



# 02

## CHAPTER 02

### SITE AND CONTEXT

<b>URBAN CONTEXT</b>	
Scales of investigation	22
Macro Scale	
<i>History of Pretoria West</i>	25
<i>Present Day Pretoria West</i>	28
Micro Scale	
<i>History of Pilditch Stadium and the     Thswane Showgrounds</i>	30
<i>Current day practices</i>	32
<b>SITE ANALYSIS</b>	
Macro Scale	34
Micro Scale	36
Site scale	38
<b>URBAN OBJECTIVE</b>	
Scales of objective	40
The Client	41
Design development	42
<b>URBAN VISION</b>	
Macro Scale Vision	44
<b>NETWORK DEVELOPMENT</b>	
Micro Scale Vision	48

URBAN CONTEXT

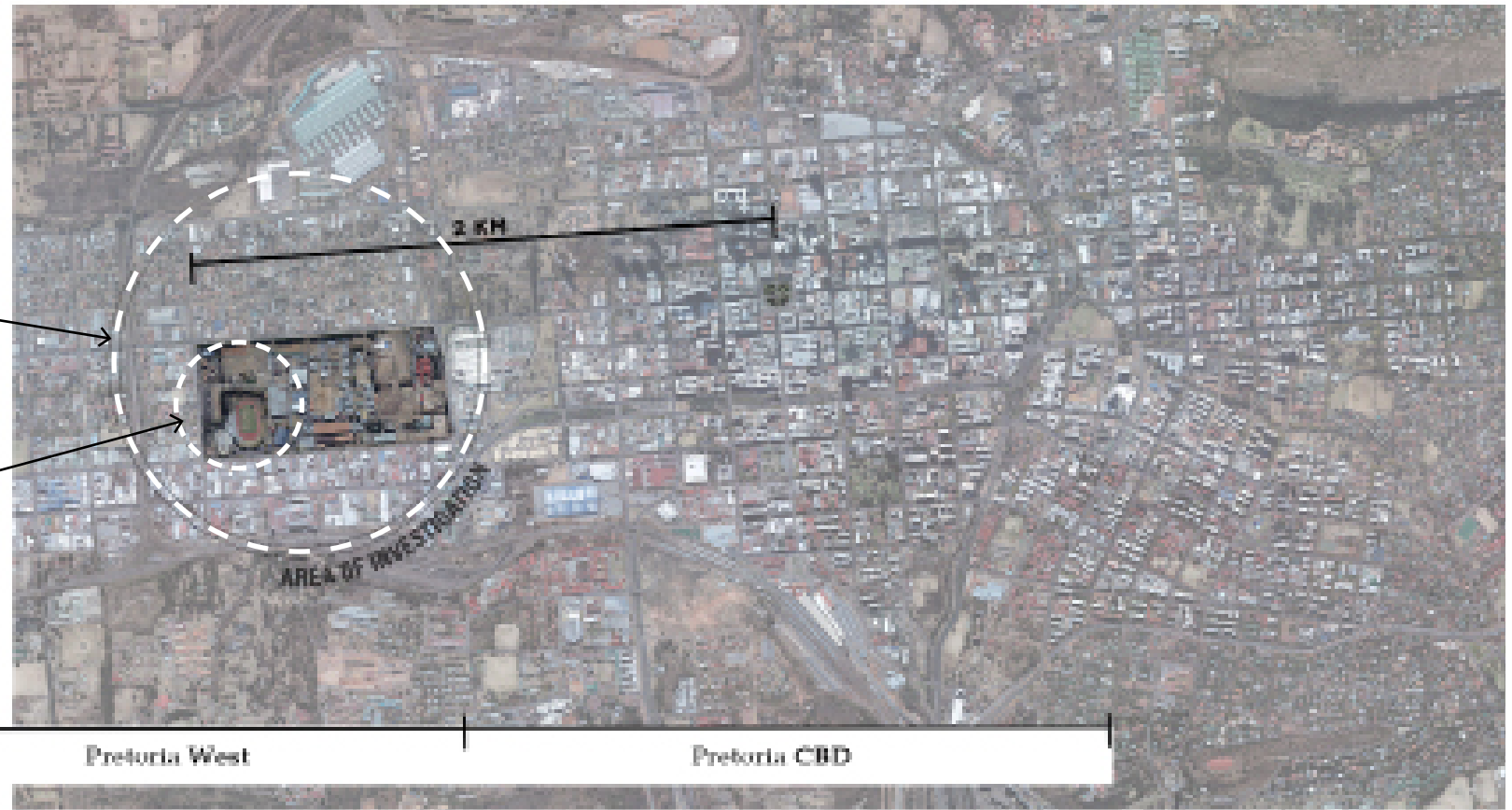
SCALES OF INVESTIGATION

The urban context was investigated at multiple scales. This established means to integrate the two areas of investigation, namely Pretoria West and Pilditch Stadium, in a holistic system that both contributes to the surrounding macro context while enhancing the local micro context.

FIG. 16 : Collage, Aerial Photo of Pilditch Stadium (GIS Mapping, Department of Geography, University of Pretoria 2016)

SITE AND CONTEXT





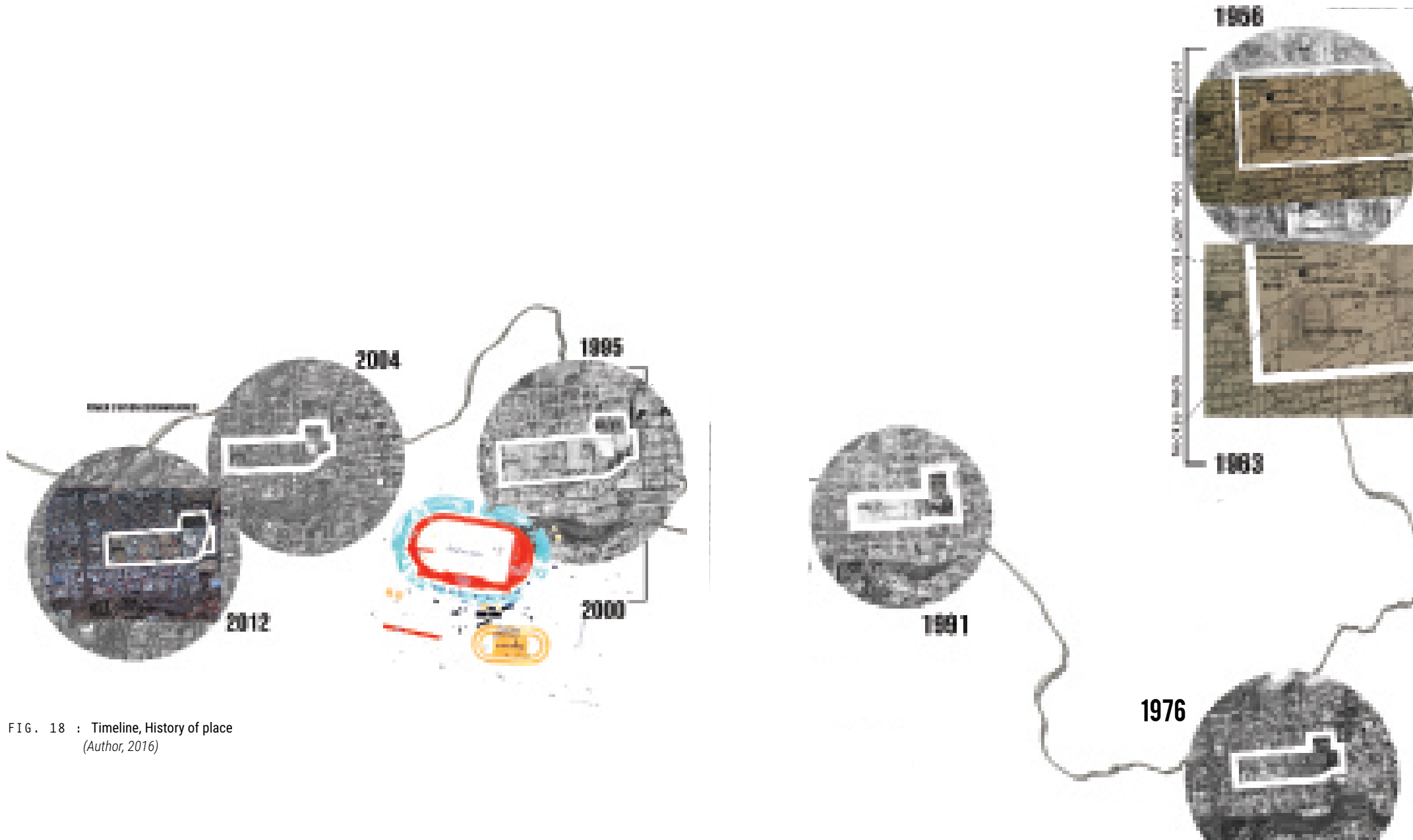
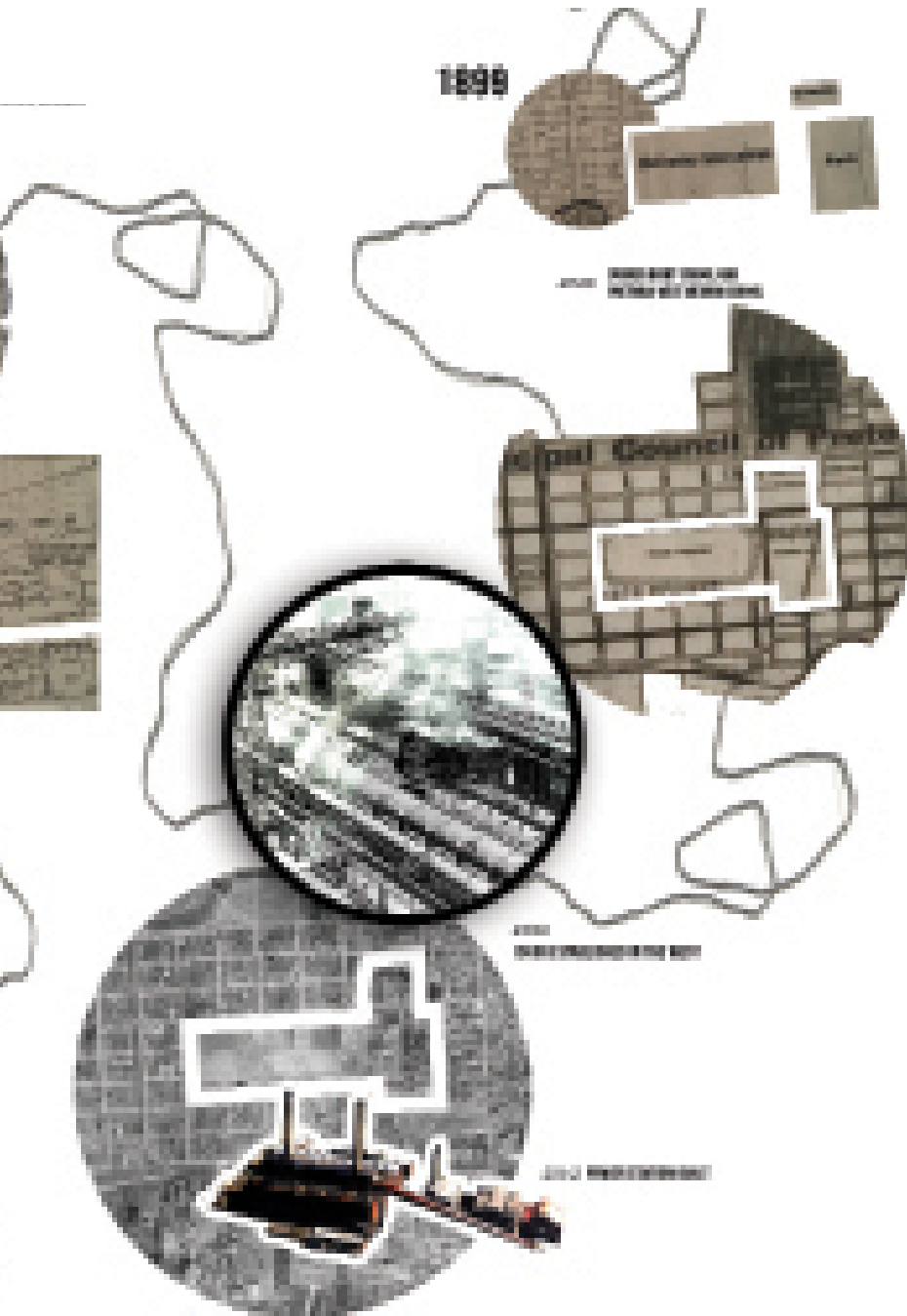


