



UNIVERSITEIT VAN PRETORIA
UNIVERSITY OF PRETORIA
YUNIBESITHI YA PRETORIA

**REHABILITATION ASSESSMENT OF THE PRETORIA STATE GARAGE TO FIT
THE PRETORIA TECHNOLOGY PARK**

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REHABILITATION ASSESSMENT OF THE PRETORIA STATE GARAGE TO FIT THE PRETORIA TECHNOLOGY PARK

Candidate: Gift Phalatse Setshedi

Supervisor: Alta Steenkamp
Co-supervisor: Finzi Saidi

Master of Architecture
Department of Architecture
University of Pretoria

INTRODUCTION

This research investigates the assessment for the rehabilitation of the Pretoria State Garage (PSG) for the purpose of accommodating the Pretoria Technology Park (PTP). The Pretoria State Garage courtyard is comprised of industrial type of buildings, most of which stand obsolete due to a shift in the manufacturing process. These buildings are structurally sound and historically significant. They offer a major opportunity for conversion to attract business through providing relatively inexpensive commercial and industrial spaces to small and medium sized companies. The site is located in the southwest quadrant of Pretoria Central in which a number of sites and buildings are currently being downgraded in the urban revitalisation process, due to preferred, other technologies of construction.

The assessment for the rehabilitation of the site evaluates the spatial qualities and the physical forms of buildings in relation to the new user, while the establishment of the PTP focuses on maintaining, elongating and innovating the industrial manufacturing tradition of the site. The incorporation of the PTP on the PSG site is implemented through the fitting process.

RESEARCH AREAS

The research focuses on the three main areas dealing with:

- Programming and planning of the Pretoria Technology Park
- Rehabilitation assessment of the Pretoria State Garage
- Architectural fitting process

1. Programming and planning of the Pretoria Technology Park

The development methodology is employed for the establishment of a sustainable Pretoria Technology Park, which stems from local technology demand, supply and transfer. As a result,

different centres are established to provide accommodation and services to major activities of the park dealing with administration, provision of advanced technology services and accommodation for technology-based firms. Individual centres are discussed according to their envisaged spatial qualities and design specifications.

2. Rehabilitation assessment of the Pretoria State Garage

The rehabilitation assessment explores the historic significance and architectural values of the PSG. The outcome of the rehabilitation assessment defines the manner and the degree in which various rehabilitation interventions could be executed. The process includes proposals for the demolition of unwanted structures and elements, investigating the long-term resilience of buildings to be retained and assessing negative physical features of the site.

3. Architectural fitting process

Specific dimensions and spatial requirements of both the PSG (physical) and the PTP (intellectual) respectively are compared for the purpose of mutual fitting.

KEY TERMS

- Pretoria Technology Park
- Pretoria State Garage
- Building rehabilitation
- Industrial building
- Restoration of brick-work
- Technology transfer
- Science park
- Incubator
- High technology manufacturing
- Small and medium enterprises

WAARDEBEPALING TEN OPSIGTE VAN DIE REHABILITASIE VAN DIE PRETORIA STAATSGARAGE OM BY DIE PRETORIA TEGNOLOGIEPARK IN TE PAS

Kandidaat: Gift Phalatse Setschedi

Studieleier: Alta Steenkamp
Mede-studieleier: Finzi Saidi

Meester in Argitektuur
Departement van Argitektuur
Universiteit van Pretoria

INLEIDING

Hierdie navorsing ondersoek die waardebeplanning ten opsigte van die rehabilitasie van die Pretoria Staatsgarage (PSG), met die doel om die Pretoria Tegnologiesepark (PTP) te akkommodeer. Die binnehof van die Pretoria Staatsgarage bevat industriële geboue, waarvan meeste in onbruik is as gevolg van die verskuiwing van vervaardigingsprosesse na ander gebiede. Hierdie geboue is struktureel ongeskonde en histories waardevol, en bied 'n belangrike geleentheid om omgebou te word en sodoende besigheidseleenthede te lok deur bekostigbare kommersiële en industriële ruimtes aan klein en medium maatskappye te verskaf. Die terrein is in die suidwestelike kwadrant van Sentraal Pretoria geleë, waar verskeie terreine en geboue tans in die proses van stedelike herlewing laer gegradeer word, omdat daar aan alternatiewe konstruksietegnologieë voorkeur gegee word.

Die waardebeplanning vir die rehabilitasie van die terrein evalueer die ruimtelike aspekte en die fisiese vorms van die geboue in terme van die nuwe gebruiker, terwyl die vestiging van die PTP op die instandhouding, voortsetting en vernuwing van die industriële vervaardigingstradisie van die terrein fokus. Die inlywing van die PTP by die PSG-terrein word deur die passingsproses geïmplementeer.

NAVORSINGSGBIEDE

Die navorsing fokus op drie hoofgebiede wat die volgende behels:

- Programmering en beplanning van die Pretoria Tegnologiesepark
- Waardebeplanning ten opsigte van die rehabilitasie van die Pretoria Staatsgarage
- Die argitektoniese inskakelingsproses

1. Programmering en beplanning van die Pretoria Tegnologiepark

Die ontwikkelingsmetodologie word vir die vestiging van 'n volhoubare Pretoria Tegnologiepark aangewend, wat uit die plaaslike aanvraag na en verskaffing en oordrag van tegnologie voortspuit. Gevolglik word verskillende sentra gevestig om akkommodasie en dienste aan belangrike aktiwiteite van die park te voorsien, wat op administrasie, verskaffing van gevorderde tegnologiese dienste en akkommodasie vir tegnologie-gebaseerde firmas fokus. Individuele sentra word volgens hulle beoogde ruimtelike eienskappe en ontwerp-spesifikasies behandel.

2. Waardebepaling ten opsigte van die rehabilitasie van die Pretoria Staatsgarage

Die waardebeplanning ten opsigte van die rehabilitasie verken die historiese belang en argitektoniese waarde van die PSG. Die resultaat van die waardebeplanning definieer die manier waarop en die mate waartoe die verskeie rehabilitasie-ingrypings uitgevoer kan word. Die proses sluit voorstelle vir die sloping van ongewenste strukture en elemente in, en ondersoek die langtermyn lewensvatbaarheid van die geboue wat behou gaan word, en die waardebeplanning van negatiewe fisiese kenmerke van die terrein.

3. Die argitektoniese passingsproses

Spesifieke afmetings en ruimtelike vereistes van die PSG (fisies) en die PTP (intellektueel) onderskeidelik word vir die doel van wedersydse inskakeling vergelyk.

SLEUTELTERME

- Pretoria Tegnologiepark
- Pretoria Staatsgarage
- Rehabilitasie van geboue
- Nywerheidsgeboue
- Restourasie van steenwerk
- Oordrag van tegnologie
- Wetenskappark
- Inkubator
- Hoë-tegnologie vervaardiging
- Klein en medium ondernemings



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List of Abbreviations

SME: Small and Medium Enterprises/Companies

CSIR: Council of Scientific and Industrial Research

DTI: Department of Trade and Industry

UP: University of Pretoria

UKSPA: United Kingdom Science Park Association

HEI: Higher Educational Institution

IASP: International Organisation of Science Parks

ISDN: Integrated Services Digital Network

SERA: Southern Educational Research Alliance

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