

# Chapter 1

PROBLEM STATEMENT

BUILDING THEME

CONCEPT



# PROBLEM STATEMENT AND BUILDING THEME

## Problem Statement

### Degrading Inner City

The Pretoria Inner City is slowly dilapidating into a state where economic, social and environmental wellbeing for the community and workers in it will be hopeless. It is already evident in some areas where the streets of the city and retail centres are vacant and the atmosphere area left for the dead.

### Factors involved:

#### Social and economical degradation

Large economical movement out of the Inner City, eastwards. These areas are associated with wealthy neighbourhoods, but lack the rich historical and cultural essence of the centre of the city. For some these places are their home, but for many it is the opportunity to be associated with the rich. They are socially ill. They seek financial and intellectual power through image.

Not wanting to mix with the common man. They don't want to have experiences with the essence of other but rather their image.

Mahatma Gandhi was not a wealthy man, but in essence, of the richest that ever lived.

The image that the Inner City projects is not an attractive picture, but the richest in all of Tshwane. Have you ever spent a Sunday in the Inner City, especially in Church Street? There is an incredible diverse and mixed energy of masses of people interacting, buying or just walking in the streets. There is not another area with such social energy in the city. The rest of the Inner city has the same potential, but the image portrayed is unacceptable to those who seek the riches of their life in the wrong places. They miss out on the character that has grown in the city through all the years. They miss out on the personal spaces created by those who lived there for many years, a character and feature of urban space that, if not protected or used, can look as bad as it can be beautiful.

The degrading Inner City leaves many in poverty, poverty can lead to crime and unhealthy conditions where children live on chemicals and sleep on the street. Pregnant woman are placed in dangerous circumstances for her and her unborn child. Traders struggle to grow as they lack the skills to develop. They are left with a monotonous financial lifestyle never having the chance to experience their entrepreneurial dreams. Offices are left vacant and leave an empty atmosphere.

#### Environmental degradation

The degrading natural urban environment, like any other urban environment, are caused by factors like the following:

- Urban heat islands, contributing to global warming
- Air pollution
- Excessive energy consumption
- Urban waste disposal

## Building theme

The theme of my building therefore will be such a generator that revitalises the Inner City on an economical, social and environmental basis.

According to the above mentioned elements the building will have the following functions:

### Social:

- Health facility with a rehabilitating function incorporated
- Safe recreational space
- Educational facility

### Economical:

- Economical education
- Opportunities to develop financially

### Environmentally:

- Aim to have a negative effect on air pollution and the urban heat-island effect.
- Reintroduce natural features and integrating it into the building and the systems it is placed in

### Site

The reason for choosing my specific site is that it is situated near and in a rather dilapidated area of the city that has the potential to develop because of nearby natural, economical and social nodes.

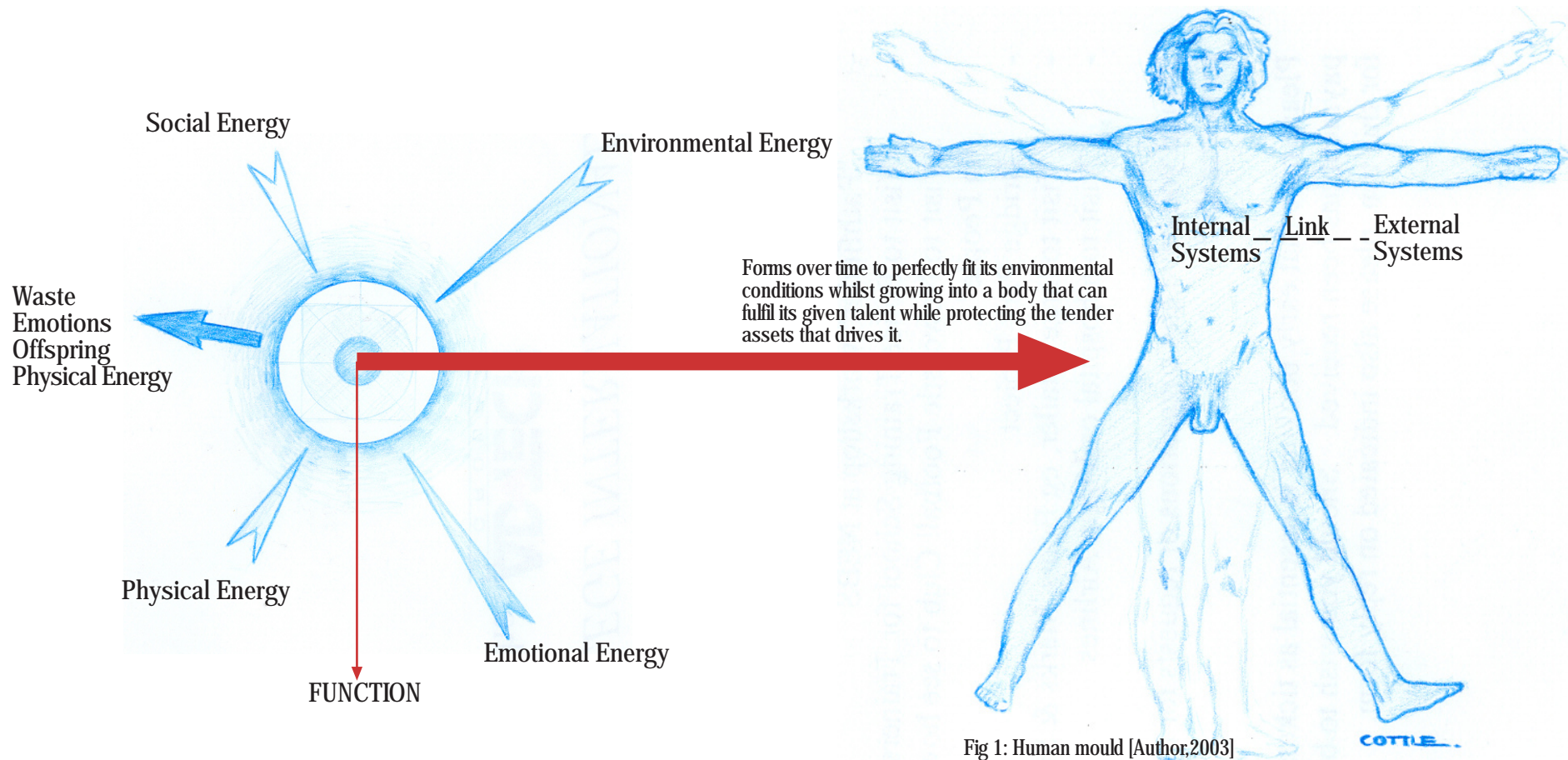
# CONCEPT

The human form is perfect, and ideal. It is not a creation on its own, but a result of time and different variety of energy projected from its environment on to its entity that has countless functions, with extraordinary talents. The product over time is the human mould, perfect in every way, and has an important role in a superior system it has been placed in, a biological system, an eco system.