FIG. 18 : Timeline, History of place  
(Author, 2016)



(TRANSLATION: OLDEST AREA WEST OF CHURCH SQUARE)

FIG. 17: Newspaper article, Hoofstad 1982  
(Faure, 2000)

MACRO SCALE

## HISTORY OF PRETORIA WEST

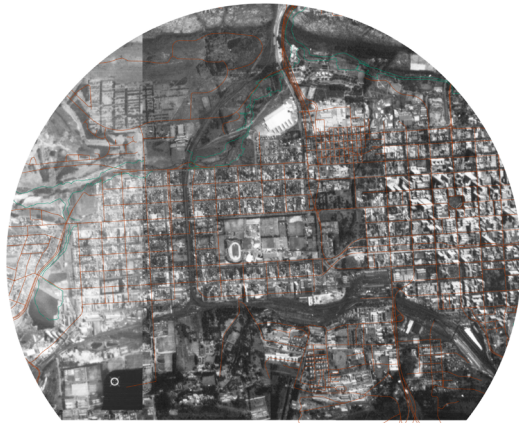
Historically, Pretoria West was the first expansion out of the historical city centre, and initially provided a favourable area to live in (Faure 2000:4). Together with the CBD, the area was originally known as the farm Elandspoort (ibid). In 1870 the 'West' was subdivided into what were known as 'Burgererwe'- which were large plots of rural land just outside the city (ibid), favourable for both its scale and location.

Residents were actually against the idea to incorporate the West as a suburb of the city, as they wanted the area to remain rural (ibid).

In 1892 Pretoria West was laid out as a suburb of the city and many people then settled there because of proximity to the railway stations and industrial amenities that were later built, such as Iscor and the Power station (ibid:4). From as early as 1923 schools were established in the area (ibid:9). Initially only a few light industries existed, but after the 1930s (following the construction of Iscor), the west soon became characterised by industrial development (ibid:4).



FIG. 19 A - F : Change over time, History of place  
(Author, 2016 Adapted from maps  
courtesy of GWA Studio )



1976



1991



2004





FIG. 20: Collage, Aerial perspective of the Show grounds (Author, 2016)

MACRO SCALE

## PRESENT DAY PRETORIA WEST

Today, the “small town character” of the area (Bohmer 2012: 24) remains framed by medium and low density housing, connected through light and medium industrial arteries (Orsmond 2000:7). The wide busy roads and vacant land separates Pretoria West from the CBD (ibid:3). The vast open space of the Showgrounds actually acts as a barrier that “separates and isolates the city, and the residential settlements to the West” (Faure 2000:12, Steenkamp 2013:23).

Although Pretoria West is extremely well connected, both locally and nationally, through major roads and public transport (Smith 2009: 56), the unobstructed movement through the area fails to create intermediate places of social interaction (Steenkamp 2013:22). As a support system for the broader functions of the city and its close proximity to the city centre, the regeneration of Pretoria West holds the potential to become an essential component to revitalise the city. A variety of storage, industrial & administrative buildings, schools and places of worship typify the area (Faure 2000:3).

FIG. 21 A - C: Photos of current context (Author, 2016)





MICRO SCALE

HISTORY OF PILDITCH STADIUM AND THE  
TSHWANE SHOWGROUNDS

Historical maps indicate that the current site of Pilditch Stadium and Tshwane Showgrounds was a horse racing track and adjacent public park and cemetery (Faure 2000:5).

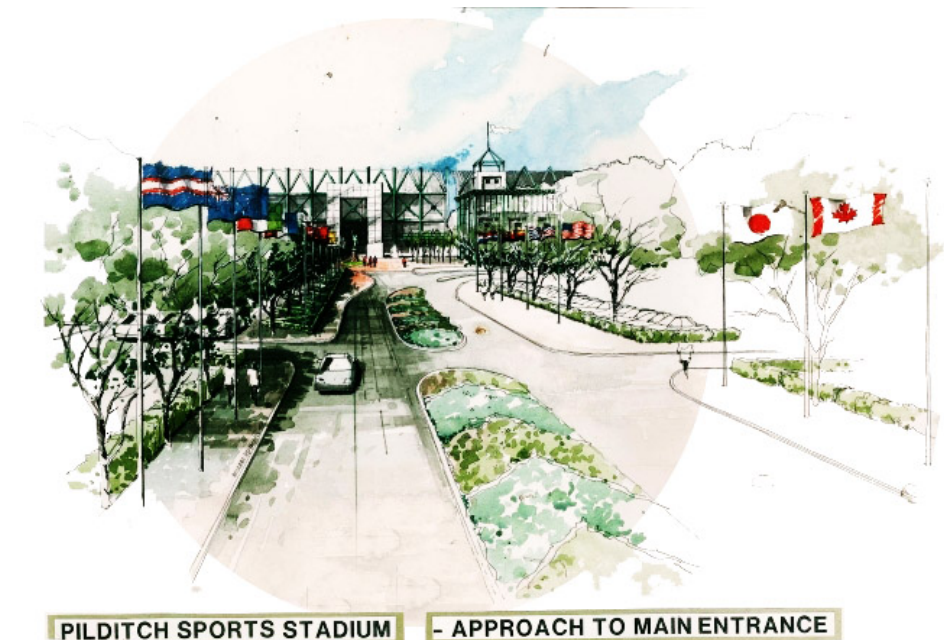
The site, traditionally associated with Pretoria's agricultural and equestrian events (Orsmond 2000:11), holds a strong historical tradition of exhibition, trade and public gathering (Faure 2000:12). From 1939 The Annual Pretoria show was held at the Showgrounds and parallel to its' expansion, sports fields were laid out (Faure 2000:12). In 1963 the Showgrounds were founded where, for three weeks in September, hundreds of exhibitors would display goods. Livestock was the main exhibition of the show (Orsmond 2000:10).

In 1995 Pilditch Stadium received a R14m renovation. The old stadium was demolished, but the Pretoria City Council opted to retain the athletics track (Building 1995:49). The site consists of a open air velodrome (concrete speed- and inline skating), large stadium and tartan track (all that once did comply with international IAAF standards).

