



_PRETORIA STATION PRECINCT
&
COMMUNITY DEVELOPMENT CENTRE

PRESENTED BY
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Dedicated to my beautiful beautiful, Marcelle

The vision for the City of Tshwane is to be:

“The leading international African city of excellence, that empowers the community to prosper in a safe and healthy environment”

page i

(GAUTRAIN: Pretoria SDF_ OCT 2003)



Aerial photograph of the Pretoria CBD (Capitol Consortium; 1999)

The Pretoria inner city is envisioned to embark on a major redevelopment era with the Pretoria ISDF (Integrated Spatial Development Framework) outlining specific areas to which these developments are proposed to take place. With the re-alignment of the proposed Gautrain Rapid Rail Link through part of the city, the Salvokop area to the south has been recognized as an important site to compliment the development of Freedom Park, and a Gautrain station has been proposed in close proximity to Pretoria Central Station. Here a mere pedestrian tunnel is envisaged to become the link between the two stations and that of Salvokop en route to Freedom Park and the area East of the historical Sir Herbert Baker-designed building has been earmarked as a parking reserve, whereas a great opportunity lies in creating a functional and meaningful space that could bring many aspects of urban form into play.



Figure showing alignment of the proposed Gautrain system tunnelled through Salvokop and the Pretoria Station Precinct

The great synergy embodied in the meeting of two railway stations as major areas of arrival and departure, passage of movement and opportunity for social interaction and gathering is extremely important in the urban landscape. This synergy needs to be embraced and can be harnessed in many forms within the city as is shown by numerous international examples such as Madison Square Gardens in New York City, the new Lehrter Stadt Bahnhof in Berlin and even the Johannesburg Park Station to some extent.

All these examples reflect how building forms serve as catalysts that enhance social, economic and cultural values, and through meaningful association the area between Pretoria Central Station and the Gautrain Station can become a successful urban place.

page ii

The proposed Pretoria Gautrain Station should not be seen in isolation, since it forms part of the historical Pretoria Station precinct, and its vital that it is integrated into the precinct from both a functional and spatial perspective. The interrelationship between the proposed Gautrain station, the latest Salvokop Vision (December 2003), the Freedom Park National Legacy project, and the historical Pretoria station along with the Paul Kruger Street spine towards Church Square, is of particular importance.

According to the Urban Design Framework of the Paul Kruger Street Spine prepared by the University of Pretoria (2000) the Pretoria Station precinct is ***“one of the most important public spaces in the city and its development can do much to enhance the image of the inner city”***.

This thesis investigates and develops an urban design framework for the Pretoria Station Precinct. This framework proposes the development of an inter-modal facility, with retail and commercial potentials, as well as the establishment of a community-based facility. The focus of this study aims to produce a suitable development that addresses the needs of the local community, whilst incorporating the principles of adaptability where building functions are designed to accept change and accommodate growth.



Freedom Park National Legacy Project



Major stakeholders who are directly involved with the development of the Pretoria Station Precinct are the following:

page iv

Intersite Property Management Services (on behalf of SARCC – South African Rail Commuter Corporation)

City of Tshwane Metropolitan Municipality

- City Planning
- Inner City Partnership
- Transportation Planning

Gautrain Project Team (on behalf of Department of Public Transport, Roads and works: Gauteng Province)

Freedom Park National Legacy Project (including Salvokop)

PREFACE _ APPROACH TO DISCOURSE

STAKEHOLDER GROUP _

LIST OF FIGURES _

LIST OF ABBREVIATIONS _

CHAPTER ONE _ CONTEXT ANALYSIS

1.1 _ CONTEXTUAL REFERENCE

1.2 _ A NAMING OF THE ZONES AND ELEMENTS OF SALVOKOP

1.3 _ THE STATION PRECINCT

1.4 _ SITE ANALYSIS

1.5 _ HISTORICAL REFERENCE TO THE STATION PRECINCT

relevant timeline.....
spatial narrative of the "railway camp" ...
The site in 1911
The site in 1947
During the SATS period: 1981 - 2002
The Apartheid era
The recent past
The burning of pretoria station
The swastika

1.6 _ DEVELOPMENTS WITHIN IMMEDIATE CONTEXT

CHAPTER TWO _ DESIGN DIRECTIVES

2.1 _ GAUTRAIN RAPID RAIL LINK STATION FUNCTIONAL AREA GUIDELINES

2.2 _ FEEDER AND DISTRIBUTION SERVICES

2.3 _ AS AN INTER-MODAL FACILITY

2.4 _ THE CITY - A METROPOLITAN URBAN INTERVENTION CONTEXT

_ Pretoria Inner City Spatial Development Framework
_ Freedom Park Urban Design Framework
_ Gautrain high speed rail project
_ Paul kruger street spine