Therefore, the human being was formed by its environment and now has the obligation to play a logical part in the same environment, but has also been handed the power to manipulate it.

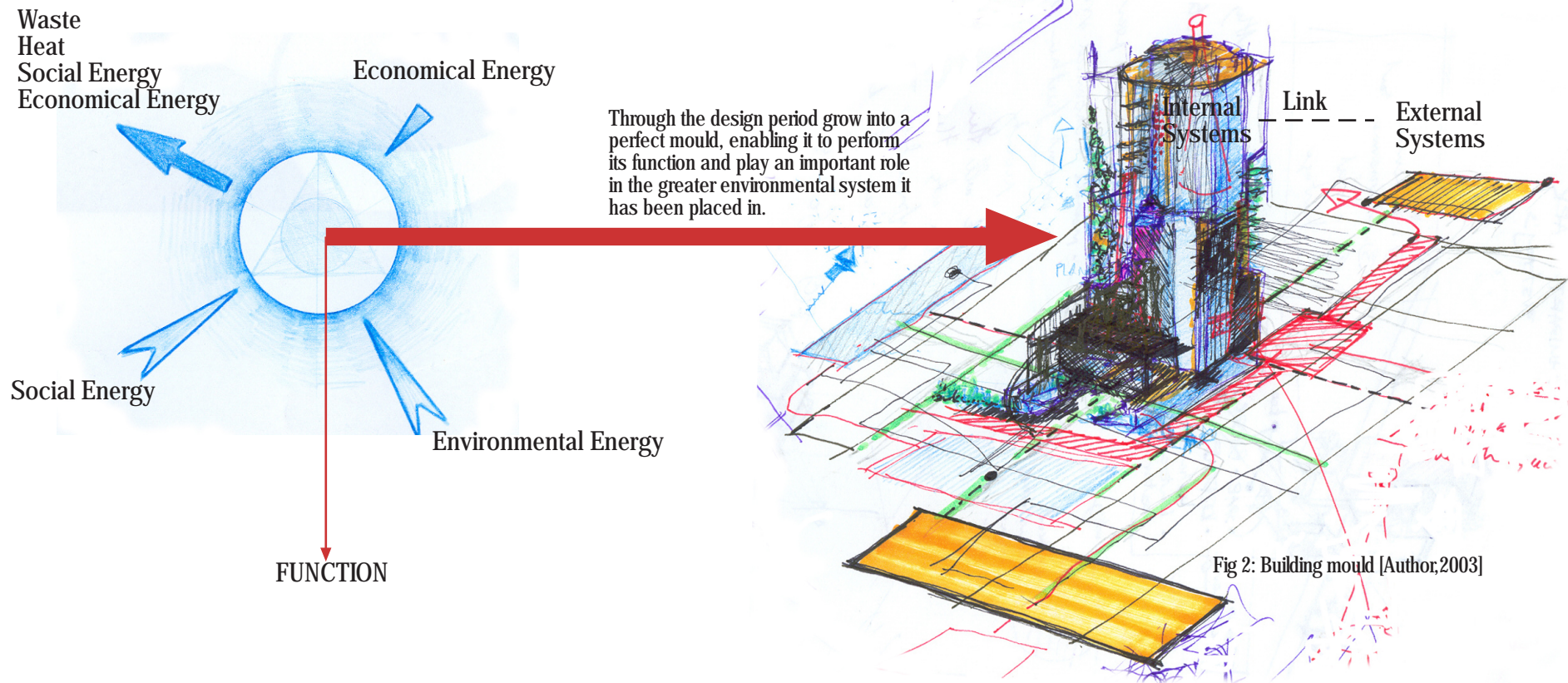
The ant doesn't have much of a function nor talent compared to the human, but is perfectly designed and moulded to fulfil its tasks using its talents, playing part in its own greater system, part of a larger system, part of the universe.

The human body in itself is the ideal internal system that communicates precisely with a greater external system it has been placed in. It is the simplest possible design and uses minimum energy from its natural environment, attaining precisely enough strength to sustain itself. All this while still having an aesthetic appeal, with a graceful form; beautifully correct.



The design of a building should be no different. It should be the perfect result of a variety of energy projected from its environment on its space that has a number of specific functions to fulfil. Its envelope should be accustomed to its surrounding environment, protecting and comfortably sustaining the interior systems that fulfil its functions while performing its part in the greater system it has been placed in, which in turn plays a part in a larger system, which plays a part in the universal system.

It has to be the simplest possible design that uses minimum energy from its natural environment attaining exactly enough to sustain itself. Never to forget about designing a beautiful and graceful building that pleases the viewer and user.



# Chapter 2

CLIENT

USER

AFFECTED PARTIES



# CLIENT

## The Pretoria Inner City Partnership

The Pretoria Inner City Partnership is registered as a section 21 Company, which means that all funds raised should be used to promote the aims of this company and in turn serve the well being of the Inner City and the people living and working in the Inner City.

A management Committee, elected by the Pretoria Inner City Partnership at a meeting, controls the Partnership. Although the Pretoria City Council is by its very nature and function one of the role players, it is by no means a controlling force

The Pretoria City Council realized that a new approach to the planning, development and environmental management of Pretoria was necessary. This was not the first time something of this nature was attempted. In spite of the well-planned management strategies, previous efforts to ensure environmental quality and quality of life for the city of Pretoria, failed. The reason for this was the neglect to involve all role players and stakeholders in the process of planning and implementation. This realization led to the development of an Environmental Management Programme for Pretoria (EMPRET). This programme was intended to be a participatory, integrated and holistic approach to planning, developing and implementing environmental management for Pretoria.

