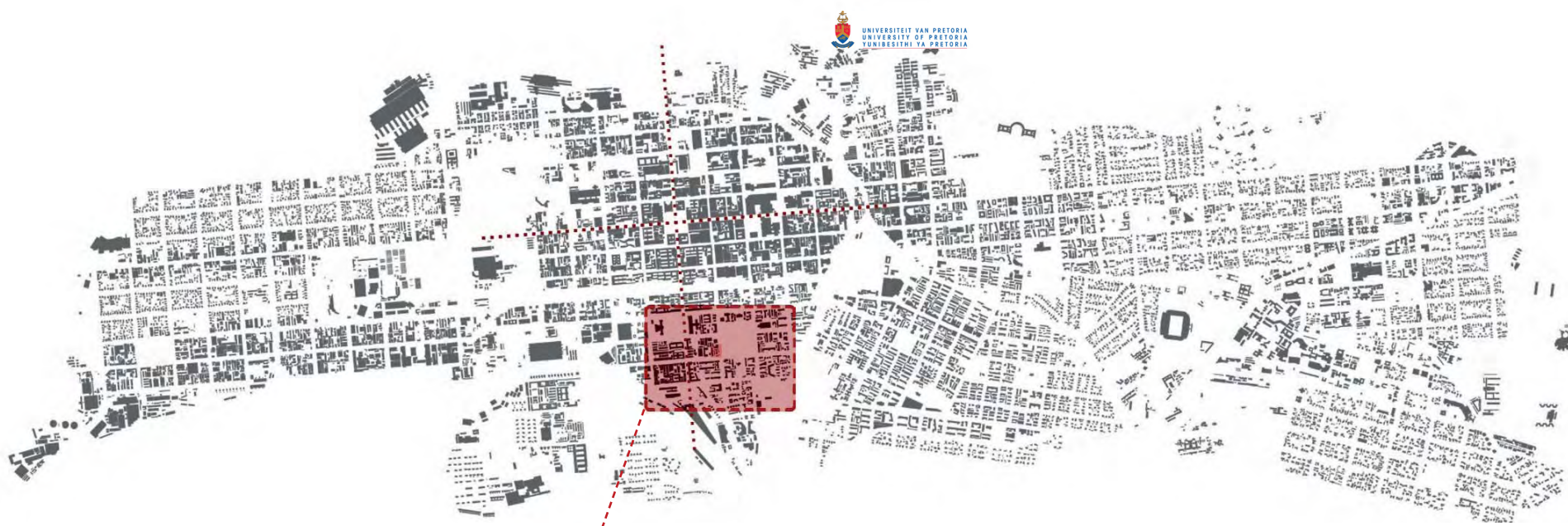
chapter 5
CONTEXT + SITE

part I
context + burgers park framework



context

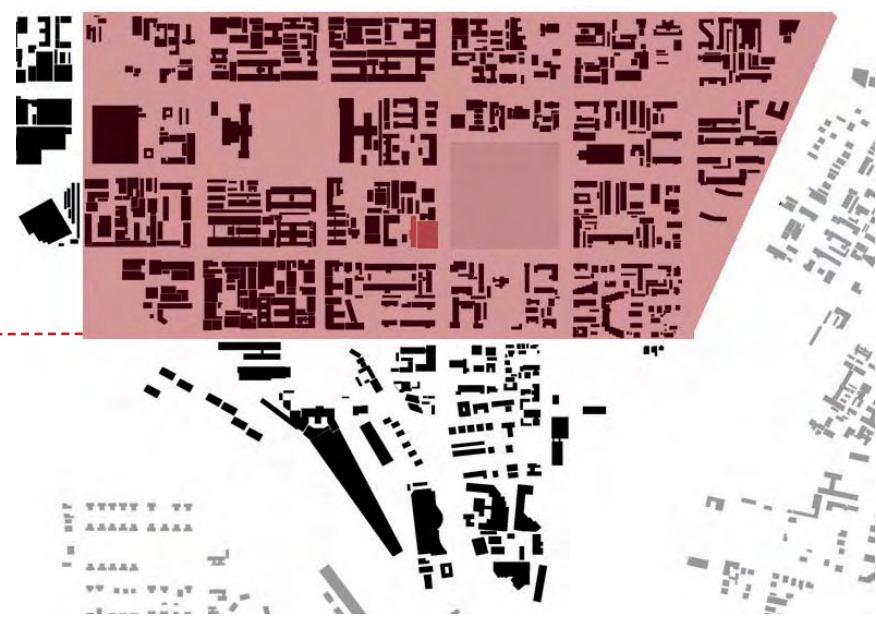
PRETORIA
SOUTH AFRICA



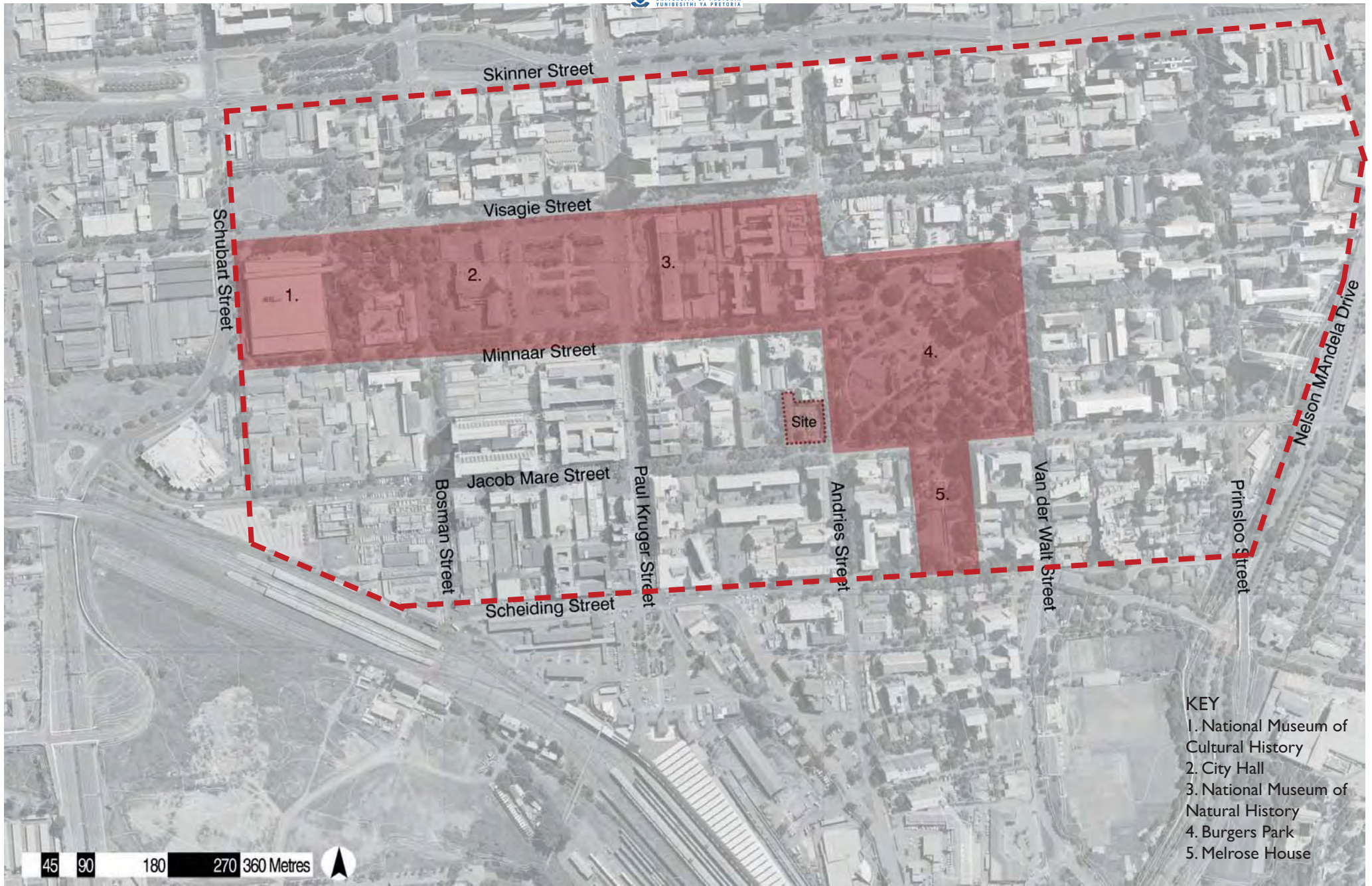
PRETORIA
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PRETORIA CBD



FRAMEWORK AREA



- KEY
- 1. National Museum of Cultural History
 - 2. City Hall
 - 3. National Museum of Natural History
 - 4. Burgers Park
 - 5. Melrose House

burgers park framework

Fig. 5.1. Aerial photograph of the framework study area. The dashed line indicates the study area. The red block indicates the Museum Park precinct (Geography Department, University of Pretoria. 2011. Edited by Author).

5.1.1. LOCATION

The framework study, done in 2011 by the University of Pretoria's masters students, known as the Burgers Park Framework (BPF), falls within the lower Central Business District (CBD) of Pretoria. The BPF framework is located between Skinner street on the north, Nelson Mandela drive on the east, the rail tracks on the south, and Potgieter street on the west (Ref. to Fig. 5.1).

The Museum Park precinct (Krige & Van der Waal, 1995: 2) falls within the study area. It is situated between Visagie Street on the north, Van der Walt on the east, Minnaar on the south and Schubart Street on the west (Krige & Van der Waal, 1995: 2) (Ref. to Fig.1). Museum Park includes the National Cultural History Museum, City Hall, Pretorius Square, the Museum of Natural History, Burgers Park and Melrose House (Gautrain, 2011).

5.1.2. CHARACTER

The study area was chosen due to its unique potential and challenges, its cultural nature and its strong residential and mixed-use component, which differs greatly from the rest of the Pretoria CBD.

The precinct serves as a transitional zone and gateway for pedestrians and commuters moving through the city by bus, taxi, train and the Gautrain. There is a high level of pedestrian movement in this area.

Key points that speak of the area:

- High pedestrian activity
- Unique sense of place comparing to rest of CBD
- Location is south of the CBD
- Human scale still evident within this area
- Critical cultural role in the urban context of the

CBD

- It has suburban characteristics within an urban area
- Museum park district
- Historical importance

5.1.3. BACKGROUND + HISTORY OF THE BURGERS PARK FRAMEWORK AREA

LANDMARKS, ATTRACTIONS, DESTINATIONS + SERVICES WITHIN THE AREA:

- Victoria Hotel
- Freedom Park and Salvokop Village
- Museum Park district (cultural and historical value), which includes:
 - National Museum of Cultural History
 - Old Fire Brigade building (built in 1912)
 - City Hall and Pretorius Square
 - National Museum of Natural History (previously called the Transvaal Museum)
 - Burgers Park
 - Melrose House
- Burgers Park district, which includes:
 - Burgers Park as a central leisure node
 - Residential buildings around the park
 - Churches and community services, such as the Tshwane Leadership Foundation (TLF) to the north of the park
- Schools
 - Loreto Convent School and two schools in Visagie Street

Transport nodes

- Pretoria Metro station
- Gautrain station
- Blue train
- Shosaloza Mile
- Bus station,
- Bosman Metro station,
- Newly developed metro mall and taxi rank.

THE PRETORIA STATION

The Pretoria station remains the main commuter distribution network in the CBD (Gautrain, 2011). The Gautrain, Bus Rapid Transport (BRT) feeder and distribution services, the Metrorail services, Pretoria City Transport bus and taxi services are all in line with the distribution network services. It is expected that approximately 55 000 people will use the Gautrain station and services daily, with a large majority using public transport or reaching their destination by foot. From the amount of commuters, it is realised that road and pedestrian links need to be upgraded to allow for efficient and easy access to and from the station (Gautrain, 2011).

The Gautrain Pretoria station will play an "important tourism role and stimulate urban renewal in Pretoria's CBD" (Gautrain, 2011). In fact,

The Gautrain Station would be a tourism starting point for the CBD from where tourist attractions within and beyond the city can be visited and from where connections to regional tourist destinations can be made. Accordingly, the station should accommodate all relevant tourism information. (Gautrain, 2011)

sculptures and paintings are on display (Ditsong, 2010).

CITY HALL AND PRETORIUS SQUARE

City Hall and Pretorius Square was built in 1931 to commemorate Pretoria's past and to celebrate its status approval as a city (City of Tshwane, 2009-2010). The square has formal and symmetrical gardens, water features, and two statues overlooking Paul Kruger Street (Le Roux, 1992: 123).

DITSONG: NATIONAL MUSEUM OF NATURAL HISTORY

The National Museum of Natural History was originally known as the Transvaal Museum and "...was founded as the Staatsmuseum of the ZAR on the 1st of December 1892" (Ditsong, 2010). Its focus is on South Africa's natural heritage and especially on its "...natural history, particularly terrestrial zoology" (Krige & Van der Waal, 1995: 13). It houses fossils and the renowned fossil skull of Mrs Ples, with the intention of providing educational facilities (Ditsong, 2010). Access to the museum sits in the centre of the building on the western facade, on Paul Kruger Street (Le Roux, 1992: 124). The facade is symmetrical (Le Roux, 1992: 124) and echoes neo-classicism. This sandstone and brick building was completed in 1913 by the Department of Public Works (Le Roux, 1992: 124). The additions were done in the 1980s. This three storey-high building sits opposite the City Hall, defining the eastern edge of Pretorius Square (Le Roux, 1992: 125). The Geoscience Museum, which houses metals, precious and semi-precious stones, is also located in the museum (City of Tshwane, 2009-2010).

MELROSE HOUSE

Melrose House, built in 1886, is "...a superb example of the transition of Victorian to Edwardian architectural styles and interiors" (City of Tshwane, 2009-2010; Le Roux, 1992: 145). The mansion, with its extended garden and outbuildings, is a national monument and is one of

the few remaining houses from its period within the city (Le Roux, 1992: 143, 145). Its first owner, Georg Heys, helped design Burgers Park (City of Tshwane, 2009-2010; Le Roux, 1992: 145).

BURGERS PARK

Burgers Park is Pretoria's first park, which was completed in 1892 by George Heys and botanist James Hunter in 1892. (City of Tshwane, 2009-2010). The park houses various buildings: the Greenhouse for exotic plants, the folly called Orchestra Stage, the Kiosk Restaurant that is housed in an octagonal, double-story thatched-roof building, and the late-Victoria/early Edwardian Caretakers cottage (Le Roux, 1992: 136-138). The park is characterised by curved pathways and beautiful, manicured gardens. The park is well kept and used. Many children, residents and passers-by frequent the park daily.

5.1.4. MAPPING ANALYSIS

An extensive mapping exercise for the precinct was performed. See the following analysis maps for the outcomes of the mapping exercise. This study informed the BPF of the strengths, weaknesses, opportunities and threats in the study area. It further contributed to a better understanding of the study area, allowing for a more sensitive approach to the BPF proposal.

FREEDOM PARK

Freedom Park was created to celebrate South Africa's history, heritage and cultures, and takes note of the sacrifices for the democracy that South African enjoy today. It further pays respect to the Truth and Reconciliation process. (City of Tshwane, 2009-2010).