2.5 _ SPATIAL PRINCIPLES FOR STATION DEVELOPMENT

2.6 _ STRUCTURING ELEMENTS

2.7 _ TOWARDS A DEVELOPMENT FRAMEWORK

2.7.1 _ CITY OF TSHWANE IDENTITY AND DEVELOPMENT FRAMEWORK FOR THE INNER CITY
2.7.2 _ THE GENERAL PROBLEM ENVIRONMENT
2.7.3 _ URBAN DESIGN GUIDELINES
2.7.4 _ DEVELOPMENT OBJECTIVES AND GUIDING PRINCIPLES
2.7.5 _ URBAN DESIGN DIRECTIVES FROM HERITAGE ANALYSIS
2.7.6 _ ISSUES AND CONSTRAINTS
2.7.7 _ PROPOSED LAND USE
2.7.8 _ RESPONSE AS THESIS

2.8 _ COMMUNITY DEVELOPMENT

CHAPTER THREE _ BASELINE DOCUMENT

3.1 _ SUSTAINABLE DEVELOPMENT

3.2 _ COMMUNITY

3.3 _ SUSTAINABLE CONSTRUCTION

3.4 _ SUSTAINABLE URBAN DESIGN

3.5 _ SUSTAINABLE TRANSPORTATION

3.6 _ SOCIAL ISSUES

3.6.1 _ INDOOR ENVIRONMENT AND OCCUPANT COMFORT

3.6.2 _ INCLUSIVE ENVIRONMENTS

3.6.3 _ ACCESS TO FACILITIES

3.7 _ ECONOMIC ISSUES

3.7.1 _ LOCAL ECONOMY

3.7.2 _ ADAPTIBILITY AND FLEXIBILITY

3.7.3 _ ONGOING COSTS

3.8 _ ENVIRONMENTAL ISSUES

3.8.1 _ ENVIRONMENTAL ARCHITECTURE

3.8.2 _ ECOLOGICAL BUILDING

3.8.3 _ GREEN BUILDING

3.8.4 _ ENERGY

3.8.5 _ WATER

3.8.6 _ SITE DESIGN

3.8.7 _ MATERIALS

3.8.8 _ WASTE

3.8.9 _ PROCESS

CHAPTER FOUR _ PRECEDENT ANALYSIS

4.1 _ FARADAY STATION - JOHANNESBURG 2003
ALBONICO + SACK ARCHITECTS AND URBAN DESIGNERS IN ASSOCIATION WITH MMA ARCHITECTS

4.2 _ LE FRESNOY - National Studio for Contemporary Arts- touring, france 1997
BERNARD TSCHUMI

4.3 _ BRE LOW ENERGY BUILDING - GARSTON, UNITED KINGDOM 1997
FEILDEN CLEGG ARCHITECTS

4.4 _ KANSAI INTERNATIONAL AIRPORT - OSAKA BAY, JAPAN 1994
RENZO PIANO

4.5 _ CAPE TOWN INTERNATIONAL CONVENTION CENTRE - CAPE TOWN 2003
FORESHORE ARCHITECTS

CHAPTER FIVE _DESIGN DEVELOPMENT

- 5.1 _INTRODUCTION TO DESIGN DISCOURSE*
- 5.2 _URBAN DESIGN OBJECTIVES*
 - 5.2.1. INTEGRATION OF PROPOSED DEVELOPMENT WITH GAUTRAIN STATION AREA...*
 - 5.2.2. PROVIDE CLEAR CONNECTIONS TO THE GAUTRAIN STATION...*
 - 5.2.3. REINFORCE IMPORTANT PHYSICAL CONNECTIONS...*
 - 5.2.4. ADDRESS THE STREET EDGE AT RAILWAY ST...*
 - 5.2.5. PROVIDE A PUBLIC URBAN OPEN SPACE FOR PHYSICAL ORIENTATION AND SOCIAL INTERACTION*
 - 5.2.6. RESPECT HISTORICAL BUILDINGS AND THEIR SIGNIFICANCE...*
 - 5.2.7. POSSIBILITY OF CHANGING LINES*
- 5.3 _DESIGN PROPOSAL*
 - 5.3.1. FORM FOLLOWING FUNCTION*
 - 5.3.2. STRUCTURE*
 - 5.3.3. MOVEMENT PATTERNS*
 - 5.3.4. RESPONSE TO ORIENTATION AND CLIMATIC CONDITIONS*
 - 5.3.4.1 VERTICAL LOUVRES AS SECONDARY SKIN*
 - 5.3.4.2 AN ATRIUM AS AN INTERNAL ENVIRONMENT*
 - 5.3.4.3 VENTILATING HEAT-STACKS*
 - 5.3.4.4 MASSING OF THE ATRIUM WALL*
 - 5.3.4.5 AIR-CONDITIONING*
 - 5.3.4.6 ROOF STRUCTURE AS A NATURAL VENTILATOR*