The aim of this programme was to involve a wide variety of stakeholders to participate in planning and implementing development strategy to achieve *economic, environmental and social sustainability*. The focus of the programme was the total environment that included the natural, built, social, and external aspects of the environment as well as the interaction between these different aspects. Many of the principles of EMPRET are now also included in the Integrated Development Planning (IDP) process applied in the whole metropolitan Area.

## Establishing the Pretoria Inner City Partnership

At the first workshop on 28 June 1996 the decision was made to establish the Pretoria Inner City Partnership. The Pretoria Inner City Partnership was formed to consist of concerned business people, stakeholders and representatives of various interest groups. Formulating a vision for the inner city was one of the first steps of the process. The first task team to be established was The Vision Team. This was not by chance. The Vision Task Team had the important task to formulate the ideals of all present in such a way that this formulation of the vision would inspire and lead people. The function of a vision is also to keep the process on track. At the second workshop an analysis made of environmental problems through the use of the SWOT system. (Strengths, Weaknesses, Opportunities and Threats) to analyse and determine the needs that should be addressed to realise the vision.

At the fourth public meeting, a Management Committee was elected for the Partnership. The Management Committee consisted of representatives of national Government, the Gauteng Provincial Government, the Metro Council, the City Council of Pretoria, representatives from the Task Teams as well as representatives from various geographical areas.

At a workshop in October 1997 new structures were proposed and existing Working Groups revised. The existing thirteen groups were replaced by five Working Groups, which are as follow:

- Physical and Infrastructure Development
- Economic Development, City Promotion and Tourism
- Human Resource Development
- Safety and Security
- Homeless People

The purpose of these Working Groups is to assist with the implementation of existing plans and further development of projects.

## Inner City Space

To attain the goals the Pretoria Inner City Partnership has appointed a consortium to develop an *integrated spatial development framework* to serve as a guideline for future development.

[Pretoria Inner City Partnership Brochure. (date unknown)]

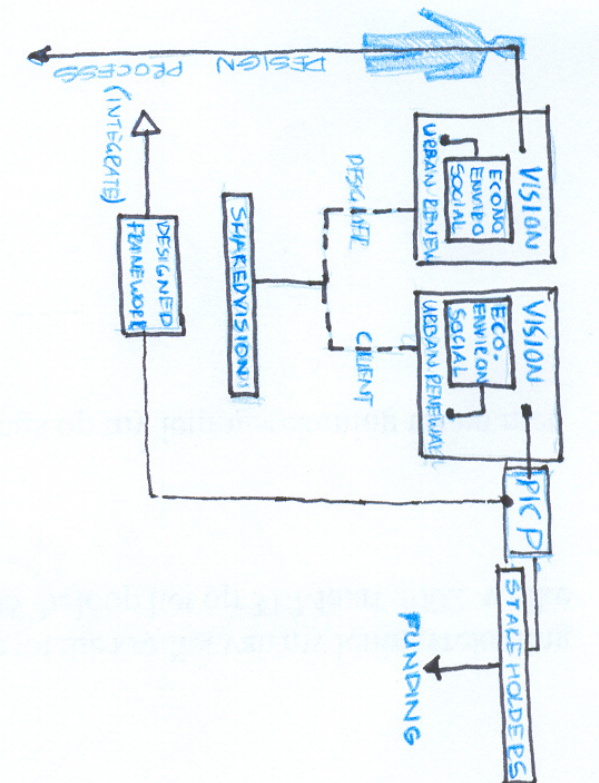


Fig 2b: Shared Vision [Author, 2003]

# USER AND AFFECTED PARTIES

## USER PROFILE

### Offices:

- Pretoria Inner City Partnership will relocate in the new office building which include the five working groups: Physical and infrastructure development; Economic Development, City Promotion and Tourism; Human Resource Development; Safety and Security; Homeless People.

### Skills Training Centre:

- The Partnership has started with the development of economic Skills Training centres to promote Basic skills training. The users will be the community of the Inner City and the facility will be managed by the Partnership.
- Teachers and tutors, from the surrounding institutional facilities, appointed by the Partnership.

### Urban Park:

- The multi-functional urban park will be used by the public and traders for recreation and economical activities.

### Market/Retail Facilities:

- Traders from the surrounding area will have the opportunity to use these facilities to help with their economic growth until such time that they can move on.

### Health Care Facility:

- Government appointed medical practitioners and staff.
- Medical Students from surrounding Institutions.
- Community members in need of health care.
- Homeless children in need of rehabilitation and health care.

## AFFECTED PARTIES

### During construction

#### Detriment:

- All Neighbouring buildings and users (especially Muntoria) will be affected by the construction process in terms of noise and dust
- The current traders on the sidewalks. Some will have to relocate and some will experience discomfort from the dust and noise. Most will lose customers because of the circumstances
- Daily road users of the affected streets may experience inconvenience at some time during the construction period