The new three storey stadium constitutes a ¼ of the area around the track (the remainder being a grass embankment) and is equipped with changing rooms and storage facilities on basement level, kitchens and public ablution facilities on ground floor, and broadcasting, entertainment and office facilities on the upper level (Building 1995:49). The concrete open air velodrome is currently still in moderate use. Other functions on site include offices of the Athletics Gauteng North Association (in old ablution facilities).

FIG . 22: Proposal Sketch Pilditch Stadium  
(Architects Celliers, Greyvenstein ACG)

FIG . 23: Aerial Photo Pretoria 1922 (Friedel Hansen, 2016 )





In the background, a horse racing track is visible. This is the site of Pilditch Stadium and the Showgrounds in 1922.

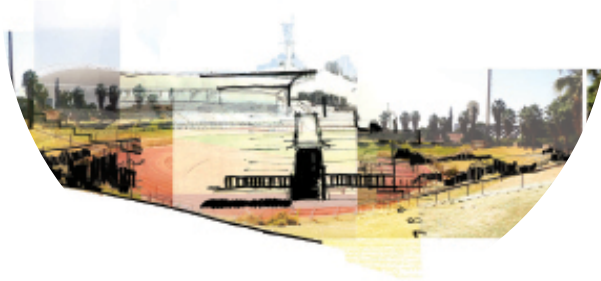


FIG. 24: Collage, Site Photos and sketch (Author, 2016)

MICRO SCALE

## CURRENT DAY PRACTICES

Currently in a state of underutilisation, Pilditch stadium is surrounded by a lot of 'open' and 'wasted' space. The character of the site has changed to mono-functional area, isolated from the inner city and the neighbouring suburbs, a liminal space lost in time that separates and isolates, instead of connecting and supporting the surrounding neighbourhood (Steenkamp 2013:23).

The stadium and adjacent site of the Tshwane showgrounds serve very specific event functions. Each building (and its implicit function) claims a piece of the precinct with a distinct border. This creates a lot of in-"between" space, that is both underutilised and inaccessible to the general public. The precinct is currently surrounded by a degraded low density single storey residential area, with several schools within its proximity. To the north of the stadium a Municipal swimming pool, closed down in 1997 (Faure 2000:30), and a sports hall for Disabled Sportspersons is located. The Showgrounds include large warehouse and event buildings. Some are used as offices, examination locations and municipal buildings such as home affairs.



FIG. 25, 26: Site Photos (Igmar Grewar 2011)

FIG. 27: Site Photos (Author 2016)

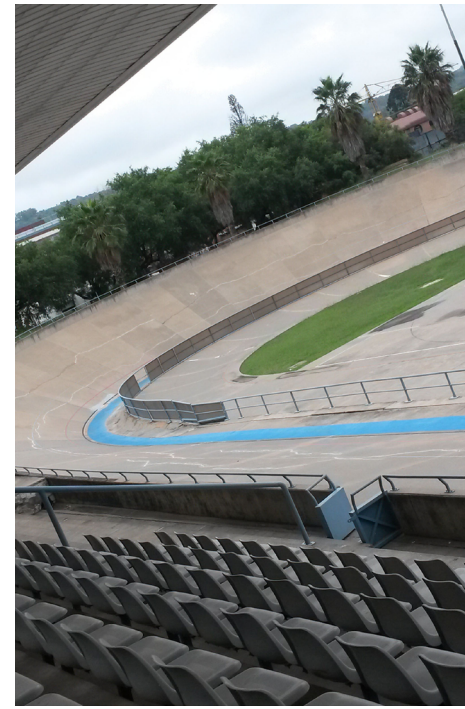


Bridge connecting the berm



Corridor from the Stadium to the Speedskating track

View of *Skilpadsaal* from the top of the berm



Speedskating Track

Stadium view from entrance gate



Ramp to basement warm up area

View of stadium from the top of the berm



Approach to Speedskating track



FIG. 28 A-H: Site Photos (Author 2016)



SITE ANALYSIS

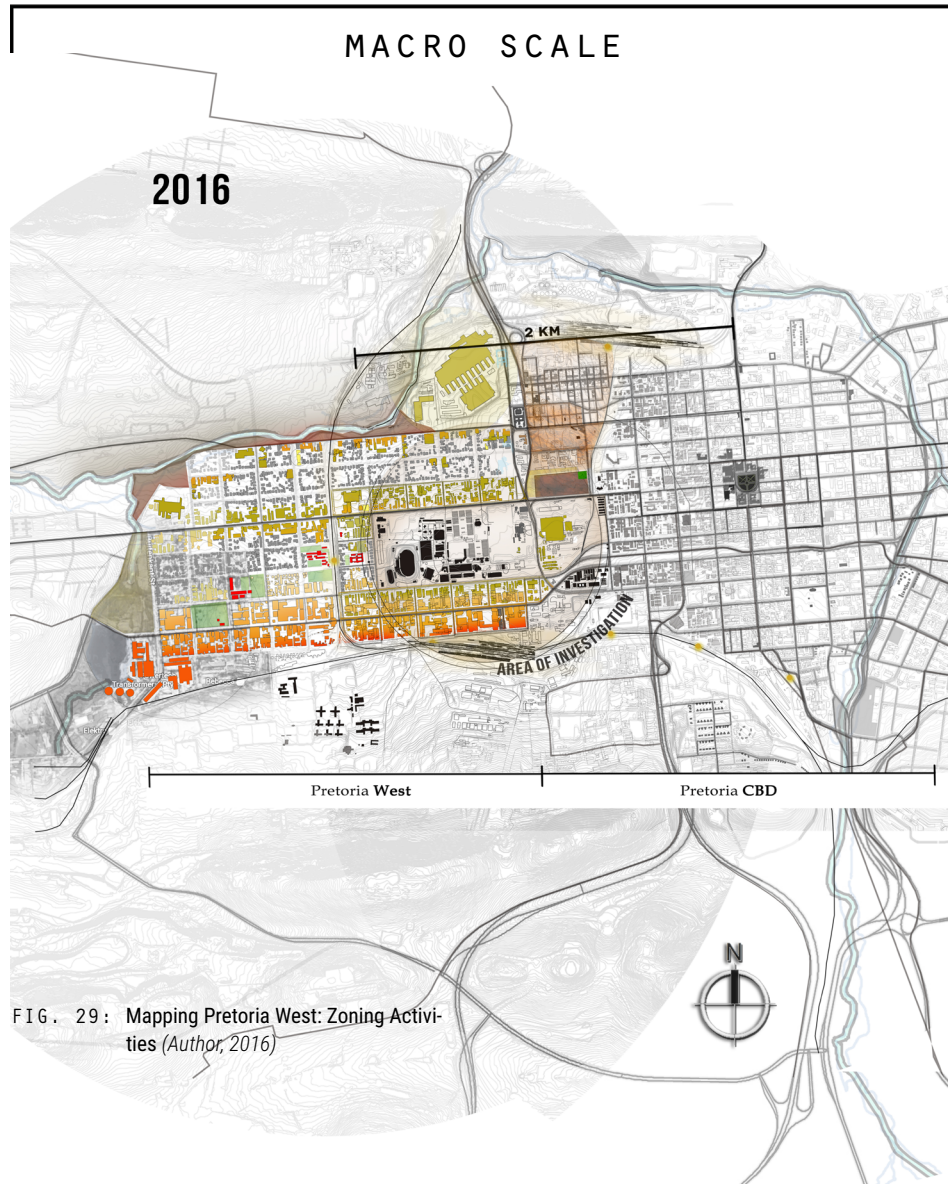
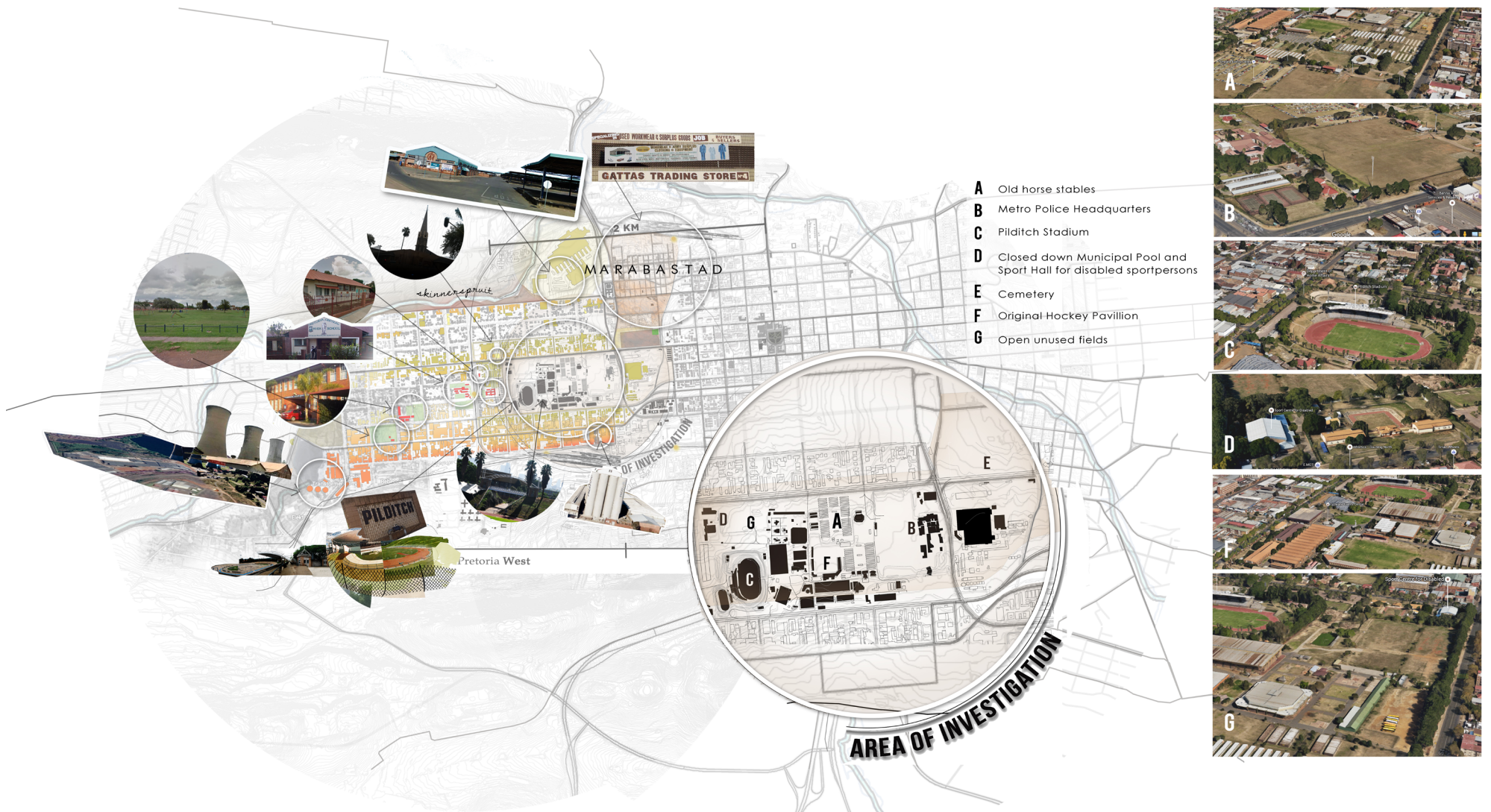


