

- re-define street-edge
 & interface



• Inven

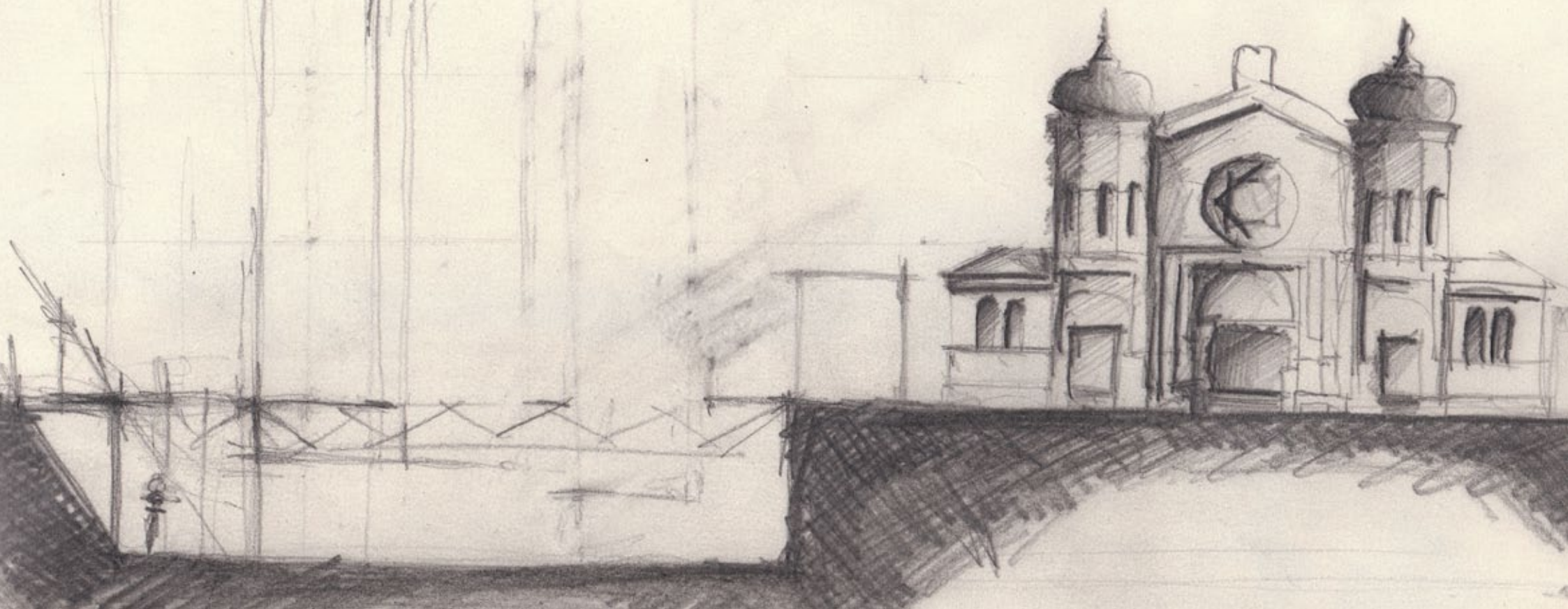
↳ stark & blurred boundaries
 to create density.

↳ vol

th

→ N

vertical elements.



BLOCK AND CONCEPT DEVELOPMENT **04**



Fig. 4.2 Photo of Men making wire Radio's
(www.blog.urban-africa.co.uk)

Block Programme and Client

The block programme for the site was arrived at through field research and interviews conducted with various government departments within the study area. Employees from these government departments were interviewed to determine what the strengths and weaknesses are of the precinct as well as what auxiliary needs they have that need to be provided for in the area. (See list in previous chapter).

The interview with the National Treasury proved particularly helpful as departmental budgets run through the national treasury for approval. Key points mentioned being:

- The need for a stable provider of auxiliary functions
- The need for new break away venue as well as a larger conference venue
- The need for interdepartmental connectivity and awareness

The need for inter-connectivity within the government departments as well as that of walkable precincts calls for the possible introduction of an arcade system within the precinct, which is proposed on a block level (chapter 3) and should be addressed by further developments into the future.