ADDENDUM A _ACCOMODATION SCHEDULE

ADDENDUM B _FEASIBILITY REPORT

LIST OF REFERENCES

ACKNOWLEDGEMENTS

CHAPTER SIX _TECHNICAL RESOLUTION

- 6.1 _SITE DEVELOPMENT PLAN*
- 6.2 _FLOOR PLANS*
- 6.3 _BASEMENT LEVEL PLANS*
- 6.4 _EASTERN ELEVATION AND SECTION*
- 6.5 _WESTERN ELEVATION AND SECTION*
- 6.6 _NORTHERN SECTION AND PROPOSED GAUTRAIN ROOF STRUCTURE*
- 6.7 _VERTICAL LOUVRES OF THE WEST AND EAST FACADES*
- 6.8 _ROOF STRUCTURE DETAILS*

FIG 1.0 GLOBAL MAP(AutoCad 2002)

FIG 1.1.1 Map of South Africa(Thomas and Grant; 1998)

FIG 1.1.2 Regional diagram (Capitol Consortium; 1999)

FIG 1.1.3 Satellite image of Pretoria (University of Pretoria; 2004)

FIG 1.1.4 Urban Areas of Pretoria (Author; 2004)

FIG 1.1.5 View from The Union Buildings, orientated towards south-east (Author; 2004)

FIG 1.1.6 Green chains of the pretoria inner city (Capitol Consortium; 1999)

FIG 1.1.7 Land use of the Pretoria CBD (Author; 2004)

FIG 1.1.8 Hydrology of area (Author; 2004)

FIG 1.1.9 Wind-roses of pretoria showing wind directions (Holm 1996; 70)

FIG 1.1.10 Local contextual landuse (Author; 2004)

FIG 1.1.11 Residential areas located within 1km radius of the station preceinct i.e. 5 min walking distance (Author; 2004)

FIG 1.1.12 Local important amenities (Author; 2004)

FIG 1.1.13 Public transport in the inner city (Author; 2004)

FIG 1.1.14 Major pedestrian movement concentrated in north-south direction (Author; 2004)

FIG 1.1.15 Major traffic flows concentrated in east-west direction (Author; 2004)

FIG 1.1.16 Location of existing projects in the inner city (Author; 2004)

FIG 1.1.17 Views and barriers influencing the station precinct (Author; 2004)

FIG 1.1.18 Movement pattern of public transport (Author; 2004)

FIG 1.1.19 Vehicular movement (Author; 2004)

FIG 1.1.20 Movement pattern of pedestrians (Author; 2004)

FIG 1.2.1 Satellite image of Pretoria (University of Pretoria; 2004)

FIG 1.2.2 Zones and Elements of Salvokop (Bakker; 2004)

FIG 1.2.3 Pretoria Station Precinct in immediate context (Author; 2004)

FIG 1.2.4 Figure ground of Station Precinct (Author; 2004)

FIG 1.2.5 Ground figure of Station Precinct (Author; 2004)

FIG 1.3.1 Taxi rank at the dairy mall (Author; 2004)

FIG 1.3.2 Retail at the dairy mall (Author; 2004)

FIG 1.3.3 Bus station at Scheiding street (Author; 2004)

FIG 1.3.4 Bus station at Scheduling street (Author; 2004)

FIG 1.3.5 Informal trading (Author; 2004)

FIG 1.3.6 Commuters at Bosman Station (Author; 2004)

FIG 1.3.7 Entrance to Bosman Station (Author; 2004)

FIG 1.3.8 View north west (Author; 2004)

FIG 1.3.9 View north west (Author; 2004)

FIG 1.3.10 - 11 View south east towards du preez hoek and muckleneuk hill (Author; 2004)

FIG 1.3.12 Victoria Hotel (Author; 2004)

FIG 1.3.13 Southern elevation of the CSAR Main Station building of 1910(Author; 2004)

FIG 1.3.14 Historical NZASM Printing Store(Author; 2004)

FIG 1.3.15 1928 Audit Building (Author; 2004)

FIG 1.3.16 SAR Housing types along Railway Street (Author; 2004)

FIG 1.3.17 View south east over the rail reserve (Author; 2004)

FIG 1.3.18 View down Railway Street with McCarthy Motors on the right (Author; 2004)

FIG 1.3.19 City Hall (Author; 2004)

FIG 1.3.20 Museum for Science and Technology (Author; 2004)

FIG 1.3.21 Map of Pretoria highlighting the location of Pretoria station precinct

FIG 1.3.22 Street sign at the crossing of Railway Street and Clara Street (Author; 2004)

FIG 1.3.23 Diagram illustrating extent of panoramic view over site (Author; 2004)

FIG 1.3.24 Panoramic view over the Pretoria Station Precinct looking south west (Author; 2004)

FIG 1.4.1-2 SAR Houses on Railway Street (Author; 2004)

FIG 1.4.3 Panoramic view north of site (Author; 2004)