FIG. 29: Mapping Pretoria West: Zoning Activities (Author, 2016)

SITE AND CONTEXT





SITE ANALYSIS

MICRO SCALE

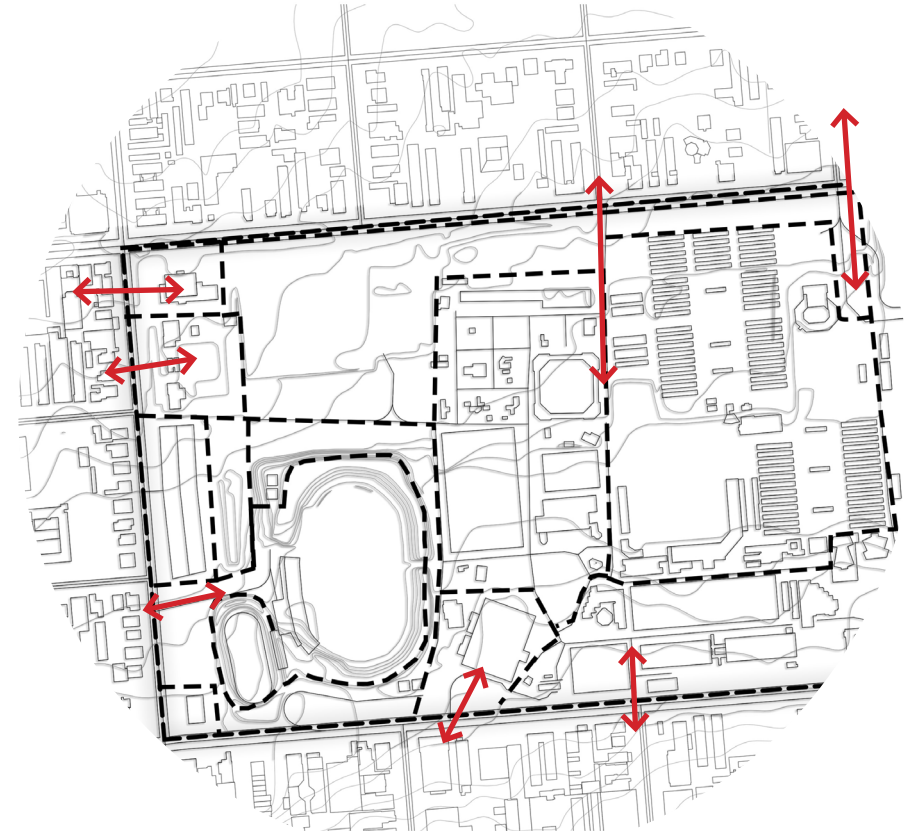


FIG. 31: Connections, Public Transport  
(Author, 2016)

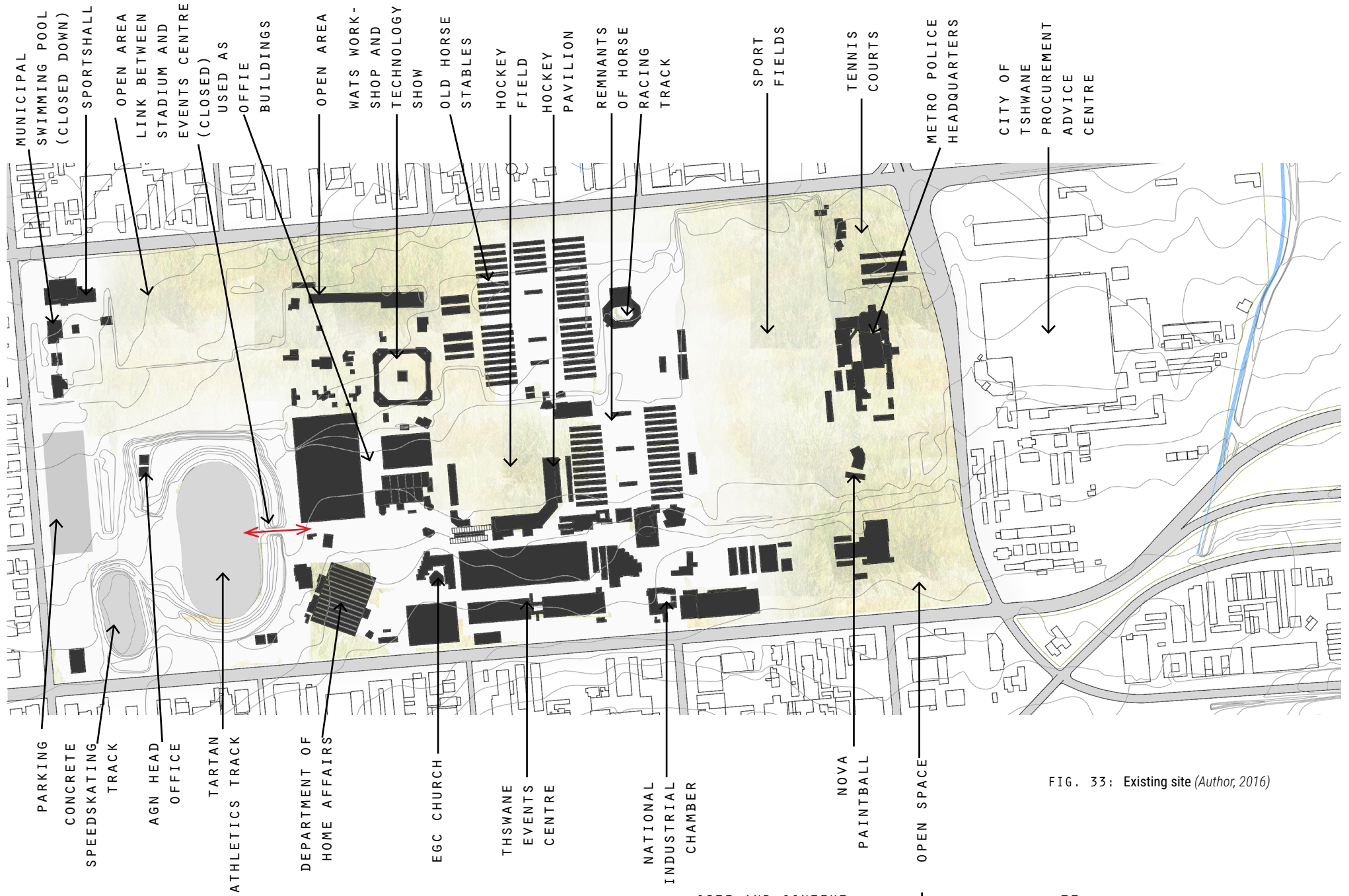


FIG. 33: Existing site (Author, 2016)