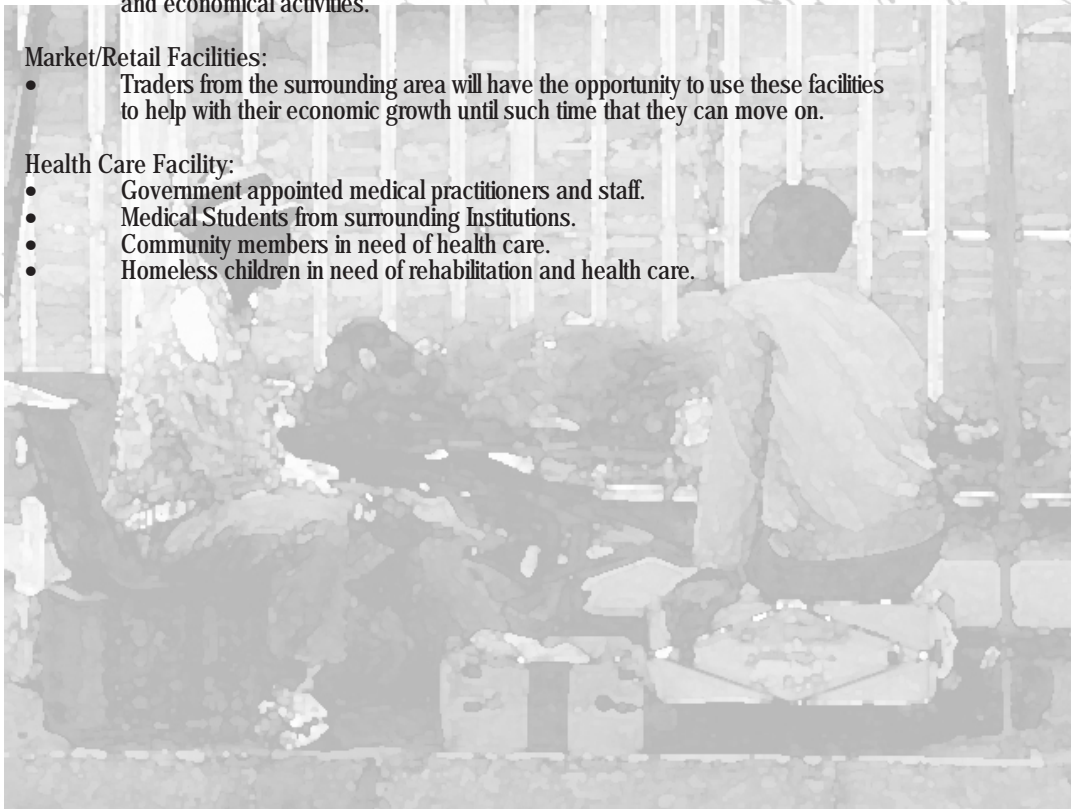
#### Benefit:

- Nearby construction and material suppliers will benefit from the development as their services will be preferred.

### After construction

#### Benefit:

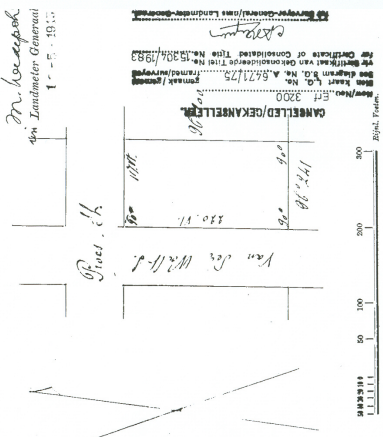
- The unemployed community members of the Inner City will have the opportunity to develop skills to be able to take care of themselves and produce some sort of income.
- Illiterate, uneducated and untrained people will have the chance to be trained, taught and become skilled in the basic functions to help them to become financially independent.
- Pregnant women in need of guidance, medical treatment or a safe place to deliver their child.
- The sick or terminally ill can be helped by treating them or teaching them better occupational habits.
- Traders will have a chance to improve their economical skills and have the opportunity to use the facilities until such time that they are financially independent and able to practice new developed entrepreneurial skills.
- The Inner City will benefit. This new development is aimed at regenerating the Pretoria Inner City and the environment, especially in terms of air conditions and the urban heat island effect.



3. KOPIE  
**STAD PRETORIA,**  
 Afrikaanse Republiek.

ERF No. 199

Geoljêkurd  
 Landmeter Generaals Kantoor, Pretoria,  
 Augustus 1875.



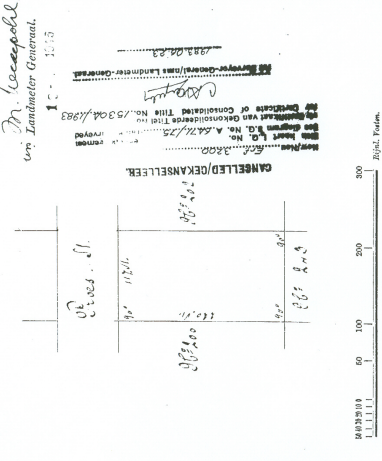
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 Noordwaarts aan Erf 198  
 Westwaarts aan Erf 197  
 Zuidwaarts aan Erf 196  
 Oostwaarts aan Erf 195

Gemeten door mij,  
*John A. Baker*  
 Generaals Landmeter.  
 T 1336/1876

L. G. KANTOR  
**STAD PRETORIA,**  
 Afrikaanse Republiek.

ERF No. 245

Geoljêkurd  
 Landmeter Generaals Kantoor, Pretoria,  
 Augustus 1875.



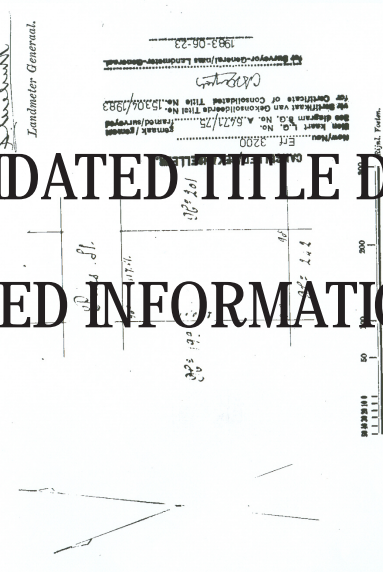
Borensaamde Figur verteenwoordigt Erf No. 245, bevattende 177 Vierkante Voeten, gelogen in de stad PRETORIA, en grenzende:  
 Noordwaarts aan Erf 244  
 Westwaarts aan Erf 243  
 Zuidwaarts aan Erf 242  
 Oostwaarts aan Erf 241

Gemeten door mij,  
*John A. Baker*  
 Generaals Landmeter.  
 T 1336/1876

**STAD PRETORIA,**  
 Zuid-Afrikaanse Republiek.

ERF No. 245

Geoljêkurd  
 Landmeter Generaals Kantoor, Pretoria,  
 Augustus 1875.



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 Noordwaarts aan Erf 244  
 Westwaarts aan Erf 243  
 Zuidwaarts aan Erf 242  
 Oostwaarts aan Erf 241

Gemeten door mij,  
*John A. Baker*  
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L. G. KANTOR  
**STAD PRETORIA,**  
 Zuid-Afrikaanse Republiek.