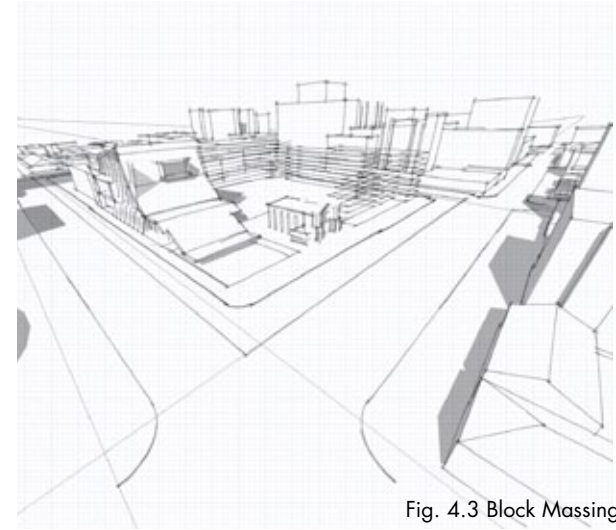


Fig. 4.3 Block Massing

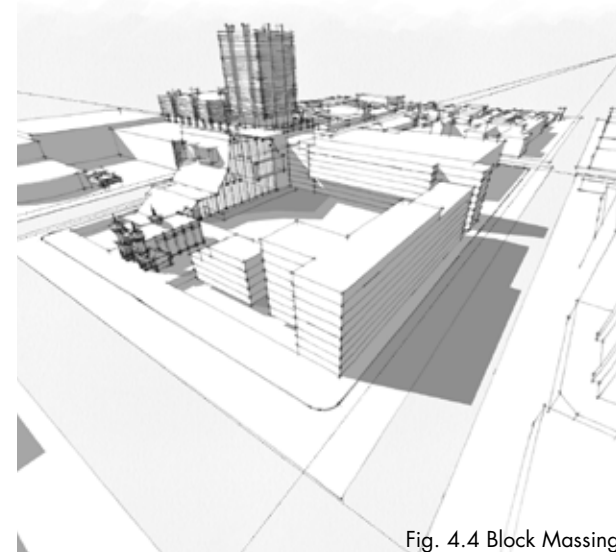


Fig. 4.4 Block Massing

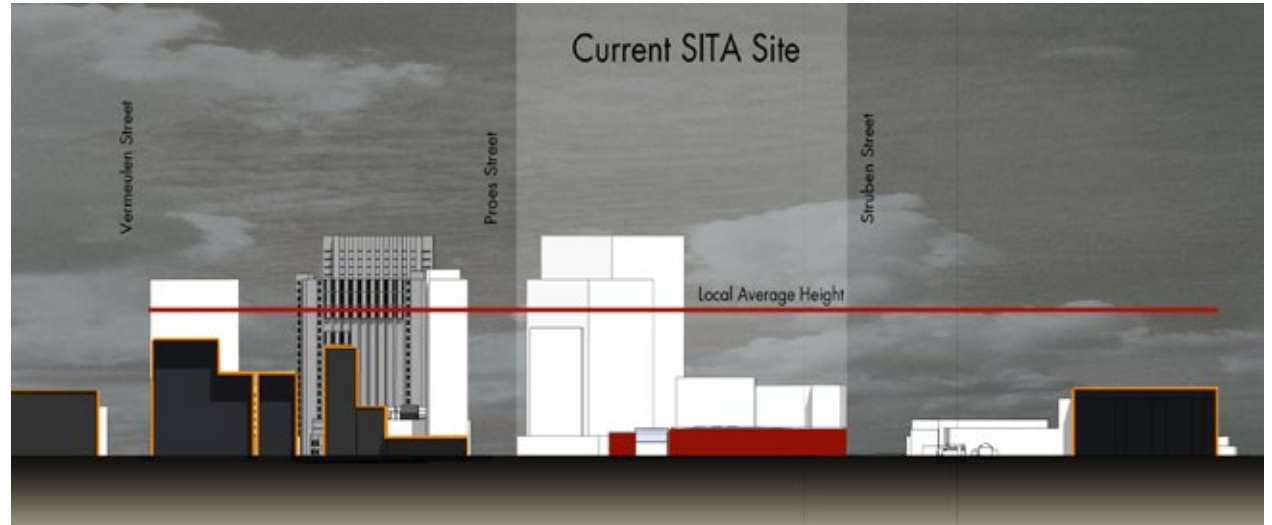


Fig. 4.5 Image Repeated from Chapter 3,
 Showing the Urban Density of the SITA Building