THE MUSEUM PARK DISTRICT

The Museum Park redevelopment programme was established in 1995, and was based on the Smithsonian Institute in Washington D.C., United States of America (Krige & Van der Waal, 1995: 2). The National Museum of Cultural History and the National Museum of Natural History (amongst other museums in Gauteng) are under the responsibility of the Ditsong Museums of South Africa committee, in line with the Cultural Institutions Act (Ditsong, 2010).

Minnaar Street is the main route linking all the museums in this precinct. From multiple site visits, a low level of vehicular traffic was observed and the street is primarily used to gain access to buildings and parking. The pedestrian walkway on the north of Minnaar Street was developed in 1996, with new street lights and benches designed to define the Museum Park precinct.

DITSONG NATIONAL MUSEUM OF CULTURAL HISTORY OR THE AFRICAN WINDOW

Initially housing the Old Royal Mint after it was built in 1968 (Le Roux, 1993: 22), the National Museum of Cultural History moved into the premises in the 1990s (Krige & Van der Waal, 1995: 20) and incorporates public facilities that encourage community involvement and education (City of Tshwane, 2009-2010). The National Cultural History Museum explores South Africa's cultural diversity in various permanent and temporary exhibitions. Historical exhibitions explore South African indigenous and western cultures. Crafted objects,

5.1.4.1. NODES

OBSERVATION

Minnaar Street requires an anchor node on the western edge to contribute to and define the precinct and road.

PROPOSAL

Opportunity for the establishment of a new cultural/ anchor node at the western edge of Minnaar Street.

BOUNDARIES

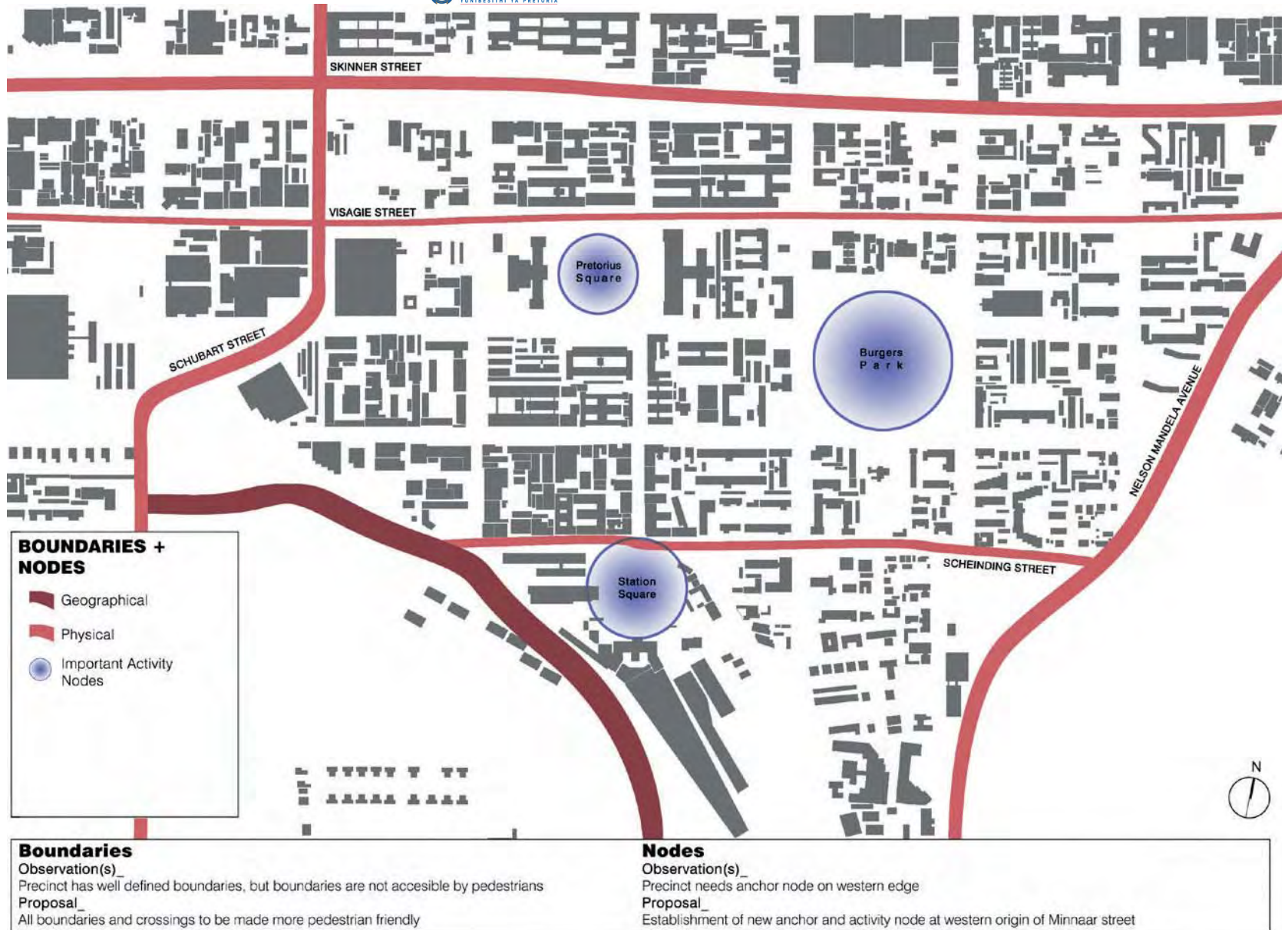
OBSERVATION

The precinct has well-defined boundaries (Visagie, Scheiding and Schubart streets), but boundaries are not accessible to pedestrians – they act as barriers.

PROPOSAL

All boundaries and crossings are to be made more pedestrian friendly.

A bridge is to be built above these roads to encourage pedestrian movement.



5.1.4.2. EDGES

OBSERVATION

- Fences around buildings create an inaccessible edge to the entrances and lobby areas to buildings.
- Building foyers do not act as public spaces as the fences prevent them from being accessible.
- Public spaces are usually controlled and are not highly accessible owing to the fences.
- Sidewalks are in disrepair
- General access to most buildings and sidewalks is lacking or difficult to access.

PROPOSAL

- Remove fences and boundaries.
- If fences cannot be removed open existing gates or provide more gates. Increase accessibility.
- Introduce universal access into buildings.
- Increase and provide public interface to all public buildings on ground floors, including governmental buildings.
- Revisit, repair and maintain – rearticulate – all sidewalks, pavements, street crossings and general access into buildings.



EDGES + ACCESS:

Barrier:

- non-permeable (solid red line)
- permeable (dotted red line)

Accessibility:

- non-accessible (3 steps and more) (solid blue line)
- accessible (2 steps or less) (dotted blue line)

Edges + Access

Observation(s)
Fences and not buildings articulate edges. Most public spaces are controlled by access gates and fences. Precinct is not very inclusive.

Proposal
Removal of fences and boundaries. Introduction of universal access into buildings. Revisit sidewalk, pavement and crossing articulation.

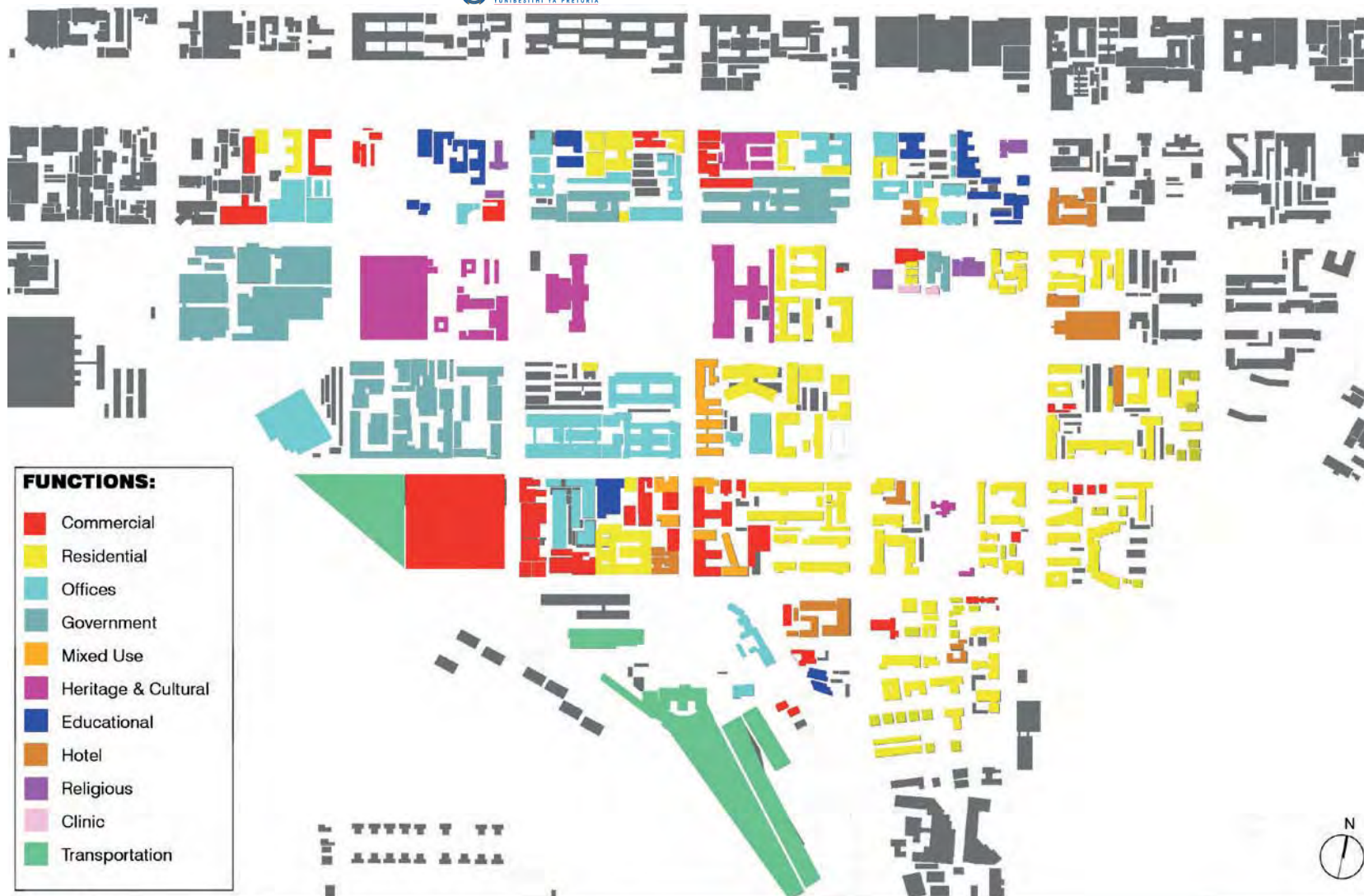
5.1.4.3. PROGRAMME/ FUNCTION USES

OBSERVATION

- Good mixed-use programme per block (not per building) within precinct
- Lack of community functions
- Existing museum buildings not functioning optimally – they are contributing negatively.

PROPOSAL

- Increase and introduce mixed use function per individual buildings
- Increase community and cultural orientated programmes
- Make museums more public – add community orientated programmes to museums



Functions
Observation(s)_ Very good mixed use characteristic per city block within precinct. Lack of community functions. Existing museum buildings do not function optimally.
Proposal_ Introduction of more mixed use functions per individual buildings. Reconsider community functions within precinct as well as museum functionings.

5.1.4.4. PEDESTRIAN ACTIVITY AT DAY

OBSERVATION

- Paul Kruger Street is the main vehicular route and pedestrian thoroughfare due to the link with Church Square (north of precinct) and Pretoria station located at the south of the precinct.
- Bosman and Andries streets form the secondary routes, due to vehicular one-way traffic and the transport node (Pretoria and Bosman station, taxi rank) located at the south.
- Minnaar Street is well utilised as it has been designed to accommodate for high pedestrian flow.

PROPOSAL

- Improve pedestrian facilities and access to precinct (like crossings at intersections, lighting, shade)
- Activate Minnaar Street as the main west–east pedestrian axis and route through precinct.

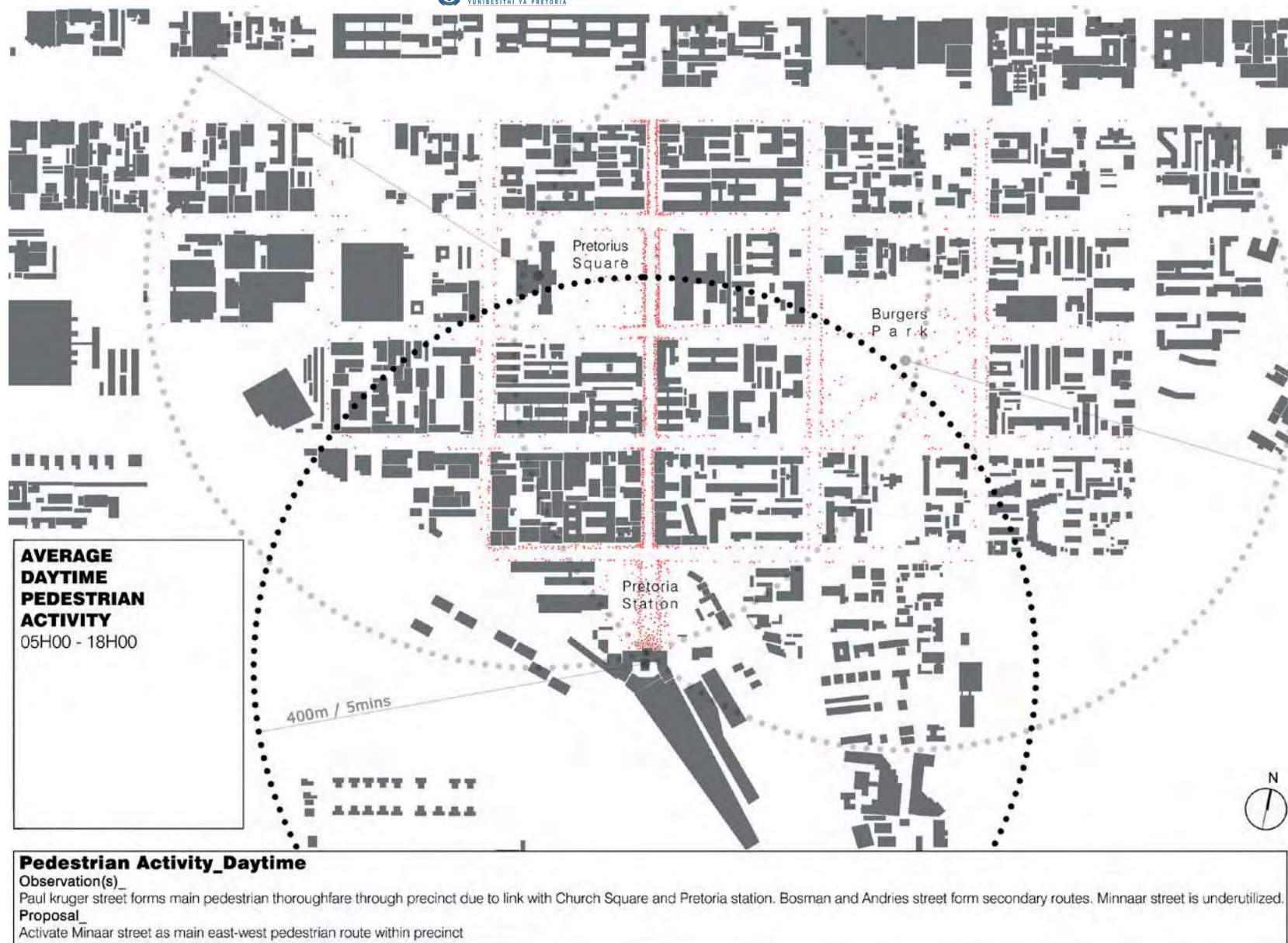
5.1.4.4. PEDESTRIAN ACTIVITY AT NIGHT

OBSERVATION

- Minimal pedestrian activity
- No programmes or functions to retain 24 hour pedestrian movement or 24 hour activity

PROPOSAL

- Introduce 24 hour programme and activity through re-programming and adding new functions.