FIG 1.4.3 Panoramic view north of site (Author; 2004)

FIG 1.4.4 - 7 CSAR Coach Washing Shed made from NZASM rails as roof supports, built 1904-10 (Author; 2004)

FIG 1.4.8 View South East toward UNISA down the site (Author; 2004)

FIG 1.4.9 - 10 CSAR Pretoria Station Platform building (Author; 2004)

FIG 1.4.11 - 12 CSAR Pretoria Station Platform building (Author; 2004)

FIG 1.4.11 - 12 CSAR Pretoria Station Platform building (Author; 2004)

FIG 1.4.13 McCarthy Motors (Author; 2004)

FIG 1.4.14 Historical Signalling and Telegraph Building (Author; 2004)

FIG 1.4.15 - 18 Unused existing rail tracks across the site (Author; 2004)

FIG 1.4.19 Existing site lighting (Author; 2004)

FIG 1.4.20 Remains of demolished structures (Author; 2004)

FIG 1.4.22 - 25 SAR Workshop and ancillary buildings 1930-1940's (Author; 2004)

FIG 1.4.26 Panoramic of southern area of precinct, showing rear of McCarthy Motors (Author; 2004)

FIG 1.5.1 "Pretoria, capital of Transvaal". Coloured gravure by S. Crane 03/03/1877, G. Potgieter Collection, Pretoria in Bolsman 2001; pg26 (after Bakker; 2004)

FIG 1.5.2 View over the NZASM Housing to the Goods Shed and Station, as well as the town of Pretoria in the north. source unknown (after Bakker; 2004)

FIG 1.5.3 Statue of Pres P Kruger during early 1930's in MacMillian p336 (after Bakker; 2004)

FIG 1.5.4 Pretoria - Reconnaissance map of Pretoria by the British RE Office just before the start of the war in 1880 (after Bakker; 2004)

FIG 1.5.5 Surveyor General 1902 map of Pretoria from 1900 survey (after Bakker; 2004)

FIG 1.5.6 Imperial Military Railway plan drawn in 1901. (after Bakker; 2004)

FIG 1.5.7 Map of Pretoria, Southhampton Survey Ordinance Office, 1908 (after Bakker; 2004)

FIG 1.5.8 Original NZASM Station at Pretoria (Ad-Uppe 2002; 12)

FIG 1.5.9 A rare view of the south side of the Station building taken during construction in 1910 (Ad-Uppe 2002; 7)

FIG 1.5.10 Image of Pretoria Station during the blaze that almost destroyed the building in 2001 (Ad-Uppe 2002; 23)

FIG 1.5.11 Original NZASM Printing Store built in 1896. Currently used as Intersite offices (Ad-Uppe 2002; 13)

FIG 1.5.12 NZASM Apies River bridge on the Eastern Line east of Salvokop in De Jong et al, 1988 PG 114 (after Bakker; 2004)

FIG 1.5.13 NZASM Pretoria Station from south-east, Transnet Heritage Foundation (After Bakker; 2004)

FIG 1.5.14 Historical Signalling and Telegraph building occupied by Westbank (Ad-Uppe 2002; 13)

FIG 1.5.15 CSAR Chief Mechanical Engineers Office, completed 1909, just west of Koch St alignment. Note the pedestrian bridge that connects the stair. From the Transnet Heritage Foundation (after Bakker; 2004)

FIG 1.5.16 The Victoria Hotel that still stands at the corner of Paul Kruger and Scheiding Street (Ad-Uppe 2002; 16)

FIG 1.5.17 Roundhouse at Waterval-Onder, circa 1895. The Pretoria roundhouse and this one were identical in De Jong et al, 1988 PG 120 (after Bakker; 2004)

FIG 1.5.18 Arrival of the first train at NZASM Station from the Vaal on 01 Jan 1893 in De Jong et al, 1988 PG 160 (after Bakker; 2004)

FIG 1.5.19 Pretoria - Surveyor General survey of 1911 (after Bakker; 2004)

FIG 1.5.20 Pretoria - Surveyor General 1932 update of 1911 survey (after Bakker; 2004)

FIG 1.5.21 The Pretoria Station under early construction - 1910 (Ad-Uppe 2002; 6)