SITA Demolition

As an introduction to the Block Programme, the need to demolish the SITA building is highlighted as demolition is very costly. The decision to reappropriate this site as opposed to many other lots within the CBD has been explained in the previous chapter, however the strategy to give back what was taken is highlighted. This will be done through rehousing the SITA functions in a smaller footprint, while creating a much needed edge to the public square and height for the proposed urban density.

Fig. 4.6 Image showing the SITA building and
 Mass relationship in proportion to its context

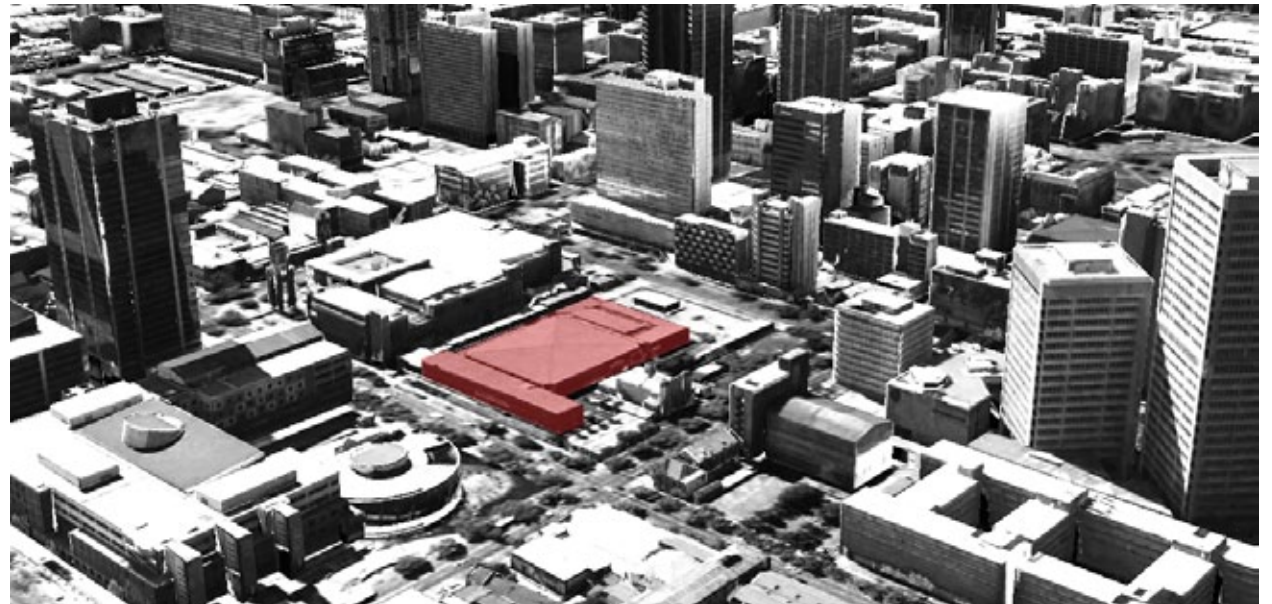


Fig. 4.7 Photo by Author Showing the view of the Existing SITA Building from the corner of Paul Kruger and Struben Street



Fig. 4.8 Photo by Author Showing the view of the Existing SITA Building From Proes Street



1. Existing Used car Garage to be appropriated
2. Jewish Synagogue Heritage Site
3. Extent of Existing Sita Site to be Demolished and Rehoused
4. Existing delapidated Open Lot, Currently used as Parking