SITE ANALYSIS

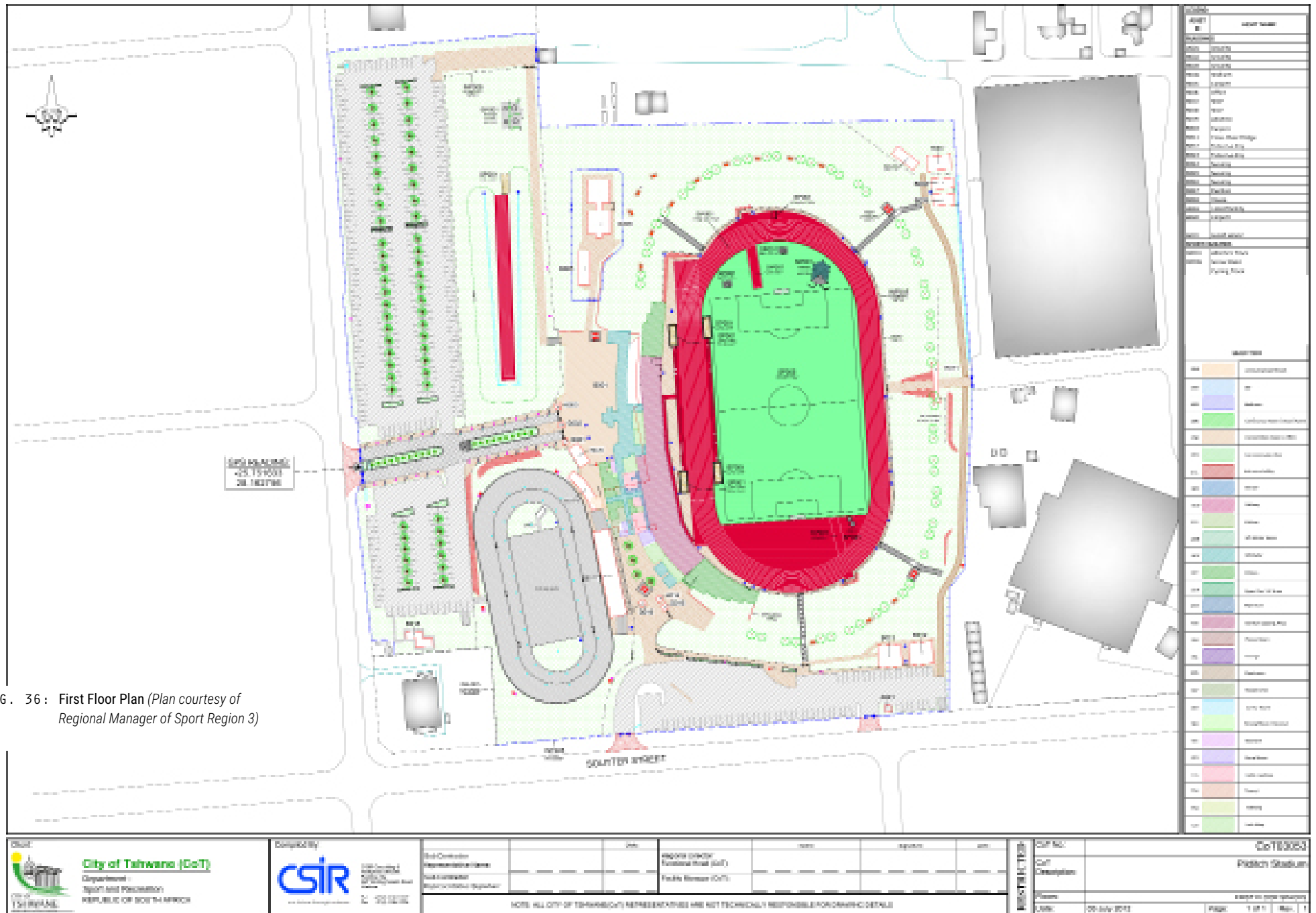
SITE SCALE



FIG. 34 : Collage Pilditch Stadium (Author 2016)

FIG. 35 : Aerial Photo of Pretoria West (GIS Mapping, Department of Geography, University of Pretoria 2016)





URBAN OBJECTIVE

SCALES OF OBJECTIVE

The urban vision also functions on multiple scales. The vision will attempt to unlock potential at the stadium as a single point of intervention, and speculate that those principles can ripple across to the rest of the showground site and further to the macro scale, and might inform how other developments can occur in this area.

The intention of the urban vision will focus on how the site responds to pressures of the city (on macro scale) and suburban context (on micro scale). The urban vision is important in that it directly informs the responses at a site scale, in which various small-scale individual interventions are proposed. The large-scale urban regeneration is of effect of the small scale interventions combined over time.

“Urban challenges of an inclusive city- towards a spatial realm for all” presents a strategy in response to the inclusive nature of contemporary spatial patterns in urban development. These patterns do not ‘allow for complexity, overlap, choice and responsiveness to fluid and dynamic qualities of the population’ (Mammon, et al 2008: 11).

Referencing principles from the strategy: ‘Creating a Soulful city’, the urban vision of this dissertation also seeks to “re-activate the ‘accessibility surface’ or ‘network’ of the city” and “re-assert the public realm” through “reclamation of spaces for public use” (ibid 2008: 23). As termed by Le Grange, Dewar and Louw (2004), this ‘surface’ or ‘network’ encapsulates not only the connection of open space for recreational use but movement corridors, social institutions/facilities and emergency and utility services (ibid 2008: 23). Similarly the urban vision will attempt reclamation of degraded and dissonant spaces for public use in the West.

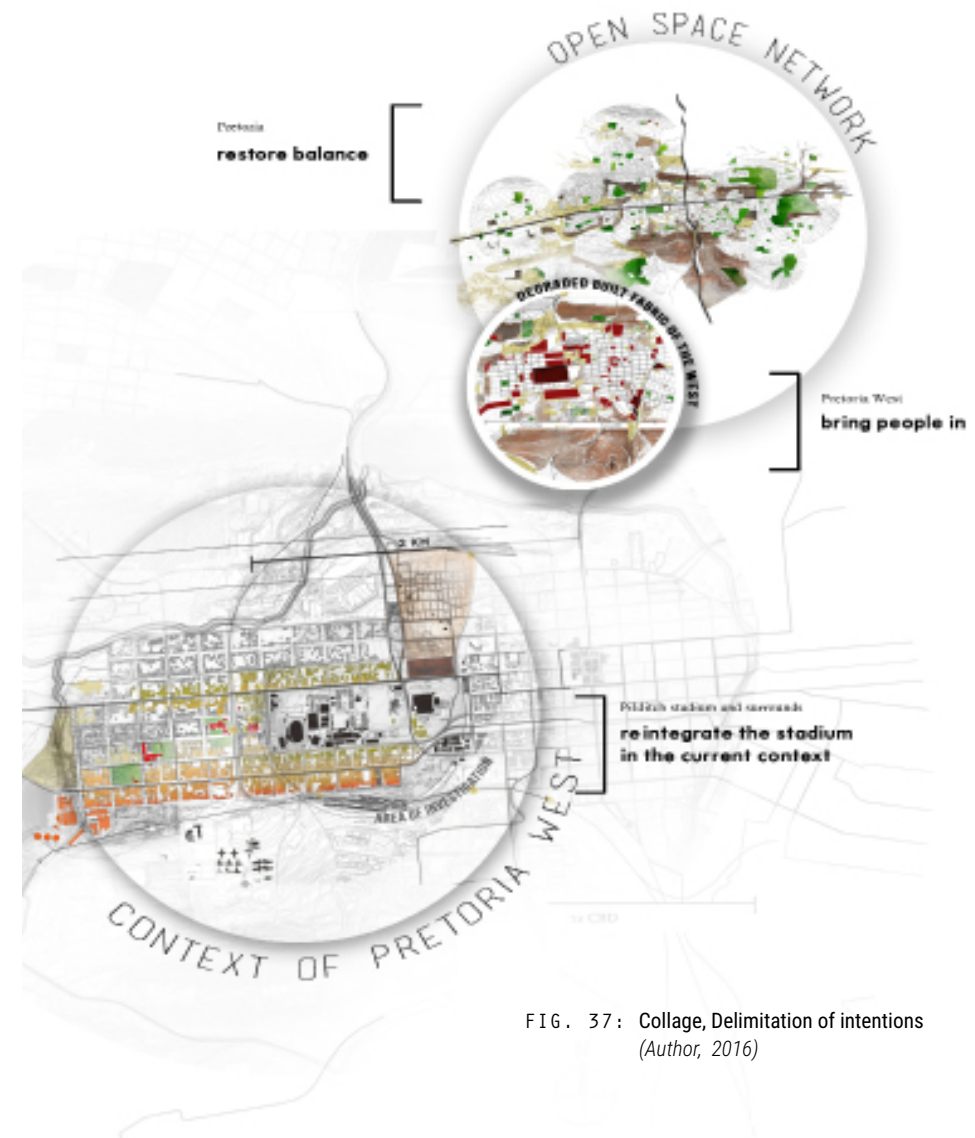


FIG. 37: Collage, Delimitation of intentions (Author, 2016)

URBAN OBJECTIVE

THE CLIENT

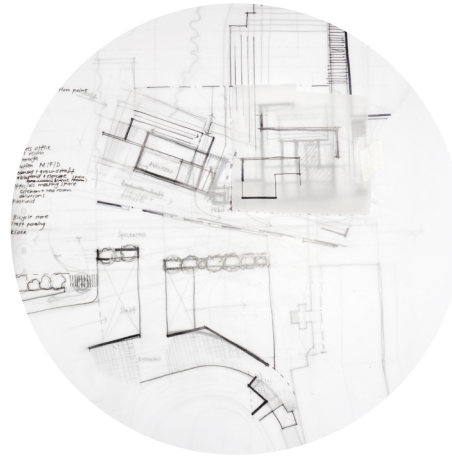
The Stadium currently falls under supervision of Region 3 of the Department of Sport and Recreation of the City of Tshwane. The Stadium is in desperate need of a maintenance upgrade. Accounting for most of the cause of deterioration is the lack of maintenance and normal wear and tear, as identified in an executive summary by the CSIR in an estimation of a Total Preservation Programme for the stadium (April, 2013).