- FIG. 1.5.22 The Pretoria Station under early construction - 1910 (Ad-Uppe 2002; 7)
- FIG. 1.5.23 CSAR Pretoria Station by Baker, completed in 1914 (after Bakker; 2004)
- FIG. 1.5.24 NZASM station taken from north-west, with CSAR Station by Baker behind ca. 1914 - 1920 (after Bakker; 2004)
- FIG. 1.5.25 A tram arrives at the Station along Market Street prior to 1925 (Ad-Uppe 2002; 15)
- FIG. 1.5.26 Troops processing down Market Street, returning from World War I in 1919 (Ad-Uppe 2002; 15)
- FIG. 1.5.27 Pretoria Station Square and Station during the 1930's in MacMillian pg 414 (After Bakker 2004)
- FIG. 1.5.28 Pretoria Station Square and Station after the Royal visit in 1947 at CCP Archive and CCP, 1952 pg 99 (After Bakker 2004)
- FIG. 1.5.29 Pretoria Station Square on 10 October 1925 during the unveiling and re-erection of the Paul Kruger statue at CCP Archive and CCP, 1952 pg 99 (After Bakker 2004)
- FIG. 1.5.30 Arrival of the Royal Family at Pretoria Station (Ad-Uppe 2002; 17)
- FIG. 1.5.31 Aerial view over Pretoria Station Area in Transnet Archive No. 71265 (after Bakker; 2004)
- FIG. 1.5.32 - 33 (LEFT) Images of the tram used in the 1940's in Pretoria (After Bakker 2004)
- FIG. 1.5.34 Aerial view of Pretoria Station building showing the low pitched roof (Ad-Uppe 2002; 9)
- FIG. 1.5.35 Image of sign at Bosman Street Station before sanctions were lifted (Ad-Uppe 2002; 19)
- FIG. 1.5.36 Sign at Pretoria Station (Author; 2004)
- FIG. 1.5.37 Commuters at Bosman Street Station (Ad-Uppe 2002; 20)
- FIG. 1.5.38 Commuters at Bosman Street Station (Ad-Uppe 2002; 20)
- FIG. 1.5.39 Image of Blue Train (Ad-Uppe 2002; 20)
- FIG. 1.5.40 The Blue Train lounge at Pretoria Station (Ad-Uppe 2002; 20)
- FIG. 1.5.41 - 47 Images of Pretoria Station during and after the fire in 2001 (Ad-Uppe 2002; 25-7)
- FIG. 1.5.48 Image of the recently discovered Swastika at Pretoria Station (Ad-Uppe 2002; 10)
- FIG. 1.5.49 Image of the clock tower after restoration (Ad-Uppe 2002; 31)
- FIG. 1.5.50 SAR&H Township and related functions: HERITAGE RESOURCES IN 1911 (After Bakker 2004)
- FIG. 1.5.51 SAR&H Township and related functions: HERITAGE RESOURCES IN 1932 (After Bakker 2004)
- FIG. 1.5.53 SAR&H Township and related functions: HERITAGE RESOURCES IN 1937 (After Bakker 2004)
- FIG. 1.5.54 SAR&H Township and related functions: HERITAGE RESOURCES IN 1948 (After Bakker 2004)
- FIG. 1.5.55 SAR&H Township and related functions: HERITAGE RESOURCES IN 1977 (After Bakker 2004)
- FIG. 1.5.56 SAR&H Township and related functions: Status quo protected HERITAGE RESOURCES IN 2001 (After Bakker 2004)
- FIG. 1.5.57 SAR&H Township and related functions: Consolidated plan of demolished and current protected HERITAGE RESOURCES IN 2002 (After Bakker 2004)
- FIG. 1.5.58 TRANSNET Salvokop Township zones, Register of built resources in SDF area and relevant context 2002 (After Bakker 2004)
- FIG. 1.5.59 TRANSNET Salvokop Township zones, Register of built resources in SDF area and relevant context 2002 (After Bakker 2004)
- FIG. 1.6.1 Heritage based reaction to Salvokop Framework (After Bakker; 2004)
- FIG. 1.6.2 Figure Ground of Pretoria Station Precinct (Author; 2004)
- FIG. 1.6.3. Proposed alignment of Gautrain at Pretoria Station (Author; 2004)
- FIG. 1.6.4. Gautrain Logo (Gautrain; 2004)
- FIG. 1.6.5. Graphic showing proposed alignment of Gautrain (Author; 2004)
- FIG. 1.6.6 Background: CAD drawing of Pretoria Station Precinct and immediate context (NADEL; 2004)
- FIG 2.0.1 Sketch of precinct in context (Author; 2004)
- FIG. 2.8.1 Depiction of members of a community
- FIG 2.1.1 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.2 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.3 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.4 GAUTRAIN route (Gautrain; 2004)
- FIG 2.1.5 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.6 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.7 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.8 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.9 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.10 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.11 GAUTRAIN logo (Gautrain; 2004)
- FIG 2.1.12 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.1.13 Traffic congestion between Pretoria and Johannesburg (Gautrain; 2004)
- FIG 2.1.14 Model of modern street tram (Simon; 2003)
- FIG 2.1.15 Example of rail transportation usage (Simon; 2003)
- FIG 2.2.1 Extent of Feeder and Distribution Services in Pretoria CBD (Gautrain; 2004)
- FIG 2.2.2 Bus services (Gautrain; 2004)
- FIG 2.3.1. Rail reserve with platforms at Pretoria Station (Author; 2004)
- FIG 2.3.2. Exiting Long-distance bus facility at Pretoria Station (Author; 2004)
- FIG 2.3.3. Exiting regional bus facility at Pretoria Station (Author; 2004)
- FIG 2.3.4. Exiting taxi services at Bosman Station (Author; 2004)
- FIG 2.4.3.1 GAUTRAIN graphic (Gautrain; 2004)
- FIG 2.7.2.1 Zones of Salvokop: areas of influence (after Bakker; 2004)
- FIG. 2.7.2.2 TRANSNET Salvokop Township zones, Register of built resources in SDF area and relevant context 2002 (after Bakker; 2004)
- FIG. 2.7.2.3 Residential areas within 1km radius of precinct (Author; 2004)
- FIG. 2.7.5.1 Heritage resources of the precinct (Author; 2004)
- FIG. 2.7.7.1 Existing Landuse of site: (University of Pretoria; 2004)
- FIG. 2.7.7.2 Proposed Landuse of site: (Author; 2004)
- FIG. 2.7.8.1 Eastern elevation of proposed development to Pretoria Station Precinct (Author; 2004)
- FIG. 2.8.1 Depiction of members of a community (Nettleton 2003; 36)
- FIG 3.5.1 Rail transportation ... (Simon; 2003)
- FIG. 3.8.6.7.1 The natural elements (Author; 2004)
- FIG. 3.8.6.7.2 Psychrometric chart showing the enlarged comfort zone obtained by supplying thermal mass to the structure. The combined effect of ventilation and thermal mass is also shown. Night structural cooling is optional. (Holm 1996; 71)
- FIG. 3.8.6.7.3 Psychrometric chart showing the comfort zone's position relative to the climatic lines - Pretoria (Holm 1996; 71)