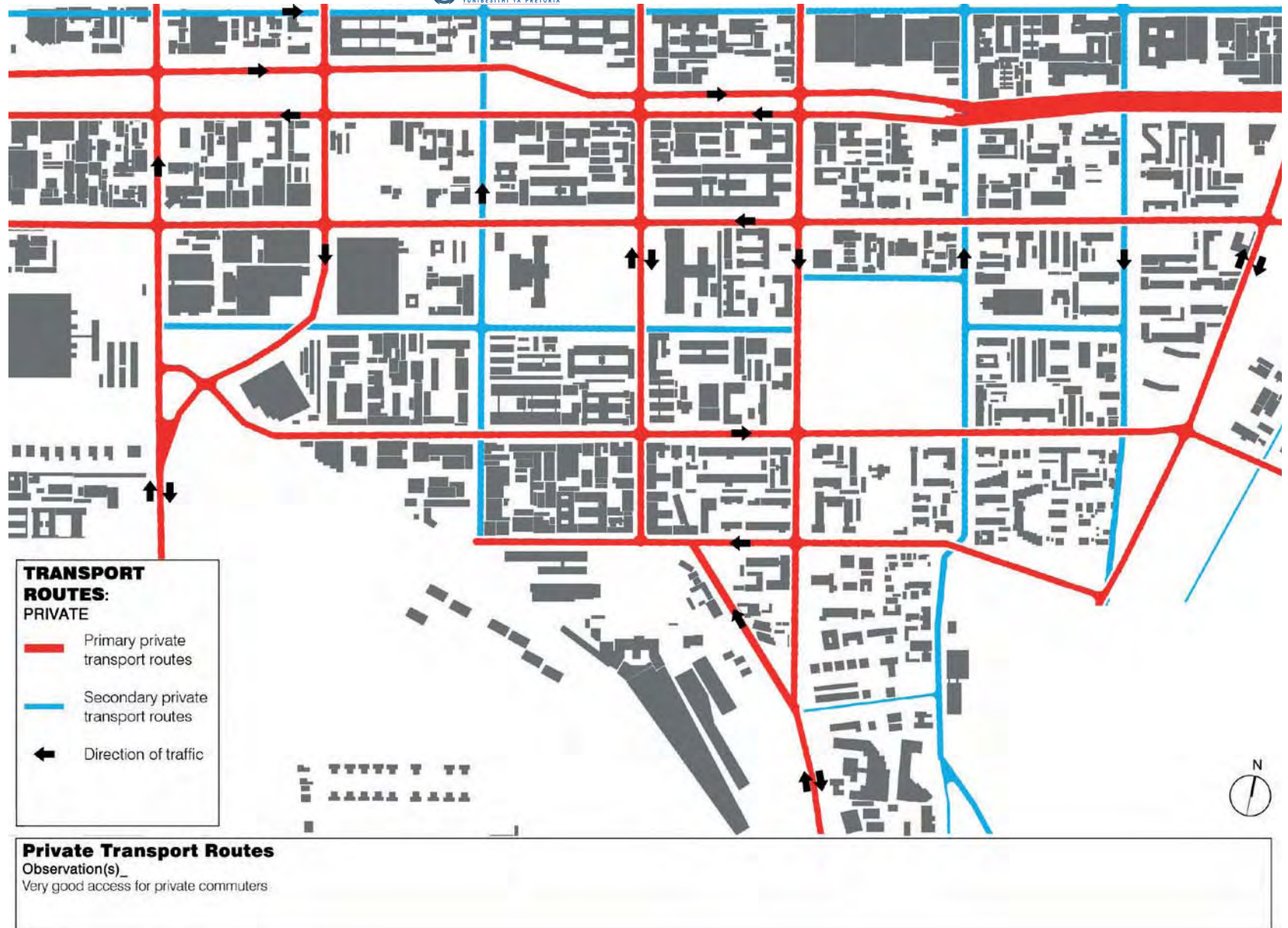
5.1.4.5. PRIVATE TRANSPORT

OBSERVATION

- Good access for the private commuter
- Main routes through the precinct are Visagie, Jacob Mare and Scheiding streets for east–west movement, and Bosman and Andries for north–south movement.

PROPOSAL

- Leave as is.



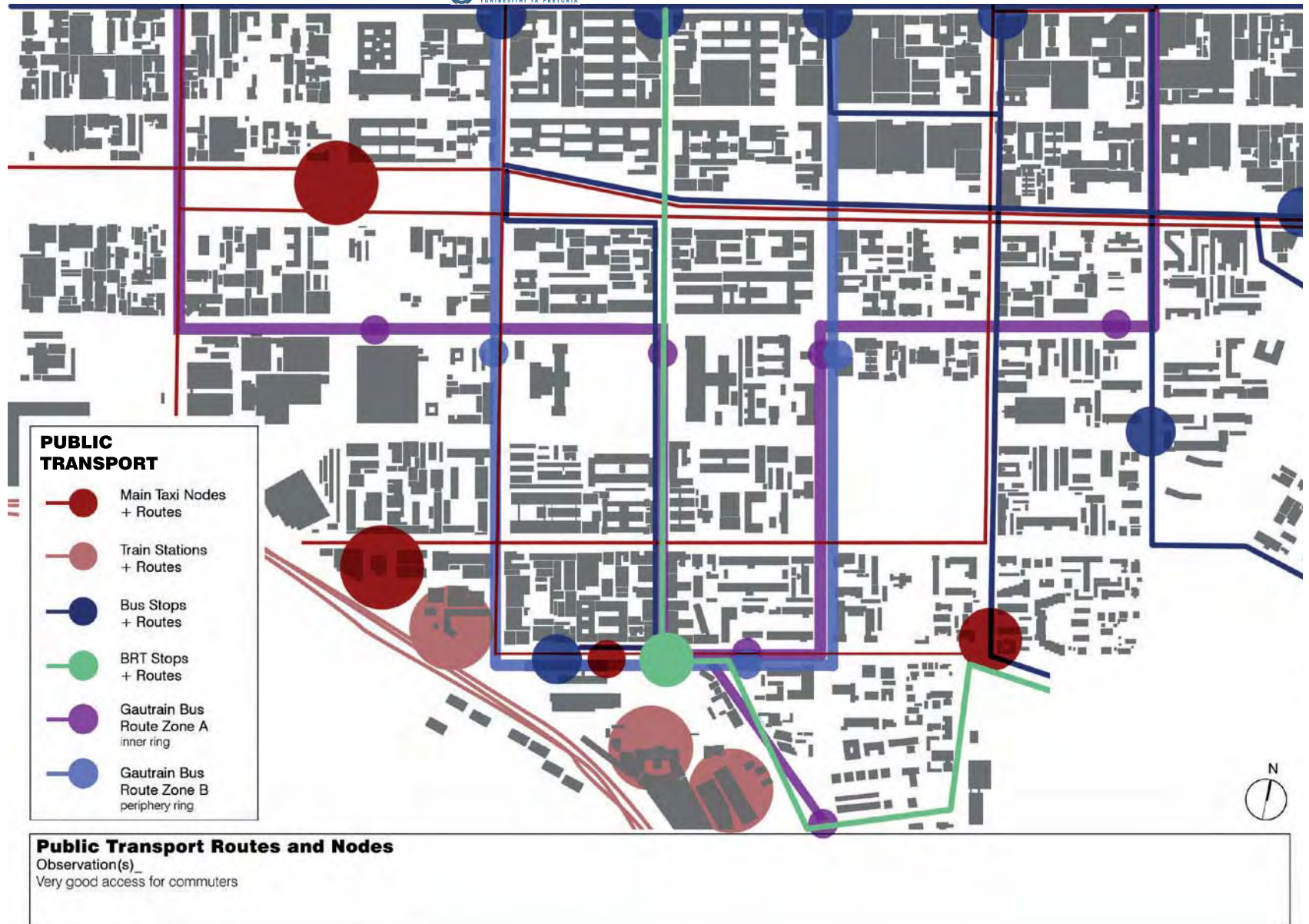
5.1.4.6. PUBLIC TRANSPORT

OBSERVATION

- Very good transport access for commuters without vehicles/ pedestrians.
- A lot of options from which to choose.

PROPOSAL

- Leave as is.



5.1.4.7. PARKING

OBSERVATION

- Currently there is enough parking to sustain the precinct, although sites that are developed on parking sites could compromise parking availability.
- Parallel street parkings are provided throughout the precinct.
- Informal street parkings occur on the pavements, in the spaces between the trees.
- Controlled public parking is scattered throughout precinct although concentrated primarily around Burgers Park.
- Private controlled parking exists in the precinct
- Gautrain parking provides 500 parking bays for Gautrain and other users.

PROPOSAL

- All new developments to accommodate for parking, either with basement parking or other strategies.
- Informal street parking to be formalised
- Hotels' excess parking can be introduced as additional controlled parking if needed for events
- Provide more disabled parking



PARKING

- Public parking (open-uncontrolled)
- Public parking (controlled)
- Private parking

50 Number of parkings along street or on site

Private Parking
Observation(s)
 Currently enough parking to sustain the precinct. If precinct is developed, parking is going to be compromised.
Proposal
 All new developments to accommodate for more parking either by basement parking or through other strategies.

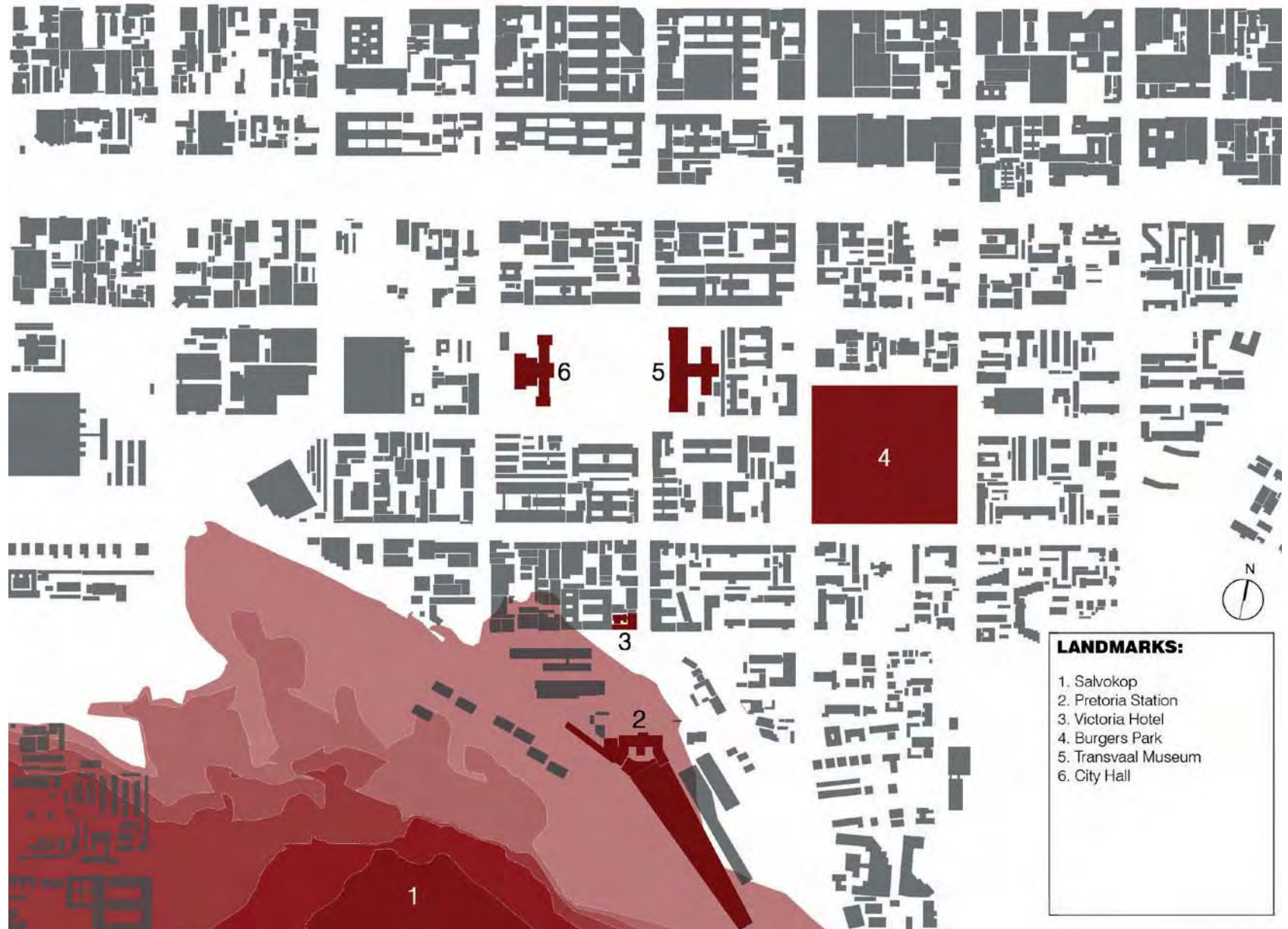
5.1.4.8.LANDMARKS

OBSERVATION

- Geographical landmarks in area (Burgers Park, Salvokop)
- Building landmarks in area (Pretoria Station, Victoria Hotel, Transvaal Museum, City Hall)

PROPOSAL

- Leave as is.