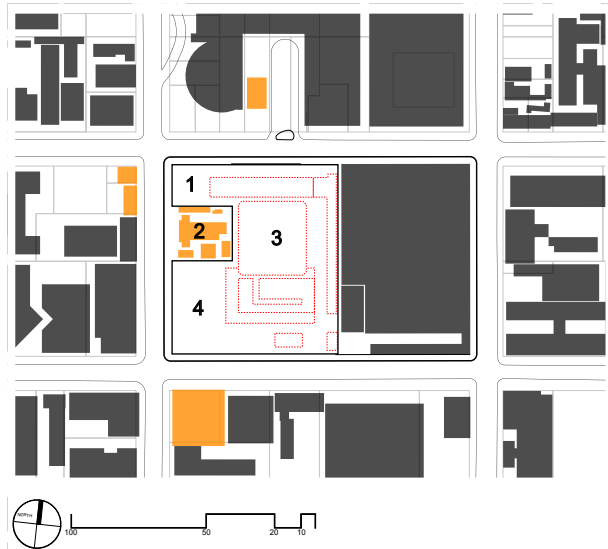


Fig. 4.9 Showing Block With Extent of Sita Demolition

SITA Demolition and Relocation Area Statistics

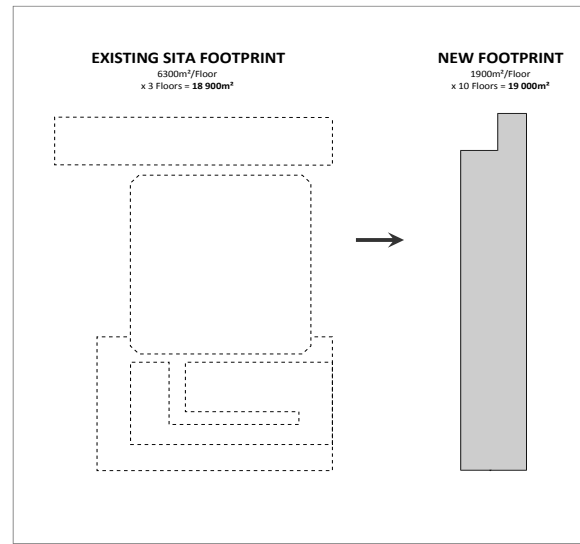


Fig. 4.10 Showing Relocations Area Statistics

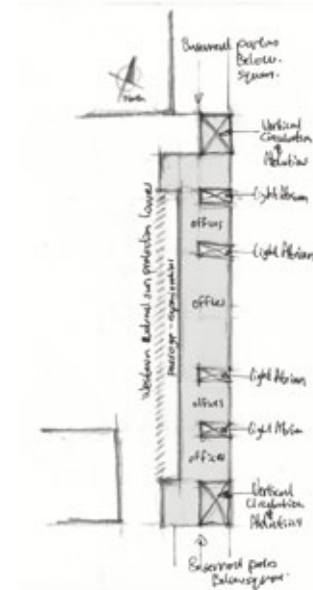


Fig. 4.11 Possible layout of SITA building with very narrow footprint

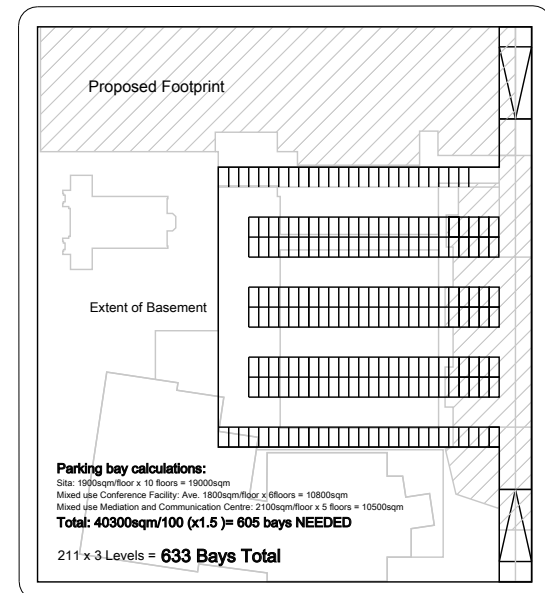
Block Parking

Parking for the Block will be provided for under the public square with vertical access to square level. The number of bays provided for is determined with two factors in mind, the first being the existing and proposed parking catchment by Regabitsa Tshwane framework, providing merely a framework in this case from which to make assumptions. The second factor being the hope that through similar interventions that the CBD will become more pedestrian friendly and therefore the need for parking will be reduced. The Parking is therefore provide for at blanket rate of one and a half bays per hundred square metres of usable area for the block.