ERF No. 245

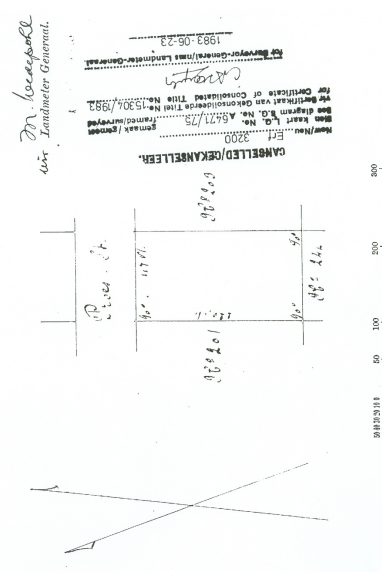
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 Westwaarts aan Erf 243  
 Zuidwaarts aan Erf 242  
 Oostwaarts aan Erf 241

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 T 1339/1876

L. G. KANTOR  
**STAD PRETORIA,**  
 Zuid-Afrikaanse Republiek.

ERF No. 245

Geoljêkurd  
 Landmeter Generaals Kantoor, Pretoria,  
 Augustus 1875.



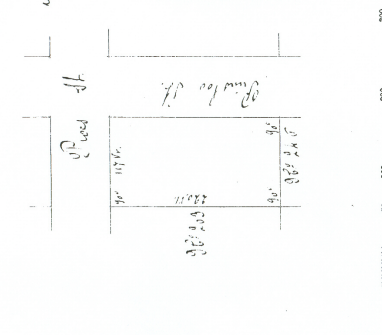
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 Westwaarts aan Erf 243  
 Zuidwaarts aan Erf 242  
 Oostwaarts aan Erf 241

Gemeten door mij,  
*John A. Baker*  
 Generaals Landmeter.  
 T 1337/1876

L. G. KANTOR  
**STAD PRETORIA,**  
 Zuid-Afrikaanse Republiek.

ERF No. 245

Geoljêkurd  
 Landmeter Generaals Kantoor, Pretoria,  
 Augustus 1875.



Borensaamde Figur verteenwoordigt Erf No. 245, bevattende 177 Vierkante Voeten, gelogen in de stad PRETORIA, en grenzende:  
 Noordwaarts aan Erf 244  
 Westwaarts aan Erf 243  
 Zuidwaarts aan Erf 242  
 Oostwaarts aan Erf 241

Gemeten door mij,  
*John A. Baker*  
 Generaals Landmeter.  
 T 1337/1876



# LOCATION

Pretoria originated as a local religious and trade centre in the mid-nineteenth century. Its political and administrative function began in 1860, when it was proclaimed the seat of government. Discovery of gold on the Witwatersrand in the late 1880's brought an end to the rural nature of Pretoria, and its growth subsequently continued at an accelerated rate. The construction of the Delgoa Bay railway line encouraged economic development and industrial growth in Pretoria.

Spatially, Pretoria experienced growth of residential areas such as Atteridgeville, The Moot-area, Pretoria West and the "Old East" before World War 2. Further growth occurred after the Second World War, particularly the office blocks in the CBD, the industrial area to the west of the CBD and the dormitory suburbs surrounding the CBD, particularly in the east.

[Capital Consortium. Pretoria Inner City Integrated Spatial Development Framework, Part 1]



Fig 3: South Africa [Microsoft. Encarta Encyclopedia 1999.]

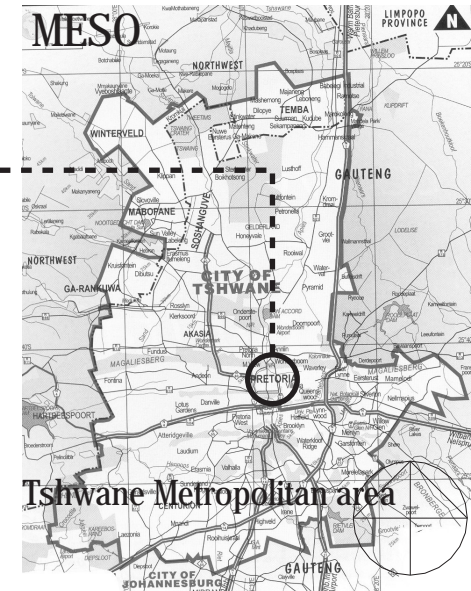


Fig 4: Tshwane Metro [Tshwane /Pretoria Visitor's Guide 2002-2003.]

The Site is located in the Inner City Of Pretoria, on the corner of Van Der Walt, Prinsloo- and Proes Street behind the Munitoria building. The surrounding area contains land uses of retail, offices and services with other mixed activity areas. Very vibrant street life occurs to the south of the site where the following places are situated: Sammy Marks, State Theatre and Church Street Market. It is an area of transition and mixed land use, responding to change occurring in the east. It is predominately high density and seems to be situated on the edge of the CBD in terms of the height and bulk of the urban fabric

[Capital Consortium. Pretoria Inner City Integrated Spatial Development Framework, Part 1]

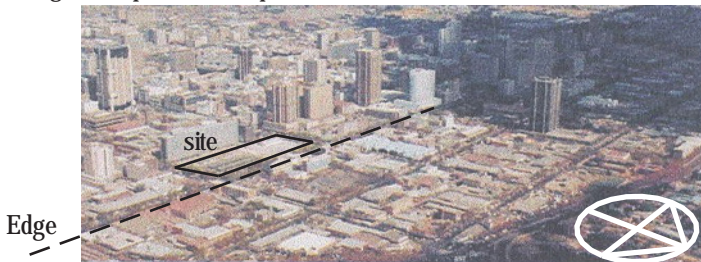


Fig 5: Aerial View of site [Capital Consortium. Part 2. P20]

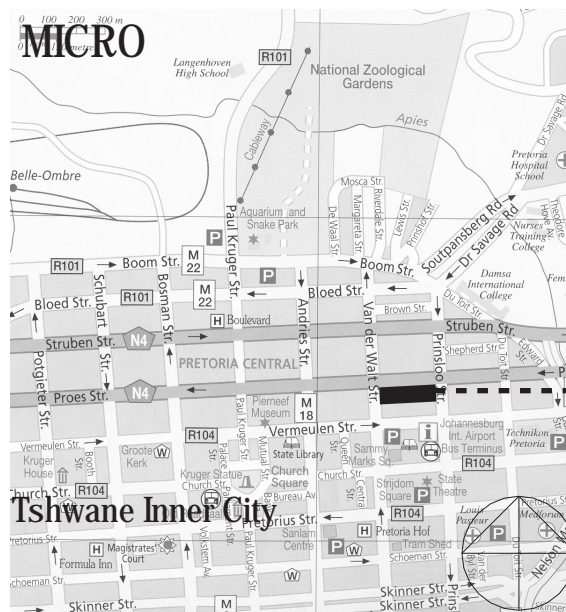


Fig 6: Inner City [The Larger Touring Atlas of SA. 2001.]