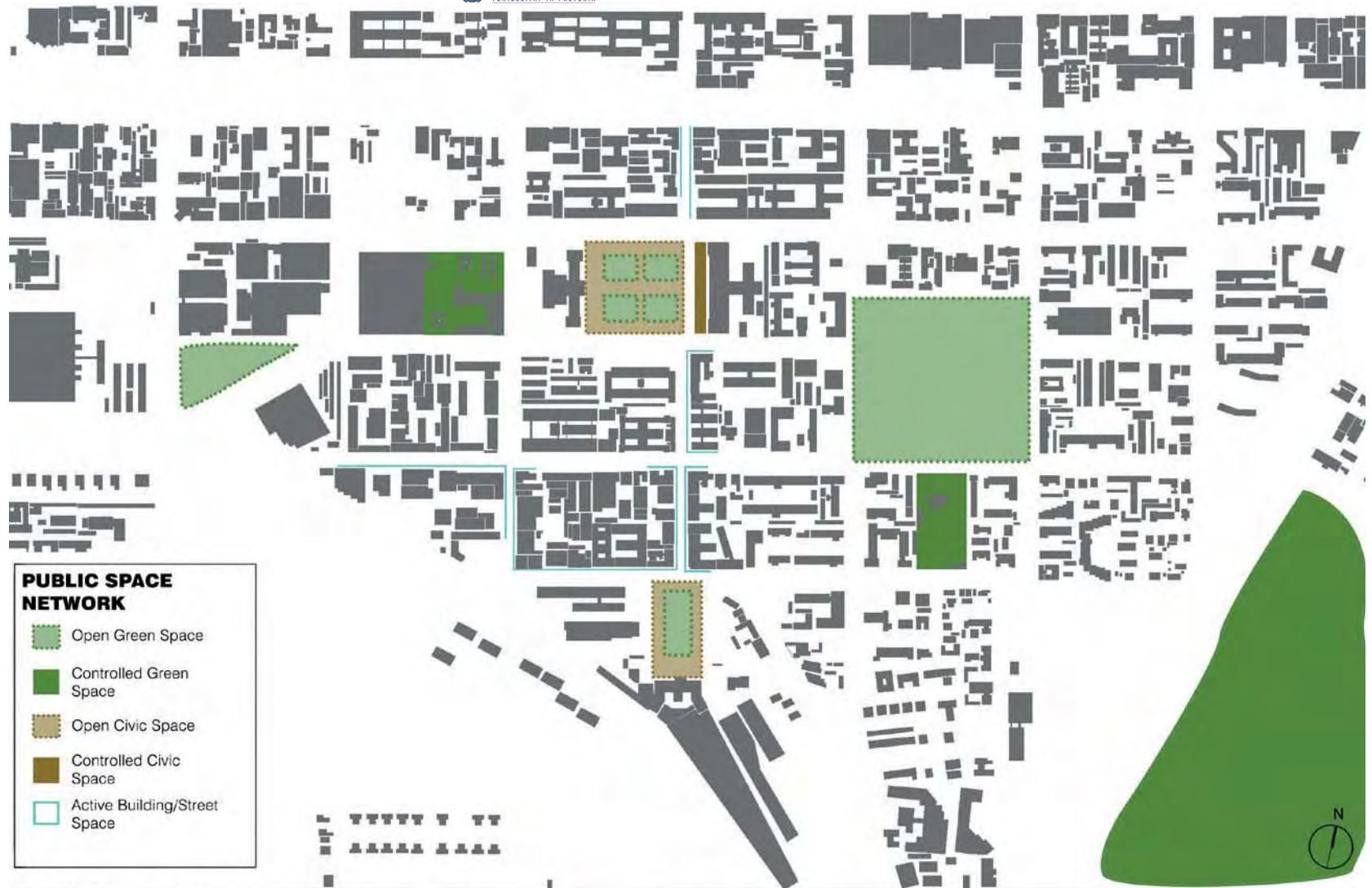
5.1.4.9. PUBLIC SPACE NETWORK

OBSERVATION

- Well established public space network, although lacks complexity.
- Not all spaces are fully integrated and amalgamated with daily life.

PROPOSAL

- Introduce a more intricate spatial network with a hierarchy of public spaces.
- Existing spaces to be made more accessible by removal of boundaries.



PUBLIC SPACE NETWORK

- Open Green Space
- Controlled Green Space
- Open Civic Space
- Controlled Civic Space
- Active Building/Street Space

Public Space Network
Observation(s)
 Well established public space network, but lacks complexity and all spaces are not fully integrated and amalgamated with daily life
Proposal
 Introduction of a more intricate spatial network with a hierarchy of public spaces. Existing spaces to be made more accessible by removal of boundaries

5.1.5. SWOT ANALYSIS

OPPORTUNITIES

- Underutilised and abandoned buildings and sites can be reactivated and reprogrammed.
- Cultural functions to be added and/or strengthened within precinct.
- Infrastructure for pedestrian routes and crossings to be upgraded and improved.
- Paul Kruger Street can be accommodated for on a greater level.
- Minnaar street route to become defining west–east activity spine in precinct and to be established as the main pedestrian route and new anchor node.
- New cultural development along southern side of Minnaar Street.
- New Gateway building across from Pretoria train station.
- Landmarks within precinct, such as the Victoria Hotel, can be upgraded.
- Incorporate a safe pedestrian link between the precinct and Salvokop and Freedom Park.
- Define precinct as a pedestrian precinct
- Upgrade and improve pedestrian links in precinct, allowing better access to various landmarks and attractions, stations, transport nodes and stops.
- Allow Minnaar Street to become defining west–east activity spine in precinct and to be established as the main pedestrian route.
- Propose new entrance for the African Window Museum on Minnaar Street.
- Incorporate more community and cultural functions within the precinct and across from Burgers Park.
- Community and cultural functions to reactivate abandoned or neglected sites; to incorporate a public function.
- Pedestrian crossings/ intersections to be defined by materiality, texture and levels.



5.1.5. SWOT ANALYSIS - OBSERVATIONS

STRENGTHS

- Public parks
- Paul Kruger north–south axis, high pedestrian and vehicular activity
- Transport distribution networks/ transport nodes at south of precinct house all public transport types (bus, taxi, train)

WEAKNESSES

- Precinct not utilised to its maximum potential
- Underutilised buildings and sites
- Building edges and sites are not activated
- Museums not properly equipped and are outdated: neglected and unfrequented
- Only northern side of Minnaar Street is activated by pedestrians, south side has poor pedestrian activity. Vehicular activity is minimal.
- Activities do not extend beyond the cul-de-sac at western end of Minnaar Street resulting in the reduction of pedestrian activity beyond Bosman Street.
- African Window entrance is in Visagie Street – poor entrance and threshold for Museum.
- Undefined gateways
- Precinct is mainly a transitional space, a movement passage – not a destination.

THREATS

- Abandoned and neglected buildings and sites
- Dangerous pedestrian crossings
- Dangerous alleys
- Precinct does not stand as a coherent, legible whole
- Absence of precinct specific and appropriate community functions
- Lack of tourist infrastructure



- Barriers: Schubart Street prevents the extension of Museum Park in a westerly direction
- Barriers: Accessibility to parks and buildings is closed off by fences, etc.
- Not easily accessible for pedestrians from outside of precinct
- Lack of public and community facilities for many

- buildings in precinct, such as restaurants, services, shops and toilets
- Pedestrian unfriendly sidewalks along north–south axis
- Prostitution at night time around Burgers Park
- Unsafe public transport stops

5.1.6. THEORETICAL ARGUMENT

Kevin Lynch (1918 - 1984) was an urban planner and an academic at Massachusetts Institute of Technology (MIT). His book, the Image of the City (1960), explores place legibility within a city. This is defined by how people perceive elements within their urban environment. It was realised that people understand their cities by forming mental maps. Lynch approaches this with the Five Key Elements of Urban Form (1960: 47).

FIVE KEY ELEMENTS OF URBAN FORM (1960: 47)

- Paths

The movement routes that people follow. These are defined by the streets, the sidewalks and other movement routes.

- Edges

Edges are defined by the barriers or the boundaries of spaces. These can be physical or perceived boundaries, such as walls, height and textures differences and buildings.

- Districts

Large areas or neighbourhoods in a city are defined by a certain characteristic or element.

- Nodes

Nodes are defined as points of activity within the city. They can be focal points in an urban space or they can be intersections with a lot of activity, such as street intersections.

- Landmarks

Landmarks serve as reference points in the city as they have characteristics which are easily identifiable and different to other elements in the city. They act as navigational elements within the city. Landmarks are interrelated to nodes, as both fall within points of activity. Buildings, plazas and unique geographical features can all be landmarks.

The Five Key Elements of Urban Form (Lynch, 1960: 47) informed the approach and the proposal for the Burgers Park Urban Framework.

Landscape Urbanism, which is discussed in Chapter 2, also informed the proposal for the Burgers Park Framework.

5.1.7. PROPOSAL FOR BURGERS PARK URBAN FRAMEWORK

5.1.7.1. VISION AND AIMS

- Create a unique identity for the precinct – that of a cultural nature.
- The precinct should accommodate for cultural facilities with a community or an educational nature. Such facilities should incorporate a mixed-use programme. Museums, educational institutions (such as libraries) and art and dance facilities are all desired. Eventual relocation of all museums and galleries in Pretoria to Museum Park is intended.
- Create a safe and secure environment for tenants, commuters and visitors. This can be achieved by introducing mixed-use programmes that allow for 24 hour activity within the precinct. High density rezoning of certain city blocks can contribute to this as well.
- The incorporation of public amenities is important. Creating an urban environment (the precinct) that is physically and visually accessible for its users is necessary to encourage dialogue and city use. Address the existing buildings' public interface on the ground level and make them more accessible. The precinct should incorporate well-defined public spaces.
- Give back museums to the public by making the spaces and buildings physically more accessible and by incorporating them with public and mixed-

use programmes. Challenge the negative public perception of museums by possible rebranding and/or renaming of the term 'museum'.

- The transport node at the south of the precinct offers a variety of public transport options in the precinct. Considering this, it is evident that the pedestrian movement should be included and well-accommodated for within the precinct. An environment that promotes ease of movement and access for both pedestrian and vehicular traffic is important.
- Flexibility: ensure that structures, forms and spaces can respond to changing requirements. Adapt existing structures, forms and spaces and use as a guideline for future development.
- Provide codes and regulations for development.

5.1.7.2. TARGET GROUP

- Local residents
- Workers
- Commuters
- Educational groups (e.g. school children on field trips)
- Citizens of Tshwane
- Tourists

5.1.8. GUIDELINES FOR URBAN FRAMEWORK

The guidelines for the urban framework emerged from the mapping analysis, the theoretical argument, the vision and aims for the precinct, the target group and the opportunities that such a precinct can contribute. They are outlined below:

5.1.8.1. THE CREATION OF A PRECINCT THAT STANDS AS A COHERENT, LEGIBLE WHOLE

Physical and visual connections that allow for the identification of the precinct:

- Entrance and exit points
- Visual corridors
- Paths
- Destinations
- Landmarks

5.1.8.2. NETWORK OF STREETS

Routes should allow for connections and a variability of functions:

- Streets should offer connections and networks according to a hierarchy of pedestrian and vehicular movement
- Building functions accommodate and follow existing uses of streets .e.g. informal trading

5.1.8.3. PUBLIC OPEN SPACE

Focal point where social interaction should occur:

- Nodes
- Public spaces, squares, parks and walkways
- Pedestrian prioritisation for precinct

5.1.8.4. PUBLIC REALM

Support social interaction:

- Active building edge
- Mixed-use programmes

5.1.9. CONCLUSION: THE BURGERS PARK FRAMEWORK PROPOSAL (2011)

- The creation of a new pedestrian node at the west end of Minnaar Street should incorporate a cultural programme and public green space, new landscaped areas, basement parking and should form a link with the existing Government printers. The Government printers should be reprogrammed into a museum.
- New cultural programmes to be developed along southern side of Minnaar street: at corner of Christina Avenue (pedestrian pathway) and Minnaar (at Fire dept), at corner of Bosman and Minnaar (an arts or museum programme is to be housed here). Move existing Postnet depot west of Potgieter and reprogramme existing building into a cultural building - possibly relocate the Pretoria Art Museum here. Incorporate a north-south pedestrian link between Minnaar and Jacob Mare and allow for basement parking access.
- All cultural buildings along Minnaar Street must have the main entrance and access points on Minnaar Street.
- Provide standardised signage within the precinct for easy navigation and identification. All cultural buildings must advertise current exhibitions or events outside the building, whether on the building facade or signposts. Photos and graphics of current/upcoming exhibitions must be projected on the facades of the building in the evening.
- Reactivate or reprogramme buildings that lack public programmes or access: add public functions, allow for public interface on ground floor by removing fences, widening thresholds or entrances, etc.
- City hall to house the Tshwane Public Forum. City Hall to also house an Information Centre on events in Tshwane, the Tshwane Tourist Office, the Museum Park Head Office (marketing of museums), an Events Office for the City Hall building and Pretorius square. City Hall will be responsible for the overall coordination and information of all existing and available events spaces in the precinct.
- National Museum of Cultural History and the National Museum of Natural History are to focus on an educational programme for children and adults. The educational programmes should overlap with school curriculums. Workshops for both adults and children will be accommodated for. Public programmes such as restaurants and after-school care centres can be incorporated into the museums in an attempt for the public to perceive museums as more accessible and welcoming.
- All existing and significant cultural and historical/heritage buildings within precinct (City Hall, National Museum of Natural History, National Museum of Cultural History, Victoria hotel) must be retro-fitted or must have interior interventions carried out – new interiors for exhibition spaces is a definite requirement and necessity. Rotate exhibitions frequently. Kitchens and services to be redone for event and function requirements.
- Melrose house is a tourist attraction and has ample green space. Melrose House will therefore provide bicycle rental facilities and will offer bicycle tours of the landmarks and destinations within the area.
- New proposed developments on the eastern and western edges across from Burgers Park are to house community programmes for the Tshwane Leadership Foundation (TLF). Sites that are underutilised, neglected and/or abandoned should be addressed first.
- Other sites or buildings in precinct that have been identified for (re)development: a new gateway building corner of Paul Kruger and Scheiding, the existing formal market north of Pretoria Station in Scheiding Street, corner of Andries and Visagie (both corner sites), corner of Andries and Jacob Mare (south west corner site).
- High density rezoning of the two city blocks north of the Pretoria transport node, enclosed by Jacob Marie, Scheiding, Bosman and Andries Streets is required for greater activity
- Berea park Government development / GAPP's Salvokop and Freedom Park framework development proposal to the eastern end of Minnaar Street to be incorporated with the Burgers Park framework.
- Improve main pedestrian routes; street crossings, street lighting and furniture, landscape the existing greenery, the hard spaces and plant more trees. An environment that promotes ease of movement and access for both pedestrian and vehicular traffic will be addressed and incorporated into the framework. For Paul Kruger Street, widen the sidewalks; add an island in Paul Kruger Street between Minnaar and Visagie streets for safer pedestrian crossings between City Hall and the Transvaal Museum. Encourage the development of a boulevard for Paul Kruger Street.
- Locate the new BRT stop on a pedestrian island on Paul Kruger Street between Visagie and Skinner streets.
- Upgrade and pedestrianise Hope Street and Christina Avenue between Scheiding and Jacob Mare. Extend Christina Avenue as a pedestrian pathway to Minnaar Street and terminate it in a small public square at the proposed cultural building corner of Minnaar and Bosman.
- Provide a building overhang or canopy on Paul Kruger street between Scheiding and Minnaar, Visagie and Skinner, on Scheiding street in front of the Pretoria station, and on Bosman street between Scheiding and Jacob Mare.
- Provide clear demarcated areas for informal trading below the canopied areas as mentioned above, through the use of paving patterns, textures, levels and colour.

burgers park **FRAMEWORK PROPOSAL**

1. Minnaar street termination

Poor spatial introduction for prominent road within precinct

2. Minnaar street / Schubart street intersection

Dangerous for pedestrians and unarticulated

3. Crossings within precinct

Orientated towards vehicular use

4. Current museum buildings

Severely underutilised and neglected

5. Palisade fences and brick walls

Prevents urban and pedestrian amalgamation of space

6. Underutilized and vacant lots

Degrades urban character of precinct

7. Taxis along Jacob Mare street

Creates dangerous urban edge to street

8. Government Buildings

All government, office and institutional buildings lack public interface on ground floors

9. Blocked thoroughfares

Poorly defined and severely under utilized arcades

10. Pretorius square

Poorly functioning public space - no established hierarchy

11. Pretorius square / Paul Kruger street edge

Edge not defined - public space bleeds into street

12. Paul Kruger street

Street and edges need revision in order to improve pedestrian environment

13. Informal off-street parking

Street edge definition and pedestrian environment compromised

14. Buildings close to Pretoria Station

Densities too low to accommodate increased economic activities for Gautrain

15. Pretoria Station crossing

Dangerous for pedestrians and unarticulated - lacks “gateway” to precinct

Urban Problems Identified within Study Area



1. Minnaar street termination

New civic space and anchor node to be established.
Post office building to be demolished and relocated to Post office precinct west of Potgieter street

2. Minnaar street / Schubart street intersection

Crossing to be articulated and made highly pedestrian orientated

3. Crossings within precinct

Articulated and orientated towards pedestrian use

4. Existing museum buildings

Museums to be fully refurbished and modernised.
What is exhibited needs to be showcased and propagated to the public.