Fig. 4.12 Showing The Existing Parking Catchments in Yellow with the Regabitsa Tshwane proposed Parking catchments in red.



Fig. 4.13 Showing the Proposed Parking layout below the public square, servicing all buildings around the square.



BLOCK MINI FRAMEWORK

Together with another student, the block was developed so as to encompass the larger urban and theoretical vision of a break away civic square. This will provide for the auxiliary needs of the surrounding government departments and serve as a node within the northern part of the CBD for not only government departments but the general public as well.

Literal Inversion of the Site

As part of the Concept discussed in Chapter 2, the idea of Inversion was translated literally to achieve the literal inversion of the block. This is done by sinking most of the public square to below grade. This will

be to a depth of a single storey at the lowest level to accommodate various functions. This creates within itself a defined space that is perceived as being apart from the rest of the fabric, due to the change in level, however still connected as a result of the invitation extended by ramps, stairs and the building envelopes.

This creates a pseudo plinth upon which the Jewish Synagogue site is in essence "raised" thus emphasizing it as a historic landmark and giving it a far greater perceived importance. The Synagogue site will be dealt with in detail by the student working on the southern side of the Block.

Fig. 4.14 Showing the inversion of the Block, creating a pseudo plinth from the Synagogues site

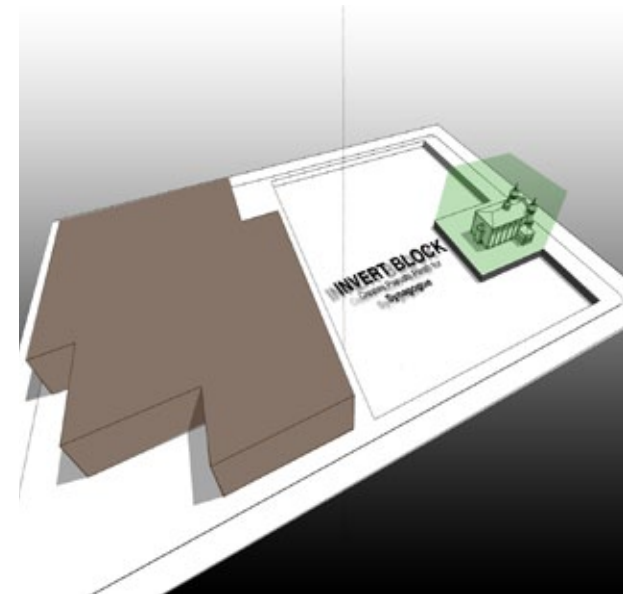
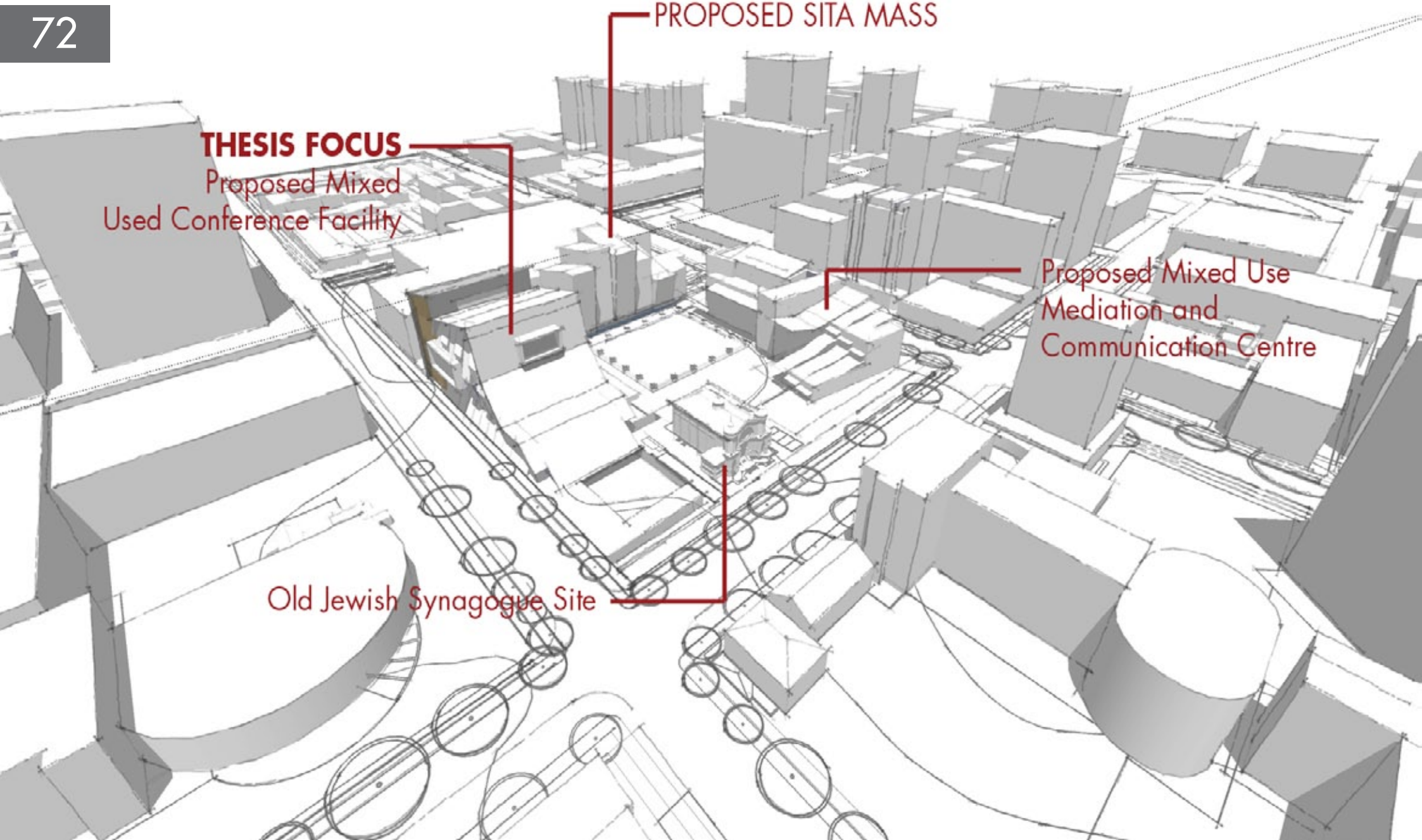