Fig 7: Aerial View of site [Tshwane Council, 1996]

# VIEWS



Fig 8: View of site from Proes Street. (Looking South)

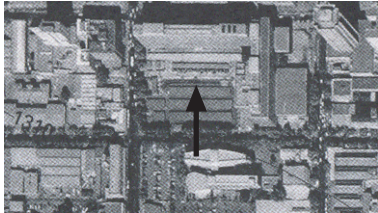


Fig 9: View of site from the Munitoria building. (Looking North)

# HISTORY

The first owner of the block of 12 erven on which Munitoria has been erected, bounded by Vermeulen, Prinsloo, Proes and Van Der Walt Streets, was the city's founder, President Marthinus Wessel Pretorius. They formed part of the compensation he received in respect of 8 000 rikskaalders (R1200) he had paid for the two farms Elandspoor and Daspoort on which Pretoria was established. In due course the president after his retirement sold the erven for R25 each (R300 for the whole block) to Mr. TW Beckett.

Mr. Beckett was born in England. During his early youth he emigrated to Australia, home of the Blackwood tree. From there he came to South Africa and after working some time in Kimberley, he settled in Pretoria during President Burgers' term of office, setting up his own business in small premises fronting on Church Square.

In 1876 Mr Beckett bought 12 erven not far from his business premises — the present Munitoria site — and registered them in the Deeds Office in the name of his six-year-old son George William. Tradition has it that it was on this site that Mr Beckett erected his first thatched-roof dwelling and planted exotic trees which he believed to be the Australian black-wood-tree, although in all probability they were casuarina trees, also indigenous to Australia, which were still standing on the site when it was cleared for the erection of Munitoria.

After Mr Beckett had moved to 'Merton Keep', the mansion he built for himself in Arcadia (now the French Embassy), one of Pretoria's early hotels was erected on this site. Because of the trees growing there, the hotel soon became known as the 'Blackwood Villa Hotel'. For many years it was one of Pretoria's leading hotels, being particularly popular with visitors from the rural areas who found the stables and the efficient stable boys much to their liking.

With the growth of Pretoria and the erection of new hotels, the Blackwood Villa Hotel lost its popularity and eventually became a boarding house.

The site, however, retained the name and it was known as the Blackwood Villa site when Mr GW Beckett in 1936 offered the 12 erven he had inherited to the city council for R80 000.

"It seems to us this is an ideal site either for a market or for a bus garage or for parking buses," Mr Beckett wrote to the city council at a time when Pretoria had comparatively few buses. This offer was summarily rejected by a majority of councillors.

One councillor, however, did not accept that decision. He was the late Mr Saul Rutowitz, for many years chairman of the city council's Finance Committee. Two years later he submitted a memorandum to the council urging the purchase of this property "in view of the danger of this ground being cut up and sold in small lots."

As a result of these representations the city council decided to negotiate with Mr Beckett.

But much water was still to flow down the Apies River before anything was done and it was not until after the Second World War that the city council was informed that Mr Beckett was prepared to sell the Blackwood Villa site for R200 000. After further negotiations Mr Beckett accepted an offer of R 190 000 and the property was acquired in March 1945.

[Opportunity from disaster. The 'great' Munitoria Fire. Published by Brook Patrick (Pty)Ltd]

On Tuesday 4 March 1997 the blazing fire that destroyed the west wing of the Munitoria complex finally came to rest after about 12 hours of firefighting. Records, documents and office equipment of various Departments were turned to ash. The remaining structure was imploded in February 1998. The only remains, to this day, is the concrete basin.

[Pretoria News. March 4, 1997.] [Rekord. March 7. 1997.] [Pretoria News Weekend. July 3, 1999.]

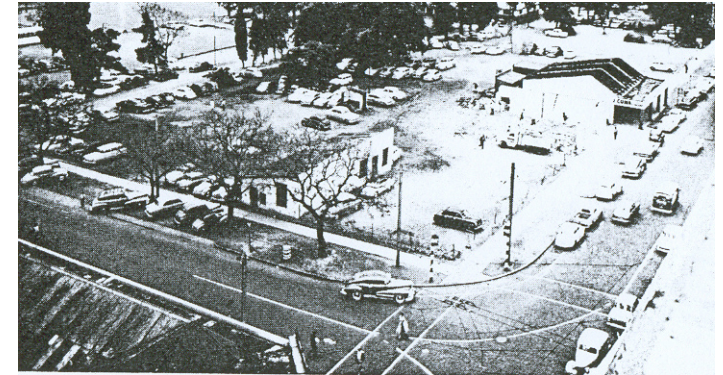


Fig 10: Site before [Munitoria Inaugural Brochure, 1969].

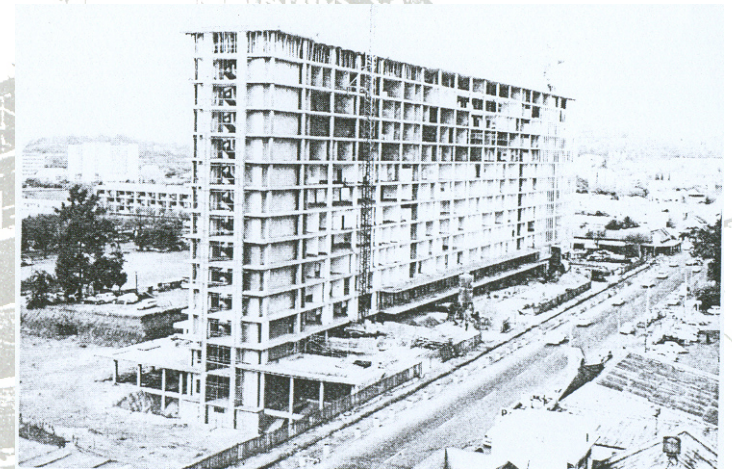


Fig 11: Munitoria during construction [Munitoria Inaugural Brochure, 1969.]