- FIG. 4.1.1 Taxi holding area and rank (Albonico 2003; 22)
 FIG. 4.1.2 Taxi management facility (Albonico 2003; 18)
 FIG. 4.1.3 Taxi holding area (Albonico 2003; 22)
 FIG. 4.1.4 Concept drawing for the general trading market (Albonico 2003; 20)
 FIG. 4.1.5 - 7 Structural system for roofing elements (Albonico 2003; 23)
 FIG. 4.1.8 Building addresses street edge (Albonico 2003; 23)
 FIG. 4.1.9 Appropriate use of local materials (Albonico 2003; 19)
 FIG. 4.2.1 Model of LeFresnoy (Tschumi 1999; pg 46 -47)
 FIG. 4.2.2 - 3 Exterior views of the building complex (Tschumi 1999; 96)
 FIG. 4.2.4 -5 Interior views on the building complex (Tschumi 1999; 153)
 FIG. 4.2.6 Descriptive axonometric drawing of Le Fresnoy (Tschumi 1999; pg 57)
 FIG. 4.2.7 Graphic by Tschumi used in his presentation (Tschumi 1999; pg 56)
 FIG. 4.2.8 Excerpt from screenplays: Alfred Hitchcock's Phycos (Tschumi 1999; 36)
 FIG. 4.2.9 Excerpt from screenplays: Palladio - Rietveld (Tschumi 1999; 37)
 FIG. 4.2.10 Conceptual diagrams representing film and architecture (Tschumi 1999; 34)
 FIG. 4.2.11 - 12 Interior views on the building complex (Tschumi 1999; 141)
 FIG. 4.3.1 View of southern facade of building (White; 2000)
 FIG. 4.3.2 Structural system showing its adaption as a ventilator and provider of thermal energy (White; 2000)
 FIG. 4.3.3 Glass-fronted ventilation shafts (White; 2000)
 FIG. 4.3.4 Interior view of office space (White; 2000)
 FIG. 4.3.5 Photovoltaic array on Southern facade (White; 2000)
 FIG. 4.3.6 External louvres (White; 2000)
 FIG. 4.4.1 Satellite image of Osaka Bay (Kwan; 1998)
 FIG. 4.4.2 Aerial view of Kansai Airport (Kwan; 1998)
 FIG. 4.4.3 western facade (Kwan; 1998)
 FIG. 4.4.4 Internal image of airport building (Kwan; 1998)
 FIG. 4.4.5 Partial section through building (Kwan; 1998)
 FIG. 4.4.6 one of the two great glazed gable walls (Kwan; 1998)
 FIG. 4.4.7 computer generated drawing (Kwan; 1998)
 FIG. 4.4.8 relationship of primary structural space frames (Kwan; 1998)
 FIG. 4.4.9 structure of the boarding wing (Kwan; 1998)
 FIG. 4.4.10 one of the two great glazed gable walls (Kwan; 1998)
 FIG. 4.4.11 "B" truss with sandwiched glazing (Kwan; 1998)
 FIG. 4.5.1 night image over Cape Town and the harbour (Carter 2003)
 FIG. 4.5.2 entrance foyer from the exterior (Carter 2003)
 FIG. 4.5.3 view from highway, with bridge to hotel (Carter 2003)
 FIG. 4.5.4 interior atrium for climate control (Carter 2003)
 FIG. 4.5.5 3D rendering of convention centre (Carter 2003)
 FIG. 4.5.6 GROUND FLOOR PLAN (Carter 2003)
 FIG. 4.5.7 FIRST FLOOR PLAN (Carter 2003)
 FIG. 4.5.8 SECOND FLOOR PLAN (Carter 2003)
 FIG. 4.5.9 facade of convention centre (Carter 2003)
- FIG. 5.1.1 Diagrammatic and conceptual sketch of site and context (Author; 2004)
 FIG. 5.1.2 Existing major lines of movement in the Pretoria Station area, showing the location of the proposed Gautrain Station and building forms to be demolished (Author; 2004)
 FIG. 5.2.1.1 proposed urban landuse (Author; 2004)
 FIG. 5.2.1.2 Historical connections and structures (Author; 2004)
 FIG. 5.2.1.3 Representation of site for intervention (Author; 2004)
 FIG. 5.2.2.1 Important visual connections to the Gautrain Station (Author; 2004)
 FIG. 5.2.2.2 Bollards at Melrose Arch (Author; 2004)
 FIG. 5.2.2.3 Street signs at Melrose Arch (Author; 2004)
 FIG. 5.2.2.4 Sketch expressing visual connection.. (Author; 2004)
 FIG. 5.2.2.5 Route from Pretoria Station to Gautrain station.. (Author; 2004)
 FIG. 5.2.2.6 Sketch expressing access through building (Author; 2004)
