



INTRODUCING THE SITE

[erf 2961 Pretoria]

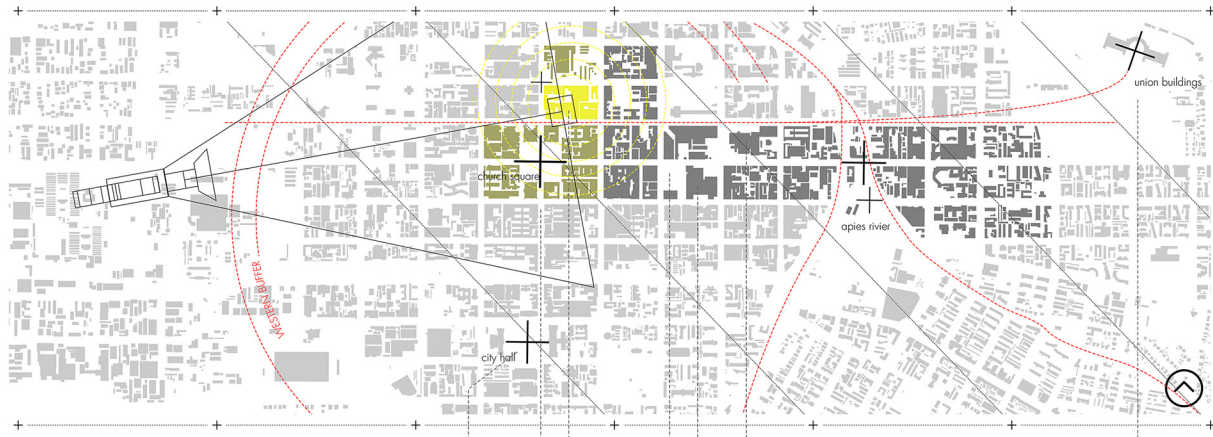
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INTRODUCTION TO SITE RECALIBRATED URBAN TYPOLOGIES

The site area under investigation is situated between the two major modal interchanges branched between Helen Joseph Street and Van der Walt Street. Through a thorough investigation of this area it was noted that as one of the most pedestrian infiltrated parts of the city, the site is primed for rejuvenation and infrastructural upgrades with regards to pedestrian and cyclist requirements. In keeping with the City of Tshwane Vision 2055, the programme intends to bolster and support the argument for pedestrianisation and increased bicycle usage.

As a guide to action the site proposes an alternative urban morphology that is more resilient and less susceptible to spatial regression. In this instance, the site proposes an open system network of public and civic space that encourages maximum pedestrian and cyclist accessibility, whilst focussing on encouraging the user of said space to be fully immersed in a pocket of the city that encourages reflection and respite from the doldrums of urban normality that detract from the potential of properly articulated and considered public space that can stimulate positive urban change and propose future alternative urban morphologies poised for a change.



UNION BUILDINGS

SOUTH AFRICAN RESERVE BANK

THE SOUTH AFRICAN STATE THEATRE

ABSA BUILDING

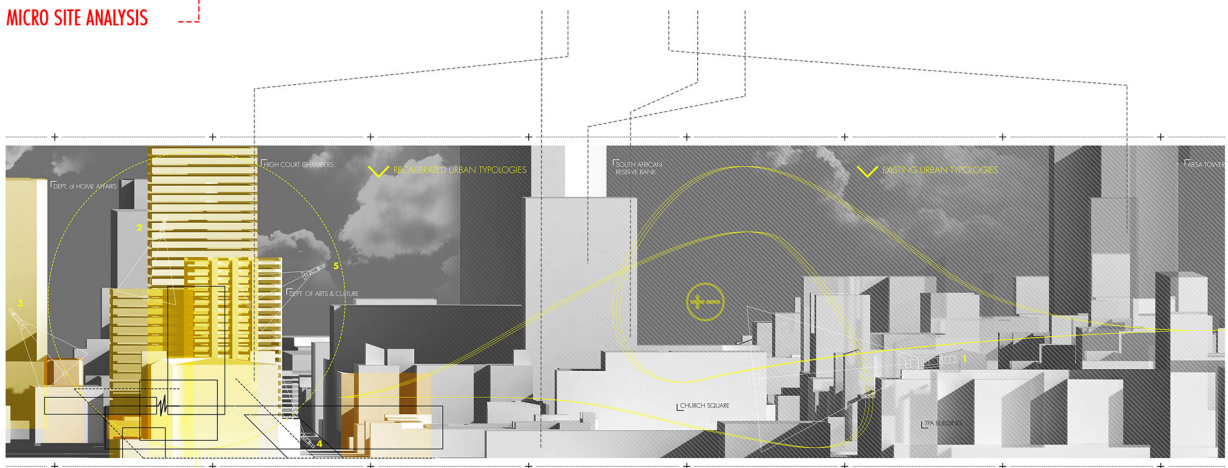
MADIBA ART PRECINCT

CHURCH SQUARE

PRETORIA CITY HALL

MACRO SITE ANALYSIS

MICRO SITE ANALYSIS



MICRO URBAN CLIMATE

Fig. 4.1
Introduction to site (yellow) |
Abstract interpretation of contemporary urban climate and allocation of site (yellow)

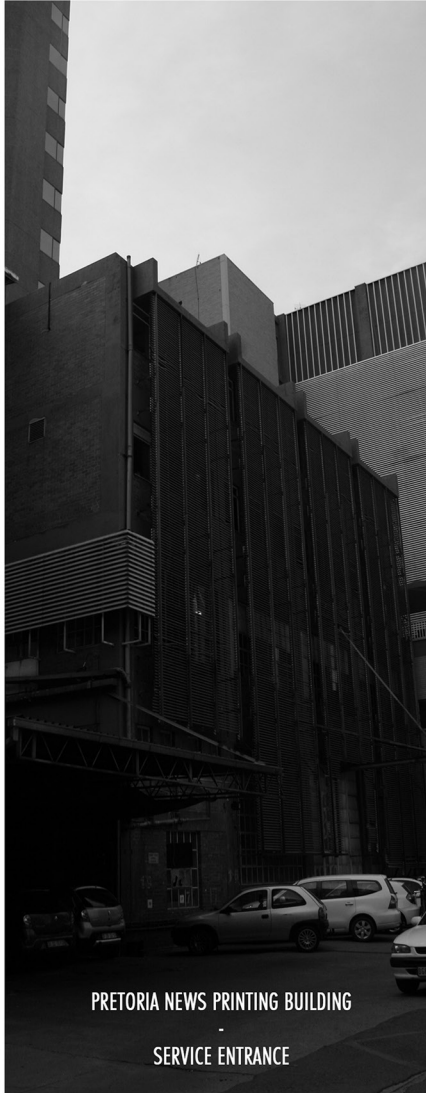


Fig. 4.2
Site Images



VWL PLINTH
-
VISTA ONE



VWL PLINTH
-
VISTA TWO



VWL PLINTH
-
VISTA THREE



MADIBA STREET | VWL PLINTH



MADIBA STREET | VWL PLINTH

Fig. 4.3
Site Images

LOCALITY

MICRO URBAN CLIMATE

The site is located within the civic, judicial and economic heart of the city. Pretoria labels itself as the governmental capital, housing the majority of government departments. Within the 'city's centre' there is a balance between government, economic and private ownership.

The site under investigation is erf 2961, the VWL Sentrum building and soon to be headquarters of the Department of Arts and Culture. Swayed by autonomous property development and