5. Palisade fences and brick walls

Boundaries to be removed to allow for better spatial utilisation and amalgamation

6. Taxis along Jacob Mare street

To be accommodated in newly developed taxi rank south of Jacob Mare street

7. Government Buildings

All government, office and institutional buildings to have public interface on ground floors

8. Blocked thoroughfares

Connection between city, pedestrian and public space need to be considered

9. Pretorius square

Square to be reprogrammed and hierarchy to be introduced

10. Pretorius square / Paul Kruger street edge

Edge to be articulated and densified

11. Informal off-street parking

Parking to be landscaped and formalized in order to improve identity and character of precinct and street

12. Buildings close to Pretoria Station

Replacing existing low-rise structures with high density mixed use buildings

13. Pretoria Station crossing

Crossing to be articulated and made highly pedestrian orientated
Establishment of gateway necessary

14. Burgers Park

Community functions to face park for greater dialogue between buildings and park



1. Minnaar street termination

Creation of a new pedestrianised anchor node. The node will include new landscaped areas as well as new cultural facilities.

2. Relocation

New site for the relocation of the Pretoria Art Museum

3. Reprogram

Government Printers to be reprogrammed in order to gain museum / educational functions as well as interact with the new node.

4. Minnaar street / Schubart street intersection

Crossing to be paved in order to facilitate a change in texture as well as level. Current termination of Minnaar Street to be non-mountable.

5. Crossings within precinct

Crossing to be paved in order to facilitate a change in texture as well as level in order to indicate the predominance of pedestrian use.

6. Paul Kruger street

Sidewalks along Paul Kruger Street to be extended by one lane on each side in order to better facilitate informal trade as well as flow along the Paul Kruger axis. Boulevard to be created through the addition of a pedestrianised island in the middle of the road in accordance with the ReKgabisa Tshwane framework. Landscaping to be dealt with as appropriate.

7. Block thoroughfares

Thoroughfares to be articulated as pedestrian arcades. Building interfaces and landscape to be dealt with as appropriate.

8. BRT Station

Proposed BRT Station to be moved north by one city block.

9. Buildings close to Pretoria Station - Western block

Building densities to be increased and reprogrammed as mixed use high density development. Perimeter blocks to define street edge with a building height of 5-10 storeys.

10. Buildings close to Pretoria Station - Eastern block

Building densities to be increased and reprogrammed as mixed use high density development. Buildings above 5 storeys to be considered for adaptive re-use.

11. Pretoria Station crossing

Crossing of Scheiding Street to be adapted and redesigned to facilitate high levels of pedestrian movement.

12. New cultural / civic building

Existing structures to be demolished and underutilised site to be developed. Program to be cultural / civic based and highly public in nature. Building height to be between 7 and 9 storeys. Public parking to be included.

13. Vacant / underutilised lots

Vacant sites to be developed. Buildings to be highly public in nature with the building height in accordance with existing built fabric. Community functions across from Burgers Park is desired for greater dialogue with pedestrians.

14. Melrose House

Bicycle rental facilities to be provided.



Selected Sites within Framework

- 1. Isabel van Wyk**
- 2. George F. Pieterse**
- 3. Gavin Williams**
- 4. Alexia Philippou**
- 5. Deirdre Marais**
- 6. Heinrich Olckers**



part 2
site



PRETORIA
SOUTH AFRICA



PRETORIA CBD

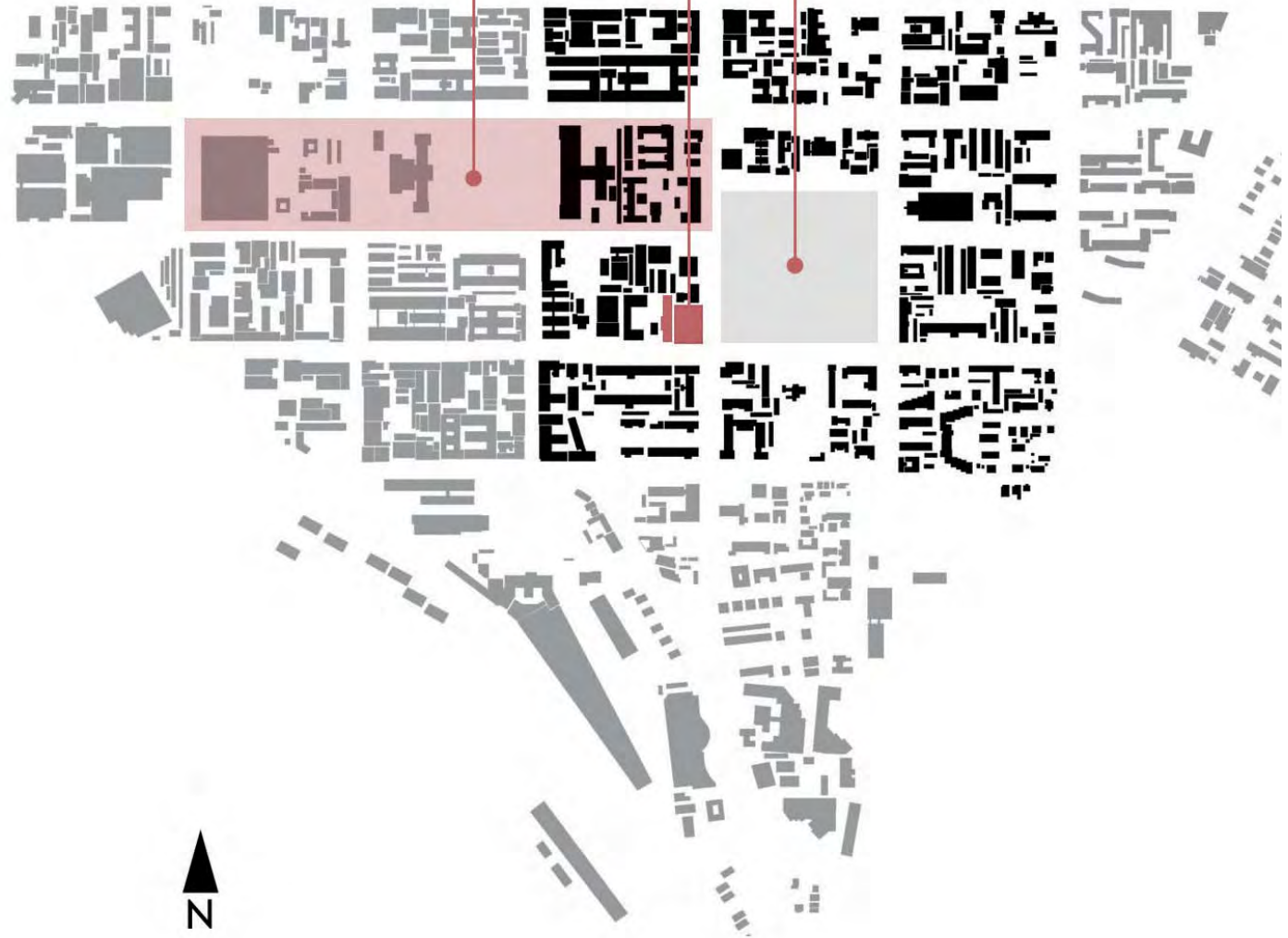


FRAMEWORK AREA

Cultural Precinct

Site

Burgers Park



5.2.1. INTRODUCTION

The primary site and its supporting two sites within the framework are investigated through mapping exercises, visual documentation and archived photographs. Delimitations for the dissertation are outlined for the sites. Assessments were carried out for the two supporting sites and their existing buildings.

5.2.2. SURROUNDS AND SITE ANALYSIS/ CONTEXT ANALYSIS

A mapping of art programmes in Pretoria revealed that the lower CBD of Pretoria lacked an arts function (Ref. to Fig. 5.2.) This art programme mapping emphasised the need for a cultural arts programme in the city, as advocated by The Burgers Park Framework (explored in Chapter 5, Part 1). With the framework and the art-programme mapping in mind, a site within the area defined by the Burgers Park Framework study area (Ref. to Fig. 5.3.) was required. Such a site would be characterised by a cultural and community programme, as argued by the Framework study. Sites that are abandoned and neglected, and that could contribute positively to the area and in line with the framework study were identified.

The selected site chosen for the dissertation is located on the corner of Andries and Jacob Mare Streets in the lower Pretoria CBD (Ref. to Fig. 5.4. - 5.10.). It was chosen in accordance with the Burgers Park framework study area (Ref. to Fig. 2.), the art-programme mapping (Ref. to Fig. 1.) and responded to the needs for inner-city reactivation.

The site's area has a high number of residential apartments and leisure activities. Commercial activity is mainly on Paul Kruger Street, to the west of the site, and bleeds

into Jacob Mare Street. Cultural institutions, offices and heritage houses also fall within this area, although they are isolated in their context. Burgers Park is directly across from the site, lining the site's eastern edge (Ref. to Fig. 5.4.). Wide pavements are lined with Jacaranda trees and pedestrian pathways. Andries street, parallel to the park, has a lot of pedestrian activity. Vehicular traffic is mostly concentrated on Andries Street, a one-way road with traffic travelling southwards. Jacob Mare has lower traffic levels. It is also a one-way with traffic going east. There is good public transport infrastructure located closely to the site complimented by a strong pedestrian culture.

The buildings within the area are generally from the modern movement and built in the 1950s–1960s (Le Roux, 1992: 142, 147). However, the area does have buildings that express the International Style, such as Ferol Mansions adjacent to site (Ref. to Fig. 5.11.), and the Art Deco movement (Le Roux, 1992: 133, 146). The majority of the buildings in this area are characterised by reinforced concrete frames and brick infill (Ref. to Fig. 5.12.). Plastered walls and steel windows are also common.

Mapping of Art Galleries in PTA

1. The Academy Gallery at the SA State Theatre
320 Pretoria Street, CBD
2. Alette Wissels Kankamer
Marolana Centre,
27 Marolana Street, Marolana
3. Aleta Michalos Gallery
20A The Loop, Lynwood
4. Anton Van Wouw Museum
Ou Pletsensky Library, University
of Pretoria
5. Artcase INC
22 Chaumont, 174 Catherina Drive,
La Postage
6. Association of Arts Pretoria
173/171 Placko Street,
New Muckleneuk
7. Articles and Frames
Shop 252, Brooklyn Mall,
Fehrsen Street, Brooklyn
8. CSIR Art Collection
Piering Naude Road, Brumeria
9. The Design Shop
Club Avenue,
Waterkloof Heights
10. Die Pienkool Collectors Gallery
160 Lynwood Road, Brooklyn
11. Edouard Villa Museum
Pienkool Building, University
of Pretoria, Hatfield
12. Elaine Meyer Studio Gallery
Eric 'Nolke' Studio,
ortofono Place, Die Wigers
13. Eggenberghuis Art Collection
Zierwogel Street, Arcadia
14. Fraaigse Gallery and
Die 'Winkler' Toggelen
452 Basan Crescent, Pretoria Park
15. Framing Apples
801 Jacqueline Drive, Garfontein
16. Fried Contemporary Art Gallery &
Studio 430 Charles Street, Brooklyn
17. Globe Gallery
Waterkloof Centre, 299
Waterkloof Road, Brooklyn
18. Kaleidoguest
188 Curmeys Avenue,
Waterkloofpark
19. Klaus Wassenaar
88 Callers Street, Sunnyside
20. Kars Lwisk
331 Chappies Road, Lynwood
21. Plare Botha Studio
Corner Zorba Road &
Culandshoop, Die Wigers
22. Palma Louw Studio Gallery
794 Arcadia Street, Arcadia
23. Millennium Gallery
75 George Storrar Drive, Groenkloof
24. Maïra Jobert Studio
240 Boshoff Street, New Muckleneuk
25. Open Window Contemporary Art Gallery
426 King's Highway, Lynwood
26. Penny Baile Art Studio
Maras Street, Brooklyn
27. Pretoria Art Museum
Corner Schoeman and Wissels Streets,
Arcadia Park, Arcadia
28. The Skulan Art Gallery And Coffee Shop/
Tina Skulan Gallery
6 Koedoeberg Road, Faerie Glen
29. Susan Langewick Gallery
260 Muckleneuk Street,
New Muckleneuk
30. Tat Modern Studio
81 Tat Street, Colbyn
31. The African Window
149 Visage Street, CBD
32. The Art Gallery
71 Thirteenth Street, Menlo Park
33. Unisa Art Gallery
5th level, Theo van Wijk Building,
B-Block, Jans, New Muckleneuk
34. Diersted Museum
218 Vermeulen Street, Pretoria
35. Pandora Art Gallery
621 Bena Street, Muckleneuk
36. Susan Smith Art Studio
301 Arcadia Park Galleries, corner
Park and Wissels Streets, Arcadia
37. Alka Poma
Four West Urban Village,
Van den Berg Street (west of the CBD)
38. Alan Assie Wildlife Studio and Gallery
100 Glen Eagles Drive, Silver Lakes
39. Saloni Pienkool Private Art Gallery
377 Rooyen Avenue, Waterkloof Glen
40. Poets Photo Lab
Pienkool Square, corner Rubenstein
Drive & Garfontein Road, Pienkoolpark
41. Louise Repold Studio Gallery
Veth Avenue, Montana
42. Chers Tugwell Gallery
Ground level, Brooklyn Mall,
Fehrsen Street, Brooklyn
43. MINDS | ART SPACE
Brooklyn Square, Tshwane