Fig 12: Munitoria [Opportunity from Disaster, p48]

# CONSOLIDATED TITLE DIAGRAM

## CONSOLIDATED TITLE DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	
	A	B
AB 221,03	90°00'00"	90°00'00"
BC 138,54	90°00'00"	90°00'00"
CD 221,03	90°00'00"	90°00'00"
DA 138,54	90°00'00"	90°00'00"

S.G. No. A 6471/75

Approved

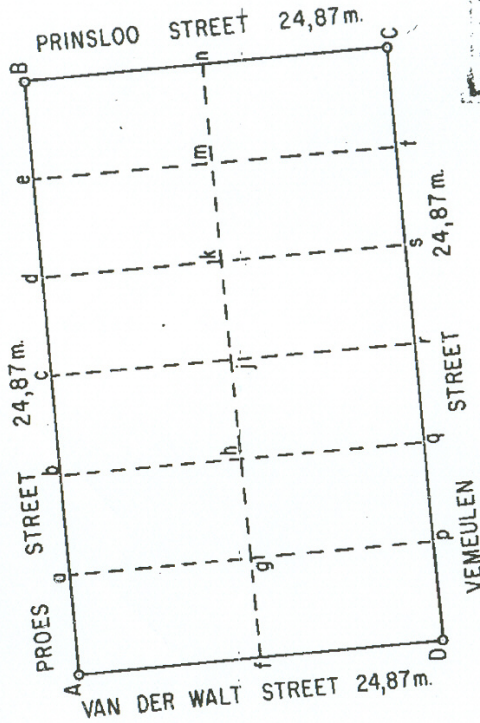
*J.J. Vermeulen*

for Surveyor General.

22-12-1975

NO.	FIGURE	DESCRIPTION	DIAGRAM S.G. NO.	TRANSFER NO.
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2	a.b.h.g.	ERF 200	—	1336 / 1876
3	b.c.j.h.	ERF 201	2456/45	1337 / 1876
4	c.d.k.j.	ERF 202	2457/45	1338 / 1876
5	d.e.m.k.	ERF 203	2458/45	1339 / 1876
6	e.f.n.m.	ERF 204	2459/45	1347 / 1876
7	f.g.p.d.	ERF 241	2460/45	1340 / 1876
8	g.h.q.p.	ERF 242	2461/45	1341 / 1876
9	h.j.r.q.	ERF 243	2462/45	1342 / 1876
10	j.k.s.r.	ERF 244	2463/45	1343 / 1876
11	k.m.i.s.	ERF 245	2464/45	1344 / 1876
12	m.n.Cf.	ERF 246	2465/45	1346 / 1876

BEACONS REPLACED:  
C+D  
SR. No. 874/1994  
8217



BEACONS REPLACED:  
A,B,C  
SR. No. 874/1994

SCALE 1:2500

The figure A.B.C.D.

represents 3,0621 HECTARES

ERF NO. 3200 COMPRISING 1-12 AS STATED ABOVE

PRETORIA TOWNSHIP

DISTRICT PRETORIA

Province of Transvaal

Surveyed in

COMPILED IN NOVEMBER 1975.

of land being

by me.

*H.C. Frank-Schultz*

H. C. FRANK-SCHULTZ, Land Surveyor.

This diagram is annexed to

No. 15304/1983  
d.d.  
i.f.o.

The original diagrams are

No. as scheduled above

File

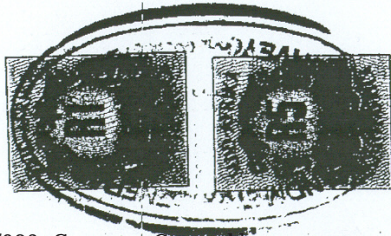
Registrar of Deeds

Transfer Grant

S.R. No.

Comp. JR 5C-24/D2 & -/C

TP 629





# Chapter 4

FIGURE GROUND (MACRO)

FIGURE GROUND (MESO)

ECONOMIC  
SOCIAL

MOVEMENT

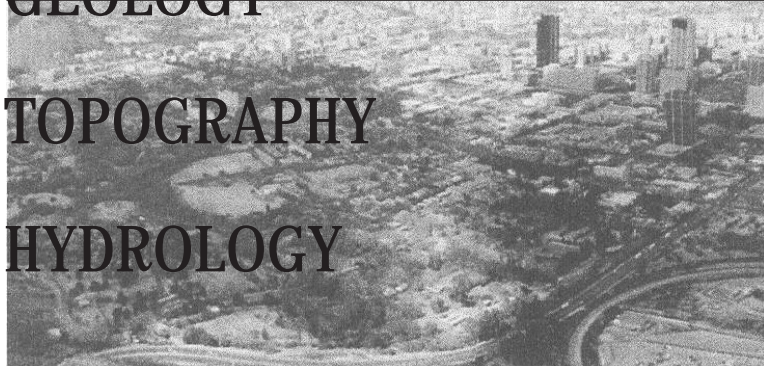
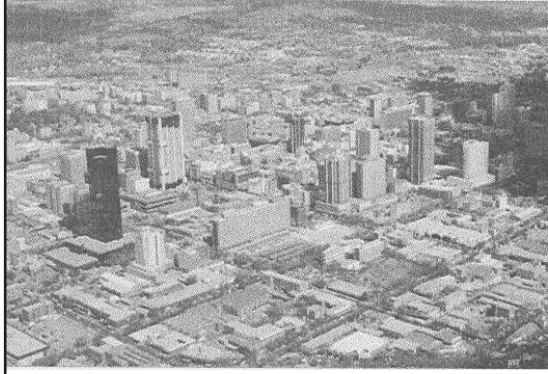
NOISE