The urban vision is imagined as part of the 2055 vision for Tshwane which calls for a livable, inclusive and resilient city (TSHWANE VISION 2055:232). Indicators to measure the progress of key actions (equality, livability, health and land reform) include the number of people actively participating in recreational and sporting facilities (TSHWANE VISION 2055:230). With the site's close proximity to the city, it is imagined that the regeneration of the west, initiated by the proposed intervention at the Stadium, can be presented as part of the initiative to revitalise the city center.

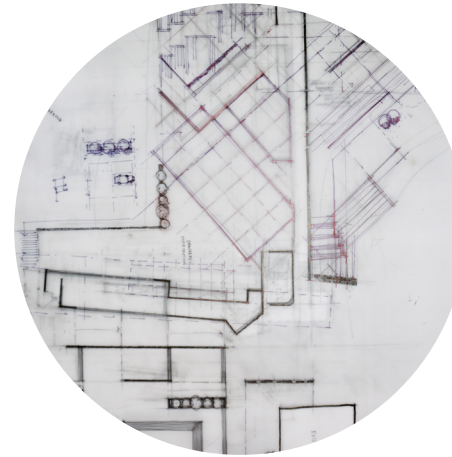
In an interview with the Regional Manager, Konrad Dillman, some of the proposed upgrades to the Stadium were communicated. These planned upgrades include placing a large fence between the Stadium and adjacent site of the Showgrounds due to security concerns and difficulty to monitor the large open areas of the Showgrounds (Dillman 2016). Further, the intention is to concretise the berm to eliminate the maintenance cost of the landscape of the berm, and finally placing seating all along the inside of the berm to eventually create a larger stadium (*ibid*). This dissertation attempts to propose alternatives to current maintenance plan as it is considered to only perpetuate the current conditions of underutilisation and isolation.



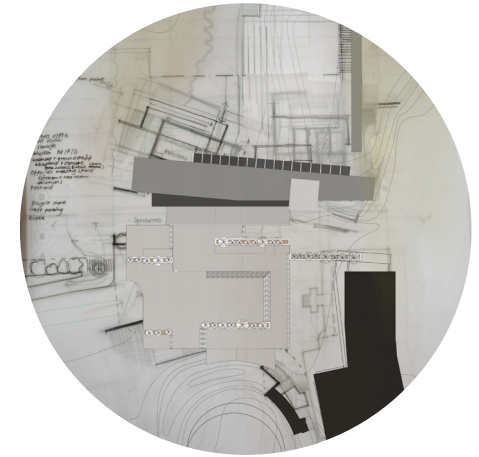
A



B



C

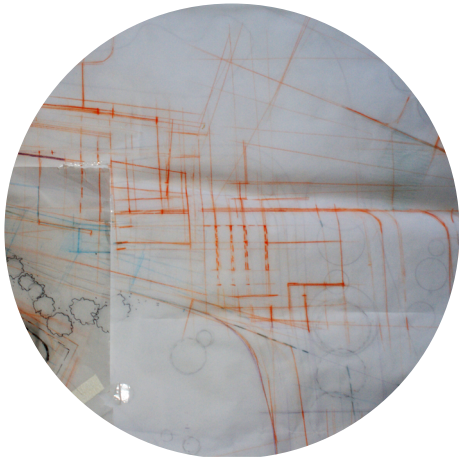


D

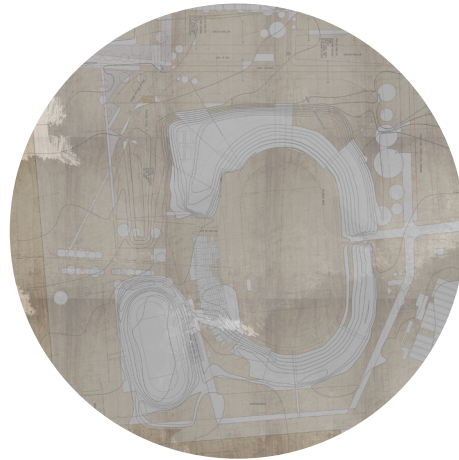
URBAN OBJECTIVE

DESIGN DEVELOPMENT

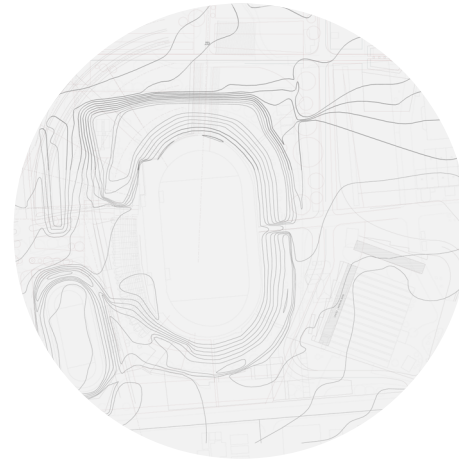
The site and precinct layout was continuously revised throughout the year. This was because any solution to the fundamental issue of Pilditch stadium (the fact that it is underutilised) relies heavily on the urban setting. Previous iterations had kept most of the existing site as it is and the disconnect with the city was still apparent. In an attempt to activate the site through interaction, and to address the current low density which allows for the rapid industrialisation of the area, the entire precinct was reconsidered. Commercial and residential development was proposed in a manner to respect the history of the site which allows for people to access and use the site on a daily basis.



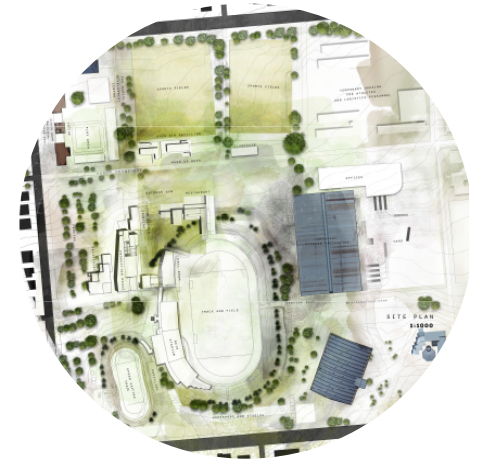
E



F



G



H

FIG. 38 A - E: Sketch Site Plan development  
(Author, 2016)

FIG. 39 F - H: Sketch Precinct Plan development  
(Author, 2016)



URBAN VISION

MACRO SCALE CITY VISION 1:5000

In the larger context of Pretoria, the urban vision will attempt to counterbalance the decentralized development of Pretoria by proposing a regenerative development in the West. Thereby creating a place with enhanced access to opportunities bringing people back to Pretoria “West”, and decreasing the rapid industrialization of the area.

In 2002, Das Kleine Forum presented the “Settlement Development in the Canton of Zurich: A Review of 50 Years of Spatial Planning”. Similar to the current situation of Pretoria West, Zurich was also in a course of rapid industrialisation and unplanned building activity in 1948. The review stressed the importance of the creation of open areas, generous spaces and important recreational grounds in the immediate vicinity of the city.

The urban vision imagines Pilditch Stadium as the event space for a new important recreational and civic space in relationship and location with the city centre and residential developments further to the West.