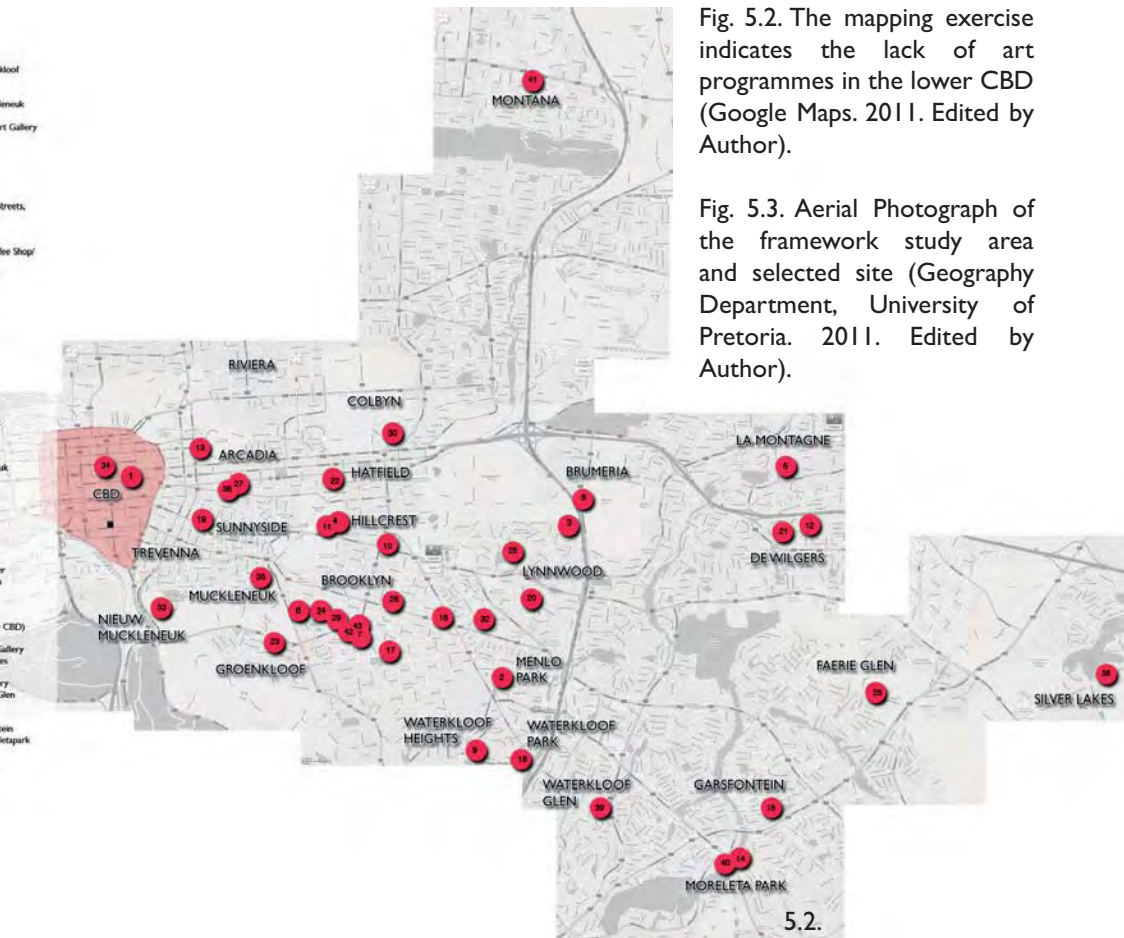


Fig. 5.2. The mapping exercise indicates the lack of art programmes in the lower CBD (Google Maps. 2011. Edited by Author).

Fig. 5.3. Aerial Photograph of the framework study area and selected site (Geography Department, University of Pretoria. 2011. Edited by Author).



Visagie Street

Schubart Street

National
Museum of
Cultural
History

CULTURAL PRECINCT

City Hall

Minnaar Street

National
Museum of
Natural
History

Andries Street

Burgers Park

Melrose
House



Fig.5.4.The immediate area around the site (Geography Department, University of Pretoria. 2011. Edited by Author).



Fig.5.5.Aerial photograph of site (Google Maps, 2011. Edited by Author).



5.6.

Fig. 5.6. Photograph of the Park Lodge (Site 2) on the left, and the parking lot (Site 1) on the right (Author, 2011).



5.7.

Fig. 5.7. Photograph of the parking lot and Park Lodge from the eastern edge looking westwards (Site 1 + 2) (Author, 2011).



5.8.

Fig. 5.8. Photograph of the parking lot from the southern edge looking northwards (Site 1) (Author, 2011).

Fig. 5.9. Photograph from the corner of Jacob Mare and Andries Street (Site 1) (Author, 2011).

Fig. 5.10. Photograph of the parking lot (Site 1) from Andries Street. (Author, 2011).



5.9.

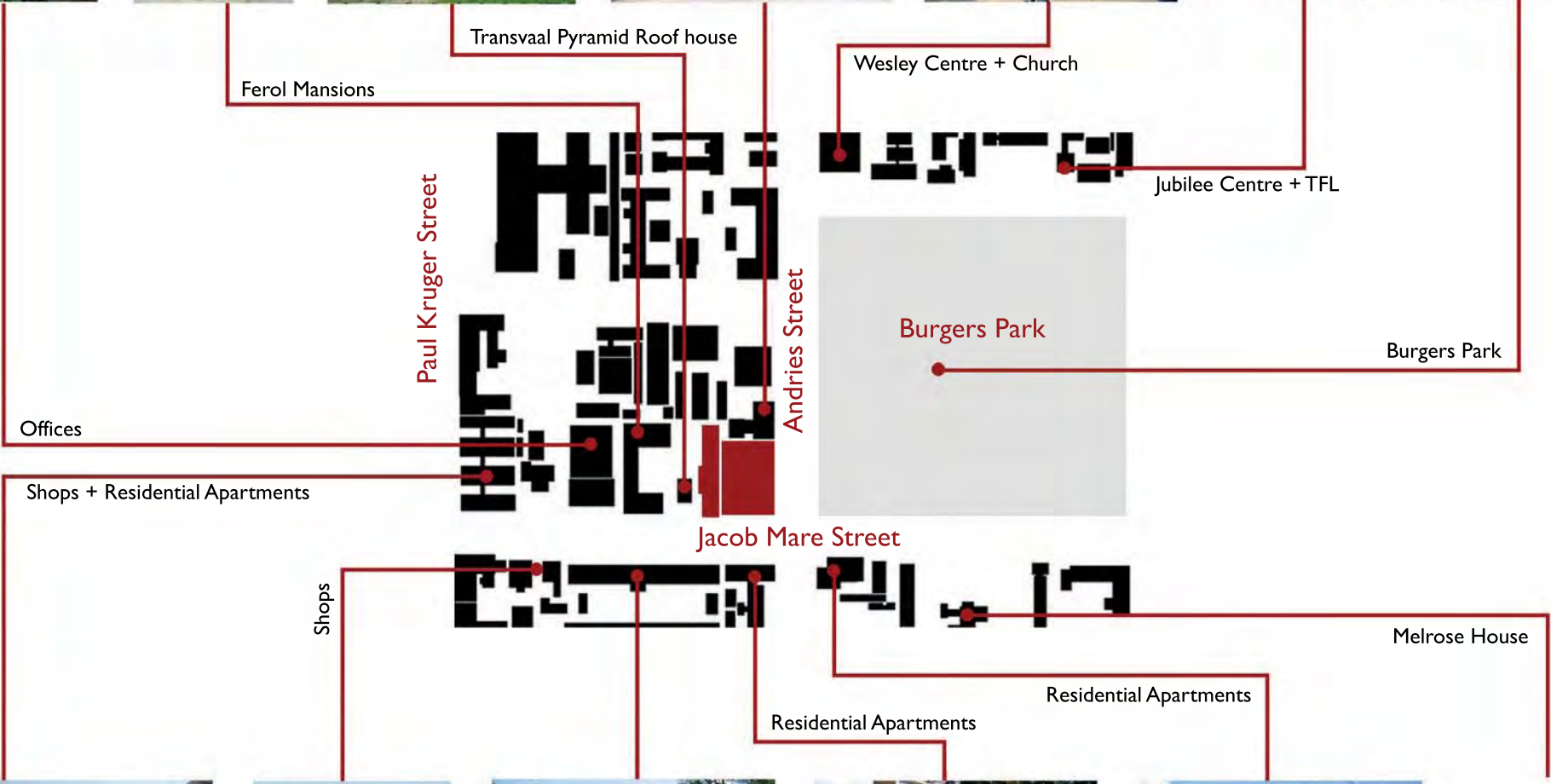


5.10.

site photos



surrounding context



5.2.4. CURRENT CONDITION AND FORMER USES OF EACH SITE AND BUILDING

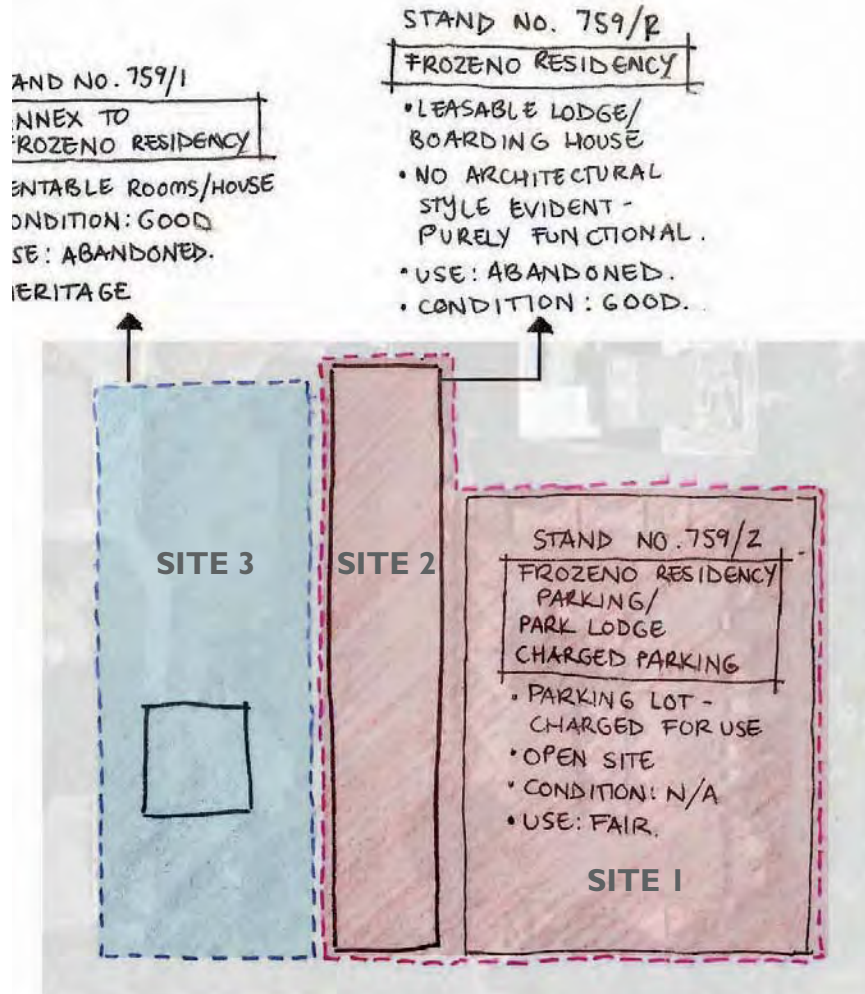


Fig. 5.14. Analysis of three sites (Author, 2011).

SITE 1

The parking lot of the Park Lodge (Ref. to Fig. 5.15.) is currently in use. Users must pay to use the parking lot.



5.15.

SITE 2

Formerly known as the Frozeno Residency, the Park Lodge (Ref. to Fig. 5.16.) was a typical boarding house, leasing out rooms (Le Roux, 1992: 135). It is currently vacant and abandoned.



5.16.

SITE 3

The abandoned Transvaal Pyramid Roof house (Ref. to Fig. 5.17.) is in relatively good condition considering it is no longer tenanted. It was an annex to the Park Lodge and used as rentable accommodation (Le Roux, 1992: 135).



5.17.

5.2.5. MAPPING & SITE STUDY

A mapping analysis of the three sites and the buildings was done for the proposal and to further understand the selected sites (Ref. to Fig.5.18. & 5.19.) Vignettes of the site and its surrounds were drawn to gain a better understanding of the activities and the relationship between the site and the street (Ref. to Fig. 5.20-5.24.). Textures from the surrounding context were also documented photographically (Ref. to Fig. 5.25.)

mapping

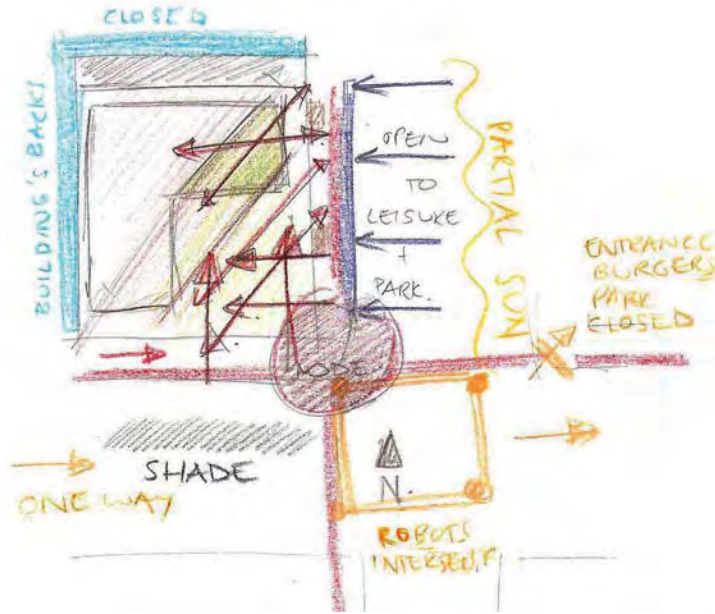


Fig. 5.18. Mapping analysis of the three sites (Author, 2011).