Fig. 4.15 Site block plan showing extent of public square



PROPOSED SITA MASS

THESIS FOCUS

Proposed Mixed
Used Conference Facility

Proposed Mixed Use
Mediation and
Communication Centre

Old Jewish Synagogue Site

Fig. 4.16 Showing three dimensional massing of block within context.

Conference and meeting venues

A larger conference venue seating up to 400 people at full capacity, offering a central location that would cater for larger functions such as for example department functions, interdepartmental functions and official events such as tender meetings with city of Tshwane which require a lot of space and currently are housed at the TUT campus toward the north west of Pretoria CBD. This venue can also be used for performances in that there is provision made for rehearsal and dressing. Also provided will be two smaller break-away venues without fixed seating that will be sub dividable so as to cater for various size functions and meetings up to 150 people each.

Entertainment /24 hour factor

In order to maintain activity as well as economic growth, a “24 hour” component will be introduced so as to provide almost continual activity and on street surveillance and thus increased safety. This will be done through the possibility of performances running into the night as well as restaurants one the various levels within the building and square

Retail

Retail specifically relating to the conference venue will be provided for. This being a proposed Copier and Courier service as well as a bookstore and news agency located within close proximity to the meeting venues.

Crèche

This will be provided for, as many departments do not cater for working mothers. This function will be house at the highest level outside of the public realms to ensure safety for the children

Gym

Currently gyms within the CBD are either private and exclusive or “fly-by-nights”. This gym will be a smaller facility and will be open on a membership basis to the general public and in order to ensure longevity an established chain like Virgin Active would be encouraged to buy in. The basic gym facilities will be provided for at the highest level as well, to be outside of the public realm.