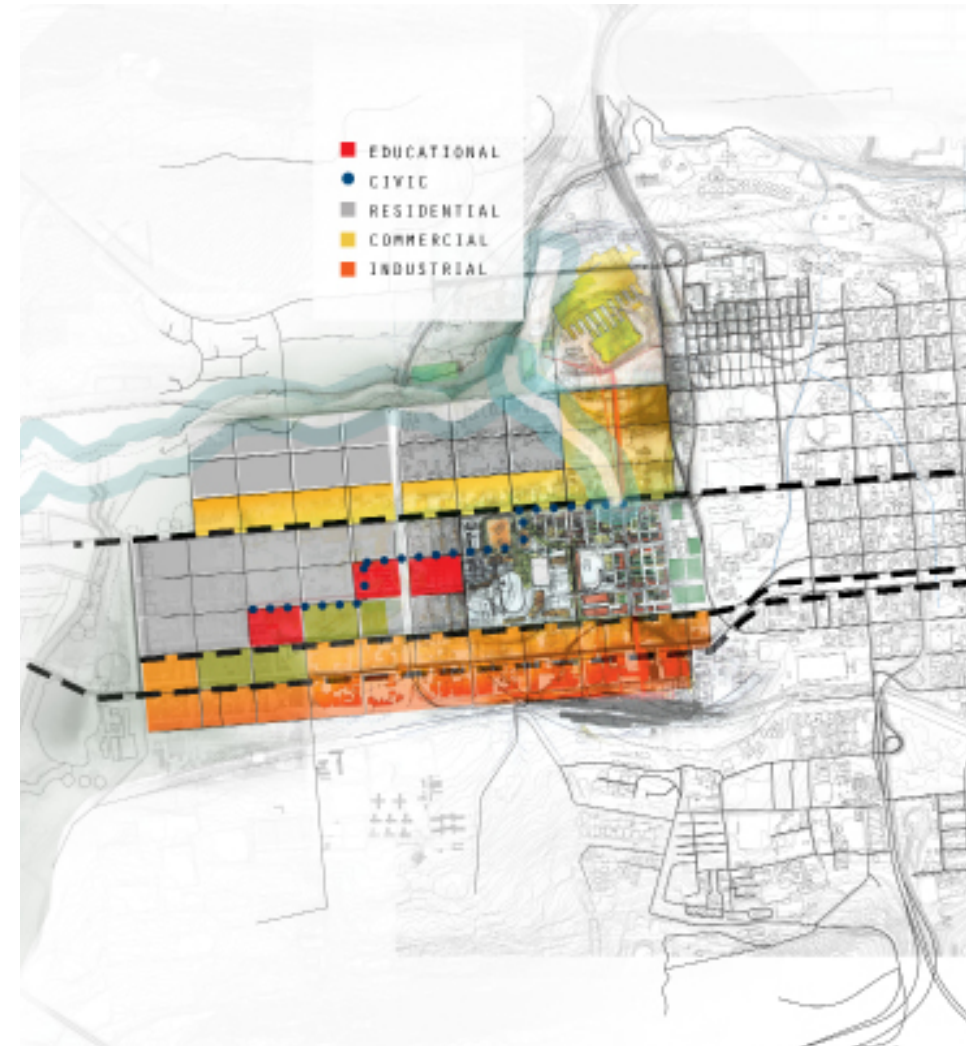


FIG. 40 (A) : Urban Vision Zoning (Author, 2016)

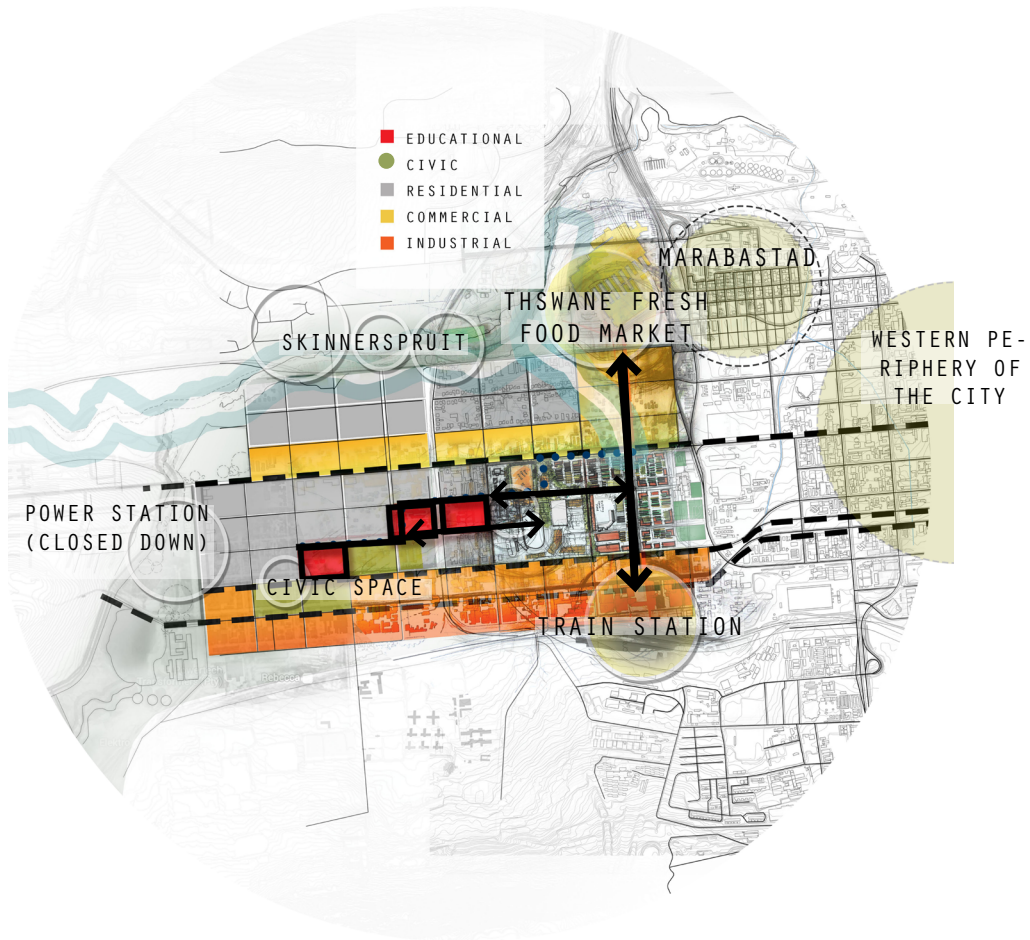


FIG. 40 (B) : Urban Vision Zoning (Author, 2016)

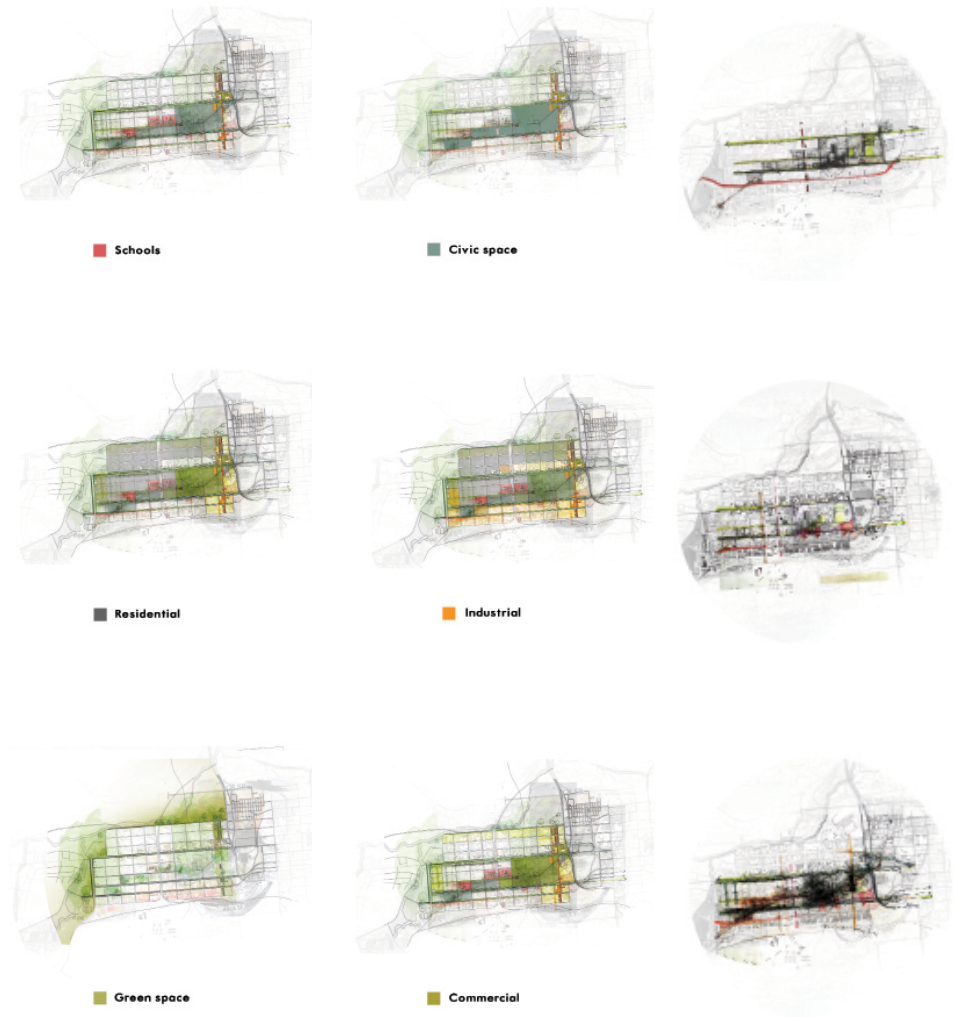


FIG. 41 A-I : Urban vision development (Author,2016)



FIG. 42: Proposed networks (Author, 2016)

URBAN VISION

NETWORK DEVELOPMENT

As a conceptual exercise, as part of the sub urban vision, a series of networks were developed. The exercise focused on nodes of activity (latent and existing) and means to connect them. The purpose was to identify the networks in order to enhance existing connections and also create new lines of movement across site. These networks extended from existing networks and proposed new networks, and included both movement arteries through the suburb and existing activity nodes in the suburb. The proposed networks illustrate the existing yet underutilised flow of activities in the heart of Pretoria West. Development along these networks are determined by the immediate and current context but also projected future connections. Four networks with four themes, were identified to guide the proposed precinct and site development.

Green network

The green network represents the existing main roads.

It is proposed that design guidelines are set up for development along the green network to encourage and enhance a cohesive street landscape and interactive street edge as a concept of a complementary social space in the city.

Blue network

The new proposed blue network cuts diagonally across site and is representational of the notion to physically break open the 'silo' of site and stitch spaces into one another. Interventions along the blue network will focus on creating civic space to serve as catalyst of the larger urban vision and will be the primary focus.

Orange network

Development along the new proposed orange network will focus on trade and exchange. Where the train station provides an influx of people, this network intends to feed off of the energy of the train station and infiltrate the precinct to ultimately connect to the Tshwane fresh food market. Commercial, residential and industrial development is proposed along this network as a "commercial corridor" (Hardboiled Wonderland).