- RESIDENTIAL BACK OF BUILDING
- ↔ DIALOGUE
- ↔ BUILDING |
- ↔ SITE ENTRANCE
- SHADOW STUDY
- CAR PARKING
- ↔ PEDESTRIAN MOVEMENT
- SUN PATH
- INFORMAL TRADING
- VERY ACTIVE NODE
- ||| OPEN EDGE
- POTENTIAL
- ||| SEMI - PUBLIC/ SEMI - OPEN EDGE

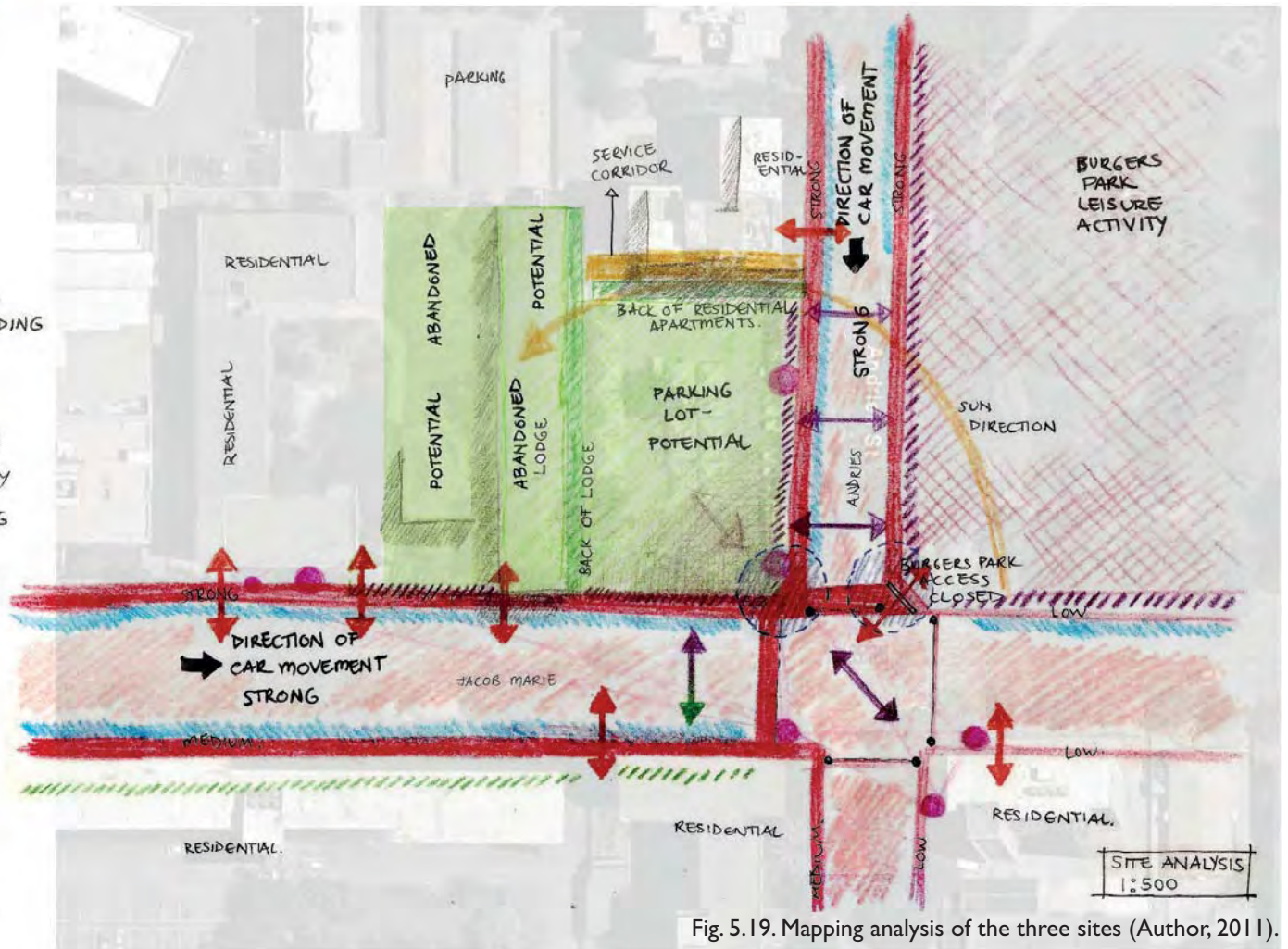


Fig. 5.19. Mapping analysis of the three sites (Author, 2011).



Fig. 5.20.Vignette



Fig. 5.21.Vignette

SITE 2 ON JACOB MARE STREET

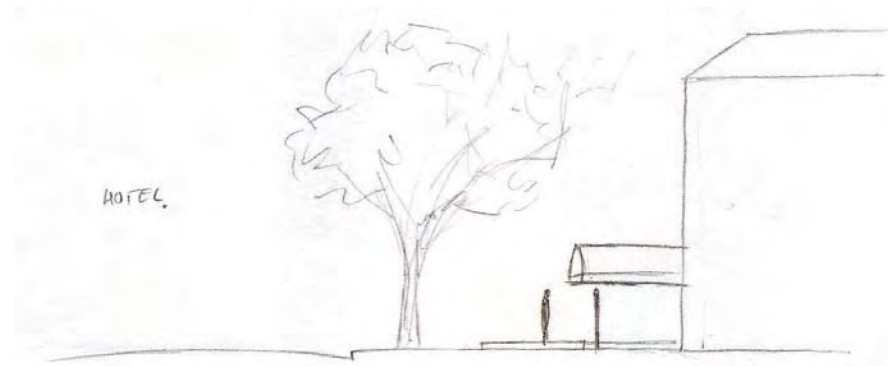


Fig. 5.22. Vignette

COMMERCIAL BUILDINGS ON JACOB MARE STREET

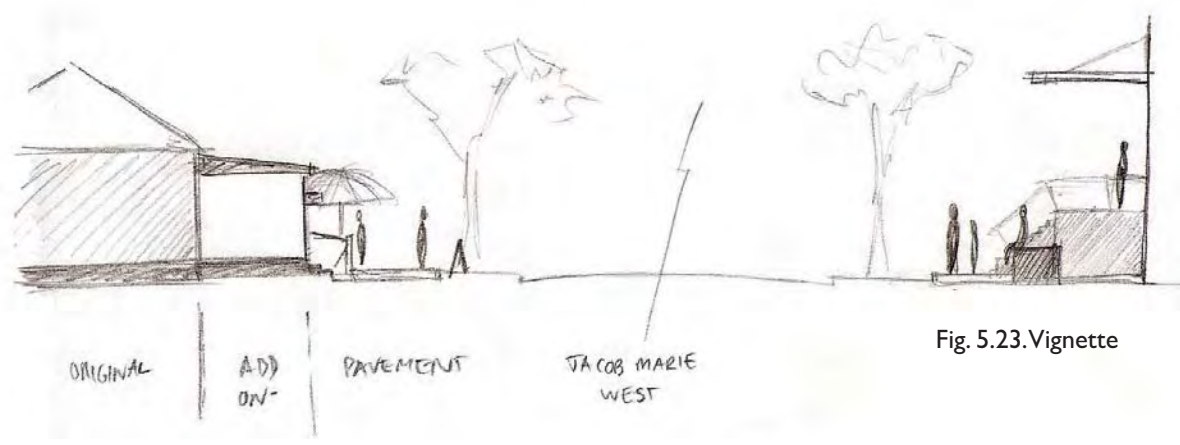


Fig. 5.23. Vignette

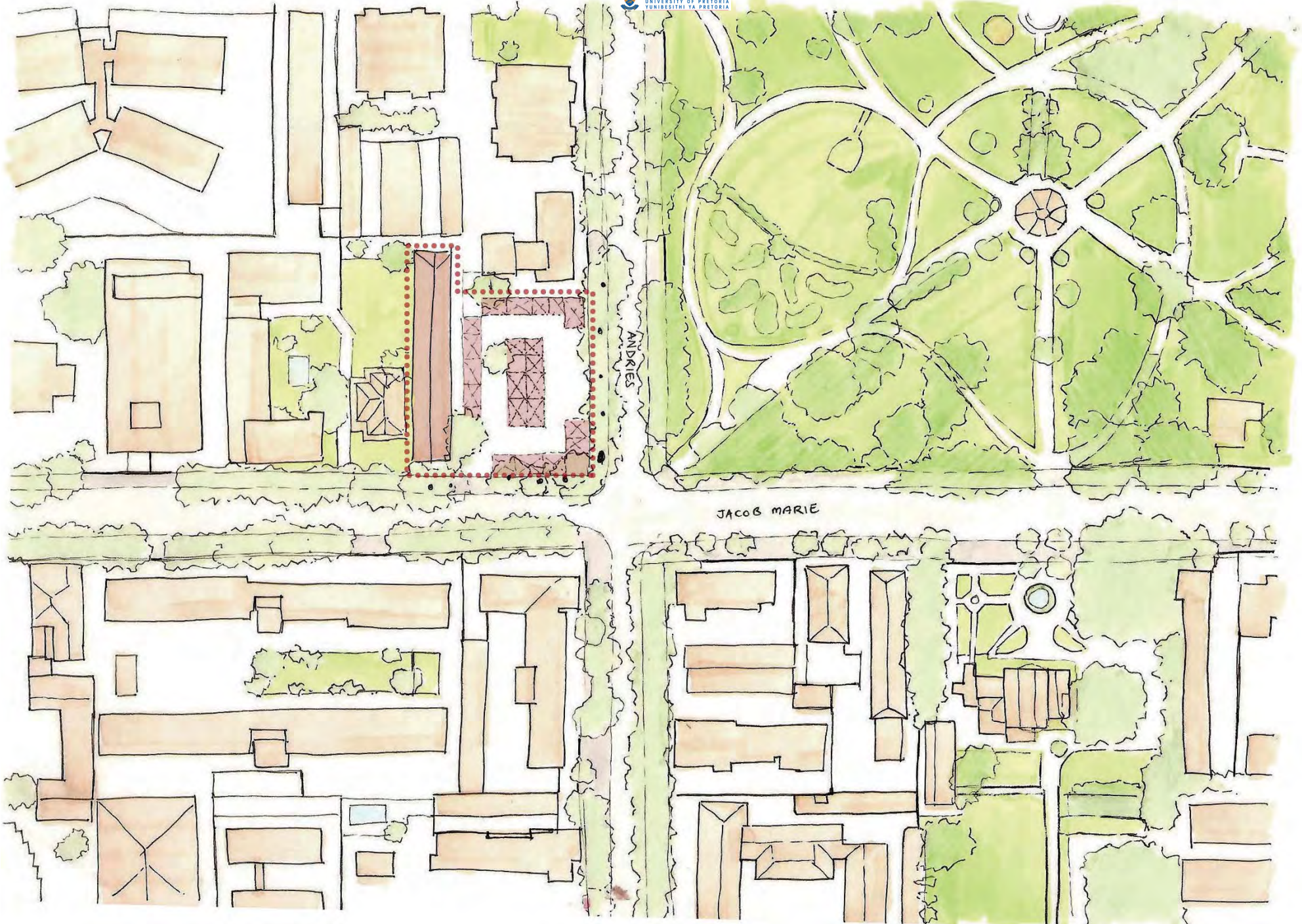


Fig. 5.24.Vignette



textures from the surrounding context

5.2.6. ARCHIVED PHOTOGRAPHS

Photographs (Ref. to Fig. 5.26. & 5.27.) at the Department of Architecture in the University of Pretoria's Pretoriana archive collection show that the Park Lodge was already built in 1949, indicating that it is over sixty years old. The Transvaal Pyramid Roof house is partially visible in the photographs, also indicating that it is over sixty years old. The parking lot, selected for the proposed building design, originally had a large house on it (Nicholas Clarke, personal communication, 26 August 2011 & 1 September 2011).

It is assumed that the house was demolished at some point so that the site could serve as a parking lot for the lodge.

Site
Burgers Park
Natural Museum
of Natural History



Site
Burgers Park
Church Square
Natural Museum
of Natural History

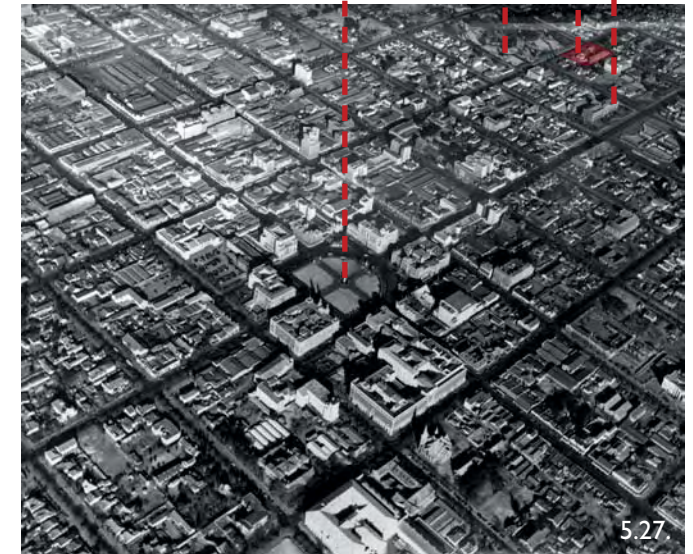


Fig. 5.26. Aerial photo of Pretoria in 1949. Inset: zoomed image of the selected site reveals the Park Lodge building, the Transvaal Pyramid Roof house and a house on the proposed site for the dissertation. (Pretoriana Archive Collection, Department of Architecture, University of Pretoria, 2011).



Fig. 5.27. Aerial photograph of Pretoria in 1949. The selected sites are in the upper right-hand corner. Inset: Zoomed image of selected site reveals the Park Lodge building, the Transvaal Pyramid Roof house and a house on the proposed site for the dissertation. (Pretoriana Archive Collection, Department of Architecture, University of Pretoria, 2011).

5.2.7. SITE AND BUILDING ANALYSIS

TRANSVAAL PYRAMID ROOF HOUSE

The Transvaal Pyramid Roof House is over sixty years and is thus protected by the National Heritage Resources Act (No. 25 of 1999), section 34. (South Africa, 1999: 58). The single storey house was built circa 1890–1910 (Nicholas Clarke, personal communication, 1 September 2011). The theory and the concept of the dissertation was tested against the building. The theory questioned the potential for active participation in an urban context. The concept questioned whether the building could offer interaction in its context and between users and passers-by. It was realised that the building did relate to the theory and the concept. The porch, which lines all the facades of the house, allows for active participation in its context. It acknowledges the street and allows for visual interaction between the house users and passers-by (Ref. to Fig. 15.). Its users can socialise and interact on the porch and in the garden. It is recognised that this building has potential in its context and that it could be refurbished into a usable programme that the community can enjoy. Although it should be noted that this visual and physical interaction and connection would only be possible if the fence was removed, as it acted as a physical barrier.

THE PARK LODGE

The Park Lodge building is over sixty years old and protected under the National Heritage Resources Act (No. 25 of 1999), section 34(1). (South Africa, 1999: 58). The theory and the concept of the dissertation was tested against the building. The theory questioned the potential for active participation in an urban context. The concept questioned whether the building could offer interaction in its context and between users and passers-by. It was realised that the building did not relate to the theory and the concept. The building ignores interaction with the street and its urban context for functional requirements. It does not encourage or celebrate public participation with the city/urban context. It is an “inward” building that doesn’t acknowledge its external environment (Ref. to Fig. 15). Having

analysed the building, it was evident that the contribution of the Park Lodge in its context is questionable.

5.2.7.1. INITIAL PROPOSAL + DESIGN APPROACH FOR THE PARK LODGE

Initially there were extensive attempts to incorporate this building into the design proposal. It was expected that the building could be used for parking requirements on the ground floor with supporting programmes (such as storage spaces and exhibition spaces) on the upper levels. However, it was soon realised that this would not be feasible. Owing to the building’s limiting design and a lack of programme justification, it was inevitably decided that it should be demolished and replaced with a parking lot and social green spaces. A heritage architect, Nicholas Clarke, was consulted regarding the feasibility of this decision and the significance of the building. The building’s value had to be determined in relation to its contextual, cultural, architectural, economic and environmental value, which is provided below. Parking requirements, the number of parking spaces needed and the costs of demolishing the structure and replacing it with a parking lot are explored in Chapter 4.

5.2.7.2. HERITAGE VALUE IN CURRENT CONTEXT

1. CULTURAL AND ARCHITECTURAL

The drawings of the Park Lodge could not be accessed due to council restrictions and the National Archives in Pretoria did not hold any information or drawings on this building. Furthermore, attempts to get into the building proved futile. Limited information was provided by the book *Plekke en Geboue* (Le Roux, 1992). Owing to the scarcity of information, certain assumptions were made regarding the building’s structure, interior space planning and the structural frame.