 FIG. 5.2.2.7 Sketch depicting clear visual connection from Pretoria Station to the Gautrain Station terminal (Author; 2004)
 FIG. 5.2.3.1 Conceptual collage depicting linkage and connectivity (Author; 2004)
 FIG. 5.2.3.2 Informing lines of connectivity (Author; 2004)
 FIG. 5.2.3.3 Sketch depicting important connections of the site (Author; 2004)
 FIG. 5.2.3.3 Sketch depicting important connections to the context (Author; 2004)
 FIG. 5.2.3.5 Sketch depicting anticipated lines of movement (Author; 2004)
 FIG. 5.2.3.6 Sketch depicting important pedestrian movement with proposed forms (Author; 2004)
 FIG. 5.2.3.7. Proposed private and public transport routes through the precinct (Author; 2004)
 FIG. 5.2.3.8 Diagram isolating the proposed private and public transport routes through the precinct (Author; 2004)
 FIG. 5.2.4.1 sketch illustrating how built forms are to address the street edge (Author; 2004)
 FIG. 5.2.4.2 Graphic depicting a retail edge (Author; 2004)
 FIG. 5.2.4.3 Graphic depicting an arcade typical to Pretoria (Author; 2004)
 FIG. 5.2.4.4 Colonnade at the new DTI (Author; 2004)
 FIG. 5.2.4.5 Street edge address at the new DTI Campus (Author; 2004)
 FIG. 5.2.4.6 sketches illustrating how built forms are to address the street edge (Author; 2004)
 FIG. 5.2.4.7 sketch illustrating how colonades can be used at the street edge (Author; 2004)
 FIG. 5.2.5.1 Sketch showing creation of public square (Author; 2004)
 FIG. 5.2.5.2 Public square located at heart of scheme (Author; 2004)
 FIG. 5.2.5.3 Public square as form-giving element to the urban landscape environment (Author; 2004)
 FIG. 5.2.5.4 Existing rail on site (Author; 2004)
 FIG. 5.2.5.5 Trolley on site. This can be used by traders from the market area on site (Author; 2004)
 FIG. 5.2.5.6. Public square as an important orientation device (Author; 2004)
 FIG. 5.2.5.7 Graphic of a public open space (Author; 2004)
 FIG. 5.2.5.8 Graphic of a public square (Author; 2004)
 FIG. 5.2.6.1 - 6 Graphic sketches of historical buildings in the Pretoria Station Precinct (Author; 2004)
 FIG. 5.2.6.7 Sketches establishing important relationships and scales of the precinct (Author; 2004)
 FIG. 5.2.6.8 Sketch of precinct showing important historical connections and area of proposed development (Author; 2004)
 FIG. 5.2.6.9 - 10 Investigation of building scales in area (Author; 2004)
 FIG. 5.2.6.11 Establishing the street-edge elevation of the proposed development (Author; 2004)
 FIG. 5.2.7.1 The recently completed Lehrter Stadt Bahnhof in Berlin from the exterior (Author; 2002)
 FIG. 5.2.7.2 The recently completed Lehrter Stadt Bahnhof in Berlin from the interior (Author; 2002)
 FIG. 5.3.1.1 Functions of building giving form (Author; 2004)
 FIG. 5.3.1.2 concept model in plan (Author; 2004)
 FIG. 5.3.1.3 - 8 Photographs of conceptual model (Author; 2004)
 FIG. 5.3.1.9 Ground floor functions (Author; 2004)
 FIG. 5.3.1.10 First Floor functions (Author; 2004)
 FIG. 5.3.1.11 Second Floor functions (Author; 2004)
 FIG. 5.3.1.12 Third Floor functions (Author; 2004)
 FIG. 5.3.1.13 Shape of existing rail on site used as design influence (Author; 2004)
 FIG. 5.3.1.13 Shape of existing rail on site used as design influence (Author; 2004)
 FIG. 5.3.1.14 Surrounding landscape forms used to influence the design for the site (Author; 2004)
 FIG. 5.3.1.15 Eastern elevation of building showing locations of functions (Author; 2004)
 FIG. 5.3.1.16 - 20 Images of second conceptual model (Author; 2004)