Red network

With several schools in close proximity to the stadium, and the historical value of some of the schools in the area, the red network extends from the educational facilities to the stadium and site entrance and connects to educational functions on site.

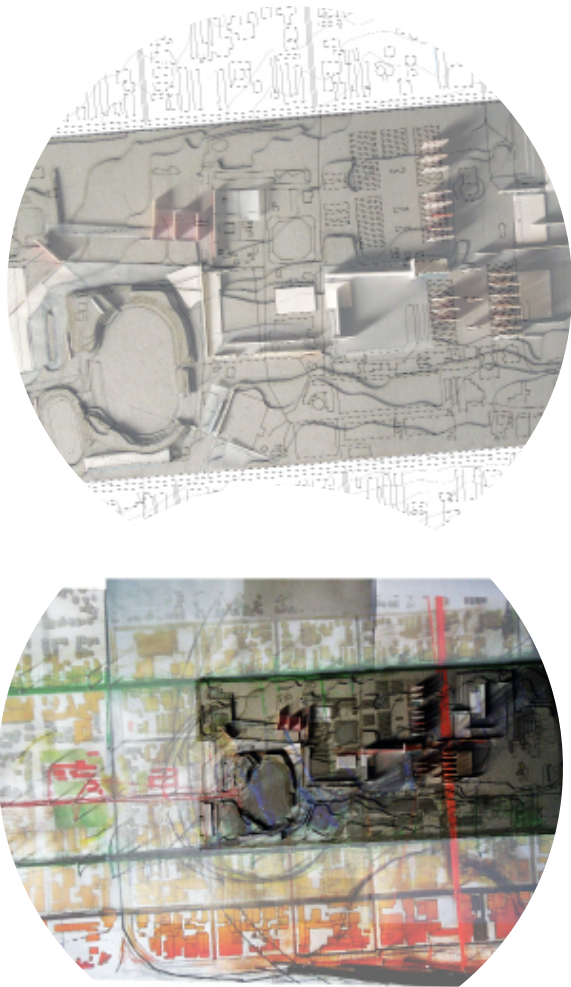


FIG. 43 A : Makettes of proposed and existing networks (Author, 2016)



FIG. 43 B : Mapping of proposed and existing networks (Author, 2016)

URBAN VISION

MICRO SCALE SUBURBAN VISION 1:2000

Large parts of the site are proposed to be used as mixed use residential and commercial space. To respect the integrity of place, the historical character of agriculture and exhibition was taken into account for the design of the mixed use complexes with urban agricultural lots in between.

Precedent was drawn from the master plan of the Milan Trade Fair by Herzog and de Meuron. This precedent presents a “platform for the radical re-invention of what a world exhibition could be in the 21st century” (Archdaily:2015). The project design was based on the layout of tables, which create the atmosphere of a refectory or market. Throughout the masterplan, visitors can interact (through sense and smell) with the products of agricultural practises and biodiversity represented in the tables and pavilions (ibid).

Taking reference from the old stables on site, the mixed use buildings are laid out between ‘tables’ of urban agriculture gardens. Smaller, private courtyard spaces are proposed between planted gardens and existing large event spaces (which are retained on site).

The vision integrates the stadium as the civic heart of the site with a public promenade extending through the site. Public amenities and places for community gathering are placed along the public promenade.



FIG. 44: Map, Precinct development (Author, 2016)

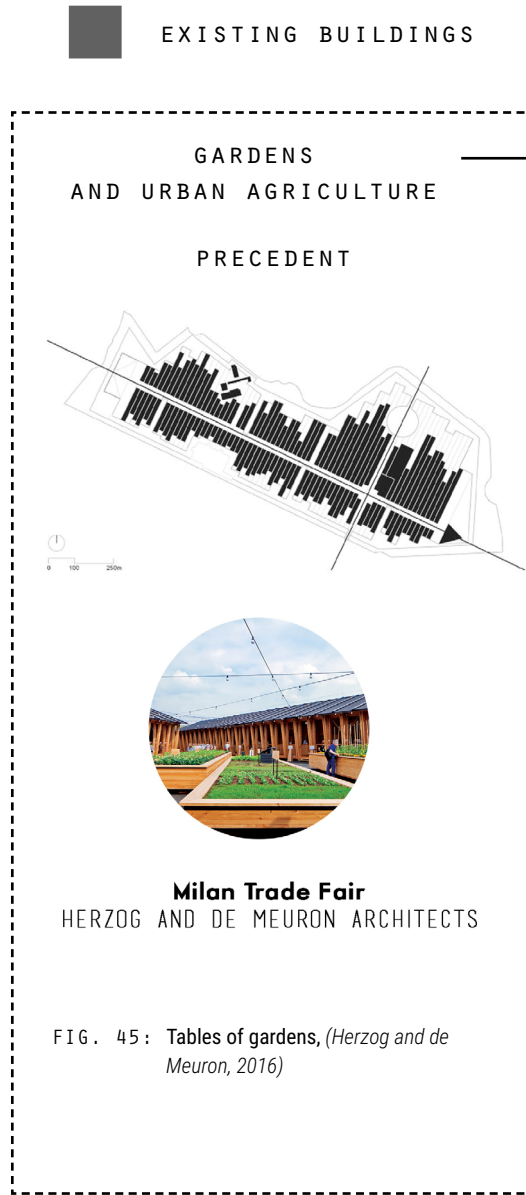


FIG. 45: Tables of gardens, (Herzog and de Meuron, 2016)

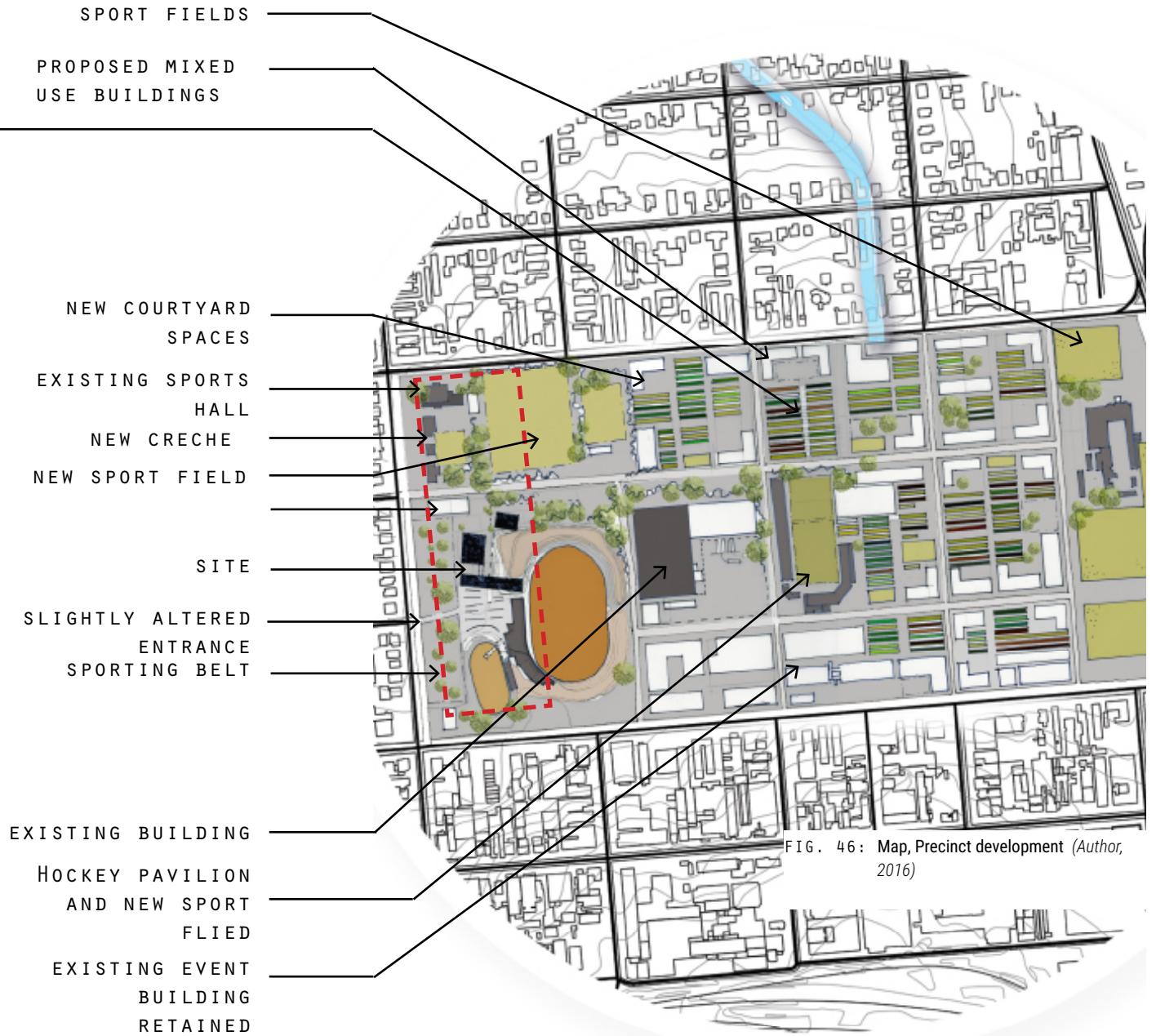


FIG. 46: Map, Precinct development (Author, 2016)