The Park Lodge is four storey building. The building originates from the modernist era (Clarke, 2011) and appears to be

designed purely for functional requirements (Le Roux, 1992: 135). The external building structure is a simple brick façade (Le Roux, 1992: 135) that responds to the local context, indicating a regionalist approach (Clarke, 2011). The brick bond is a stretcher bond. The windows are timber casement windows. The roof is galvanized corrugated iron sheeting (Clarke, 2011). The ground floor has a reception area, a dining area, bathrooms, a kitchen and an office (Le Roux, 1992: 135). On the upper floors, the individual rooms are on either side of a continuous passage and share a communal bathroom (Le Roux, 1992: 135). It appears from the elevations of the building and from information gathered that the showers and wash hand basins were installed into the rooms at a later stage. The plans and the elevations are repetitive and unarticulated. The overall planning of the building is poor and questionable. No cultural significance could be identified.

The Park Lodge does not relate spatially to the Transvaal Pyramid Roof house: the distance between the two is less than 2m and the Park Lodge casts a shadow during morning hours on to the house. It detracts from the significance of the house. Furthermore, it does not relate to its context: the visual accessibility of the single entrance is poorly defined owing to its distance from the street and does not speak to its passers-by.

It is evident from the above analysis that the building has no significant cultural or architectural value.

2. ECONOMIC VALUE

The building is currently abandoned. Reprogramming this building would be uneconomical owing to the rigidity of the structure and the spatial layout. Reprogramming the building into offices or keeping the previous programme of rentable rooms would be the most suitable option, although there would be a need for major upgrades and refurbishing that would prove to be costly. There are four hotels and hostels within a 500m radius of the site. It is believed that these override the need for the Park Lodge as a hotel or temporary

accommodation. Their facilities are better than that of the Park Lodge as these buildings have been upgraded and their spatial programming is better.

It is clear that the Park Lodge would not be feasible as there is sufficient temporary accommodation in the area and proposing an adaptive reuse for the building would be expensive.

3. ENVIRONMENTAL VALUE

The building has not been designed with environmental considerations in mind. The building lies on a west–east orientation and does not utilise the sunlight effectively for this reason. It is clear that there is a HVAC system for the kitchen only, which is not naturally ventilated. Calculating from photographs, the height of each floor is 2890mm. Installing services into the ceiling would be possible, although the floor-to-ceiling height in the bedrooms/ reprogrammed habitable rooms would be very low (2290mm). Such a low floor-to-ceiling height is also uncomfortable for a person and is not within the National Building regulations, as the minimum height for a bedroom or other habitable rooms is 2400mm.

In the case of an adaptive reuse of the building, the orientation, structure and spatial planning would all be limiting, making this option unfeasible.

4. SOCIAL VALUE

Apart from accommodating people in need of paid and temporary shelter, no social value could be established.

5. HERITAGE VALUE

The heritage value was further assessed from Table I, provided by the heritage architect (Clarke, 2011).

Table 1			
Heritage parameters	Local	Regional	National
In line with the National Heritage Resources Act (No. 25 of 1999), Section 38	Rating: H=High M=Medium L=Low		
a. Its importance in the community, or pattern of South African history	L	L	L
b. Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	L	L	L
c. Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage	L	L	L
d. Its importance in demonstrating the principle characteristics of a particular class of South Africa's natural or cultural places or objects	L	L	L
e. Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	L	L	L
f. Its importance in demonstrating a high degree of creative or technical achievement at a particular period	L	L	L
g. Its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	L	L	L
h. Its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa	L	L	L
i. Sites of significance relating to the history of slavery in South Africa	NA	NA	NA
Conclusion: The building is of low/no social and heritage significance.			
Source: (Nicholas Clarke, personal communication, 1 September 2011).			

From this analysis, it is realised that the Park Lodge does not have any significant cultural, architectural, economic, environmental, social or heritage value.

PROPOSAL
23 AUGUST.

CONCLUSION

- ONLY PARKING IS REQUIRED. POSSIBLY STORAGE
- FROZENO NEGATIVELY IMPACTS CCF + VICTORIAN HOUSES + AREA
- DOESN'T CONTRIBUTE POSITIVELY



ASSESSMENT

GROUND: PARKING **NEEDED: YES.**
PURPOSE: BUILDING REQUIREMENTS
USER REQUIREMENTS
FRAMEWORK REQUIREMENTS
FIRST FLOOR: EXHIBITION SPACE
PURPOSE: ADDITIONAL SPACE
NEEDED: NOT REALLY. 1st SPACE HAS ENOUGH SPACE TO EXHIBIT: 22x8m.

OFFICES

MR PURPOSE: ADDITIONAL SPACE IN BUILDING.
NEEDED: NOT REALLY. IT HAS ALREADY BEEN DESIGNED INTO THE CCF. ON THE THIRD FLOOR.

STORAGE

PURPOSE: ADDITIONAL SPACE.
NEEDED: YES. HASN'T BEEN CATERED FOR IN CCF. (BUT CAN BE - ACTUALLY IT HAS)
SECOND + THIRD FLOOR: RESIDENTIAL: TEMPORARY ACCOMMODATION
PURPOSE: ADDITIONAL SPACE.
NEEDED: NO. PROPOSED PURELY BECAUSE OF FORMER BUILDING USE.

POSITIVES

- 160 YEARS HERITAGE BUILDING
- GOOD INDICATION OF PAST 'TOWN' HOUSES
- GOOD CONDITION
- GREEN SPACE
- GOOD ORIENTATION

CONCEPT

DOES IT RELATE TO MY CONTEXT?
 YES. IT HAS A PORCH WHICH FACES WEST + SOUTH WHICH ACKNOWLEDGES THE STREET.

NEGATIVES

- FROZENO RESIDENCE VERY CLOSE - INVASIVE
- OVERLOOKED
- CUT OFF FROM PEDESTRIANS + CONTEXT BY FENCE
- POTENTIAL FOR PUBLIC PROGRAM.

THEORY

DOES IT RELATE TO MY THEORY?
 YES. PORCH ALLOWS FOR ACTIVE PARTICIPATION IN ITS CONTEXT. VISUAL INTERACTION BETWEEN HOUSE USERS + PEDESTRIANS

FENCE MUST BE REMOVED FOR HOUSE TO ACHIEVE MAXIMUM POTENTIAL.

POSITIVES

- GOOD QUALITY BACKWATER - HUMBLE + MODEST
- GOOD LOCATION
- SPILANT BUILDING TO THE CITY (PROGRAM: LODGE)
- 60 YEARS OLD, POSSIBLY MORE, HERITAGE BUILDING.
- GOOD CONDITION

NEGATIVES

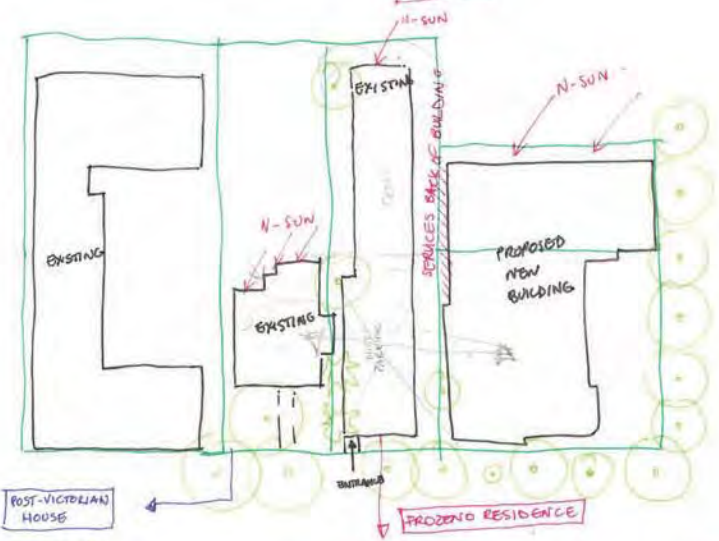
- POOR ORIENTATION - WEST + EAST LIGHT
- POOR PLANNING - SHOWERS IN ROOMS AGAINST THE WINDOWS.
- DRAINAGE NOT DESIGNED FOR.
- NARROW SITE
- ROOMS DON'T BREAK OUT OF BUILDING OR INCORPORATE CONTEXT.
- REPETITIVE + BULL
- ENTRANCE NOT CELEBRATED
- STREET (IGNORED)
- POST VICTORIAN HOUSE TOO CLOSE TO BUILDING

CONCEPT

DOES FROZENO RELATE TO MY CONCEPT?
 NO. IT IGNORES THIS FOR FUNCTIONAL PURPOSES

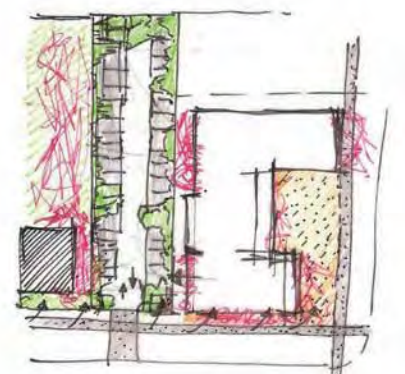
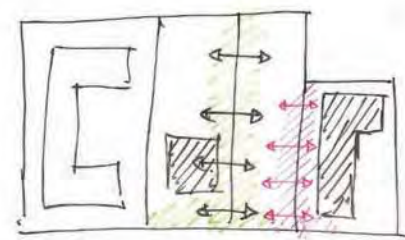
THEORY

DOES IT RELATE TO MY THEORY?
 NO. IT DOESN'T CELEBRATE PEDESTRIANS, PUBLIC PARTICIPATION WITH THE CITY/ ITS CONTEXT.



NEW PROPOSAL

- DEMOLISH FROZENO RESIDENCE
- ACCOMMODATE FOR PARKING + GREEN SPACES
- DESIGN ACCORDINGLY SO THAT IT DOESN'T NEGATIVELY IMPACT ON POST-VICTORIAN HOUSE
- DESIGN SO THAT CCF + SITE INTERACT + HAVE A DIALOGUE. POSITIVE INTERACTION BETWEEN THE TWO.



- ★ INTERACTIVITY VISUAL CONNECTIONS OPENNESS
- GREEN SPACES
- ⊕ PAVEMENT

INITIAL PROPOSAL FOR FROZENO

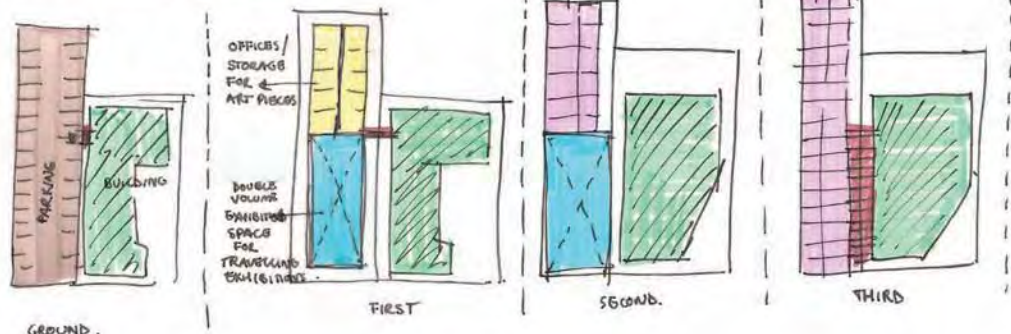


Fig. 5.28. Analysis and proposal for the three sites (Author, 2011).

5.2.7.3. FINAL PROPOSAL FOR THREE SITES (Ref. to Fig. 5.28.)

SITE 1

The parking lot will be reprogrammed into a physical building structure. The building, which will be the Community Creativity Facility, will house a public square, an exhibition space, a lecture hall and art workshops amongst other things. The facility will encourage a dialogue between art and the city.

SITE 2

The Park Lodge will be demolished. Ground floor parking and social, green spaces will be accommodated for on the site and will be explored in the dissertation.

SITE 3.

The abandoned Transvaal Pyramid Roof house will be reprogrammed into a function venue and restaurant that emphasises its heritage value. The venue will attract visitors, much like Melrose house. Although this is proposed, it will not be explored in the dissertation. The function venue and restaurant will spill into a rehabilitated and re-landscaped garden.

Parking will be offered by the adjacent Site 2 and will flow onto/span over Site 3. This will be explored in the dissertation.

- Fences are to be removed or altered to allow for greater visual and physical accessibility. Site 2 will encourage a greater dialogue between Site 1 and Site 3.

5.2.7.4. FURTHER ASSESSMENT AND COMPARISON STUDY - CONCLUSION

Furthermore, it was important to compare the advantages and disadvantages or the value in demolishing the Park Lodge. Would demolishing the existing building and proposing a new function for the site contribute positively to the site, adding value to its context, or would leaving the existing building and site as it currently stands be a better option?

The proposal for demolishing the building and replacing it with a parking lot and green space would be a better solution than keeping the existing and vacant Park Lodge. The building offers no positive contribution in a cultural, architectural, economic or environmental manner. The new proposal will accommodate for parking on Site 2 by relocating parking from the adjacent site (Site 1—the selected site for the dissertation). This is in line with the framework study (Ref. to Chapter 5, Part 1), which states that parking that is removed must be accommodated for. Furthermore, Site 2 will incorporate green and social spaces for the community to enjoy. The site will be designed as a public space. There will be a “contextual” dialogue between Site 2, the proposed Community Creativity Facility (Site 1) and the Transvaal Pyramid Roof house (Site 3). This proposal engages the concept of interactivity and the theory of the dissertation. If the Park Lodge building were to remain, community involvement and interaction would not be possible and there would be no dialogue between the two sites as the abandoned lodge creates a physical barrier.

It is clear that there are more advantages than disadvantages for demolishing the Park Lodge (Site 2). Once the building is demolished, the site can serve the Community Creativity Facility and the community, offering social spaces and parking.

5.2.8. CLIMATE

Pretoria falls in the North Climatic Zone, with dramatic temperature changes in the day and night (Holm in du Toit, 2009: 14). Humidity levels are moderate. Hot summer months often experience unpredictable afternoon thunderstorms, whereas the winter months are dry and mild (Holm in du Toit, 2009: 14). Pretoria’s noon solar altitude is 40 degrees in the winter, 64 degrees during the equinox and 88 degrees in the summer (Wegelin, 2006: 10.17). The solar azimuth in Pretoria during the summer is 91 degrees at 10 a.m. to 259 degrees at 4 p.m. During the summer, the wind direction is mainly from the South East and North East, whereas in winter the wind direction is from the South East and North West (Ref. to Fig. 5.29.) (Holm in Wegelin, 2006: 10.17).

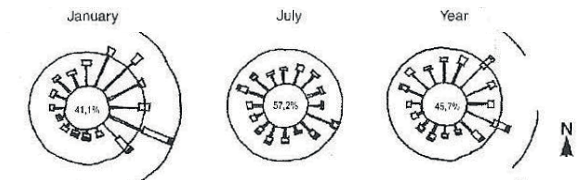


Fig. 5.29. Wind rose (Holm in Wegelin, 2006: 10.17).

5.2.9. CONCLUSION

The Park Lodge building will be demolished so that the site can serve as a parking area and social green space for the proposed Community Creativity Facility. Climatic factors will be acknowledged in the project outcome for the proposed building. The context and the surrounding architecture from the documentation and mapping will be considered in the design approach. In line with the framework, the primary building (the Community Creativity Facility) will acknowledge pedestrian activity within the area and should allow for an inclusive environment. The cultural and community nature of the framework is well-suited to the site and the building proposal.