- FIG. 5.3.2.1 Eastern elevation of design proposal (Author; 2004)
- FIG. 5.3.2.2 CSAR Chief Mechanical Engineers Office of 1909. (After Bakker; 2004)
- FIG.5.3.2.3 Sketch of structural frame (Author; 2004)
- FIG. 5.3.2.4 Northern section through building illustrating structural elements (Author; 2004)
- FIG. 5.3.2.5 Wall textures at the new DTI Campus in Sunnyside, Pretoria: symbolism (Author; 2004)
- FIG. 5.3.2.6 structural challenge of design (Author; 2004)
- FIG.5.3.2.7 NZASM Apies River bridge on the Eastern Line east of Salvokop in De Jong et al, 1988 PG 114 (after Bakker; 2004)
- FIG. 5.3.3.1 Diagram showing major movement to precinct (Author; 2004)
- FIG. 5.3.3.2 Diagram showing movement patterns through and across the precinct (Author; 2004)
- FIG. 5.3.3.3 Movement around and through building (Author; 2004)
- FIG. 5.3.3.4 Movement through building (Author; 2004)
- FIG. 5.3.4.1.0 sketches of east/ west facade design (Author; 2004)
- FIG. 5.3.4.1.1 Northern section through building showing treatment to the East and West facades (Author; 2004)
- FIG. 5.3.4.1.2 example of vertical louvres on the exterior of a building (source unknown)
- FIG. 5.3.4.1.3 Enlargement of the East facade showing vertical louvres connected to a steel frame as a second skin (Author; 2004)
- FIG. 5.3.4.1.4 Design sketches for climate control systems for building (Author; 2004)
- FIG. 5.3.4.1.5 sketch through northern section (Author; 2004)
- FIG. 5.3.4.1.6 Northern section of building showing the positioning and temperature gradient of the atrium (Author; 2004)
- FIG. 5.3.4.1.7 interior atrium of Cape Town Convention Centre (Carter 2003)
- FIG 5.3.4.1.8 Diagram represents the morning condition and functioning of the building in terms of thermal control strategies and influence of the atrium as an internal environment when the sun is exposed to the eastern facade (Author; 2004)
- FIG 5.4.3.1.9 Diagram represents the afternoon condition and functioning of the building in terms of thermal control strategies and influence of the atrium as an internal environment when the sun is exposed to the western facade (Author; 2004)
- FIG. 5.3.4.3.1 Northern Elevation showing structural system and ventilation stacks on western facade (Author; 2004)
- FIG. 5.3.4.3.2 Ventilation Stack of the BRE Low Energy Building (White; 2000)
- FIG. 5.3.4.4.1 Section and elevation of Atrium wall as a massing element to absorb thermal energy and act as a ventilator (Author; 2004)
- FIG. 5.3.4.5.1 Chiller plant on roof of new Law Faculty, University of Pretoria (Author; 2004)
- FIG 5.3.4.5.2 Diagram represents the air-conditioning system (Author; 2004)
- FIG. 5.3.4.6.1 Western section of roof structure showing how the design of the form acts as a natural ventilator (Author; 2004)
- FIG. 5.3.4.6.2 Northern section through roof structure, also designed to act as a natural ventilator through its form (Author; 2004)

CBD: Central Business District
CSAR: Central South African Railways
DTI: Department of Trade and Industry
du/ha: Dwellings per hectare
HIA: Heritage Impact Assessment
ICOMOS: International Council on Monuments and Sites
IDF: Inner city Development Framework
ISDF: Integrated Spatial Development Framework
JIA: Johannesburg International Airport
SAR&H :South African Railways and Harbours
PSP: Pretoria Station Precinct
NZASM: Nederlandsche Zuid Afrikaansche Spoorweg- Maatschappij
SAHRA: South African Heritage Resources Agency
SAR: South African Railways
SARCC: South African Rail Commuter Corporation
SATS: South African Transport Services
UNESCO: United Nations Educational, Scientific, and Cultural Organisation
ZAR: Zuid Afrikaansche Republiek