AIR QUALITY

GEOLOGY

TOPOGRAPHY

HYDROLOGY



$\Delta 80\%$   
 water roof  
 black  
 2-11 Effect of urban pole  
 2-75 URBAN DESIGN  
 2-76 Location of town  
 2-81  $\Delta T = P/8 / (\Delta u)^{1/2}$   
 design features that  
 urban density effect  
 P distance between  
 . land covers  
 . average here

# FIGURE GROUND

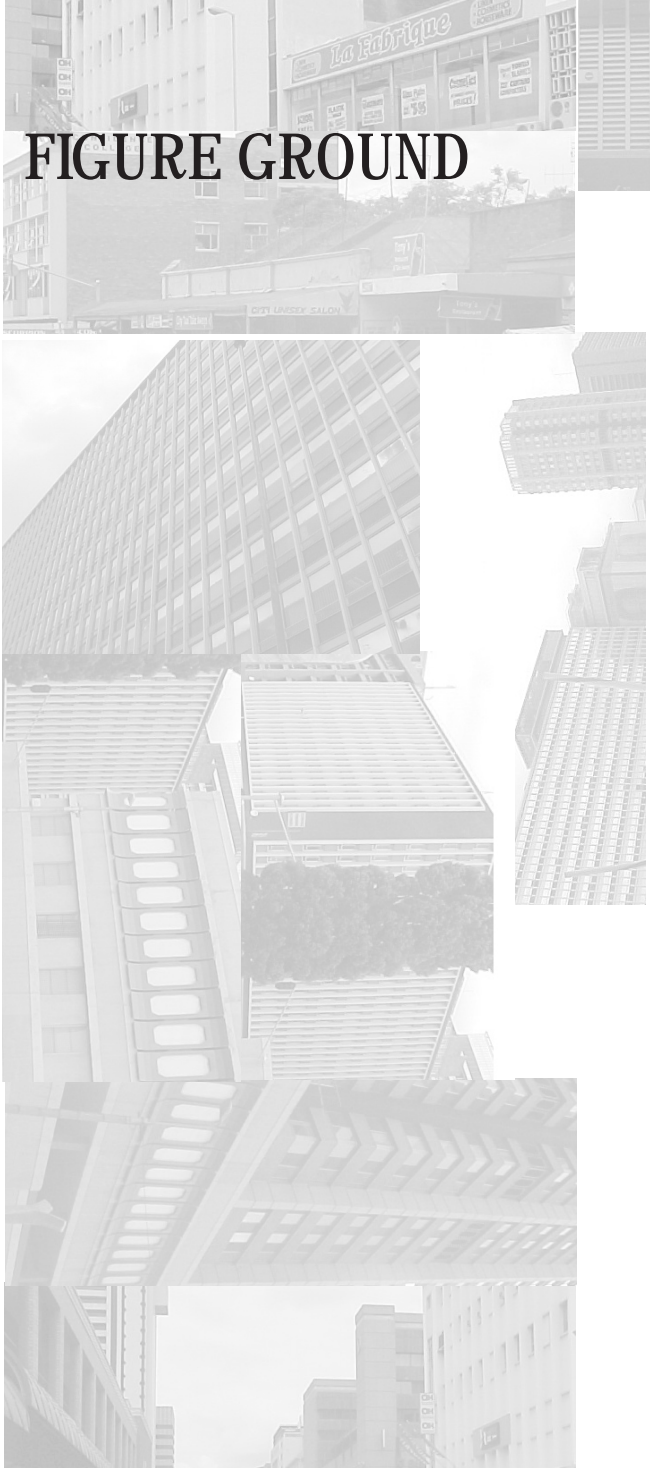


Fig 13: Ground Figure [Author, 2003]

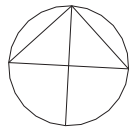


Fig 14: Mass model [Author, 2003]

# Meso



Fig 15: Figure Ground (meso) [Author,2003]



## FIGURE GROUND



Fig17: Mass model (meso) [Author, 2003]

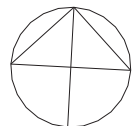
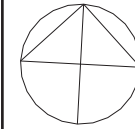


Fig 16: Ground Figure( meso) [Author,2003]



## GROUND FIGURE

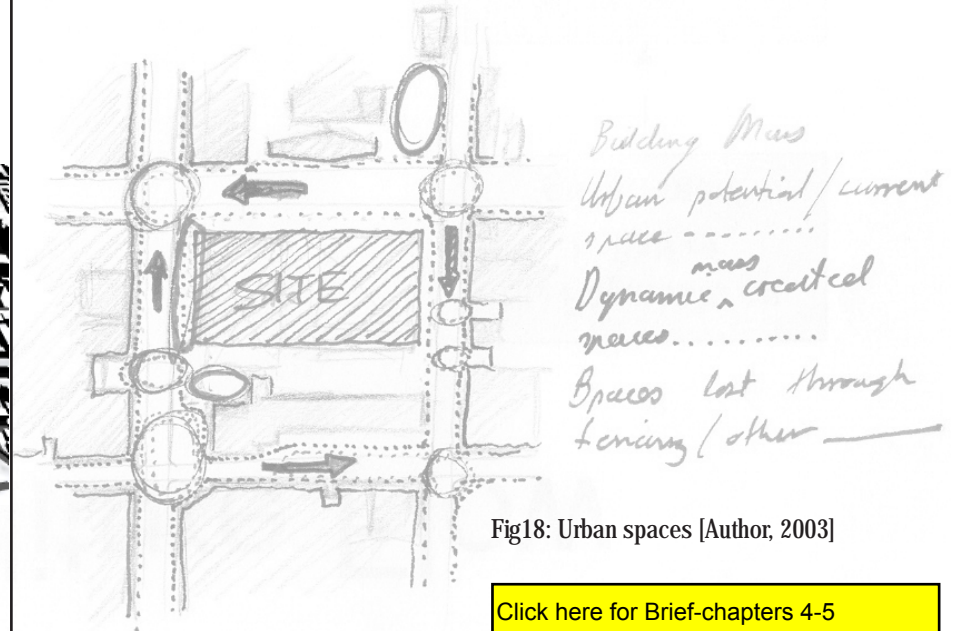


Fig18: Urban spaces [Author, 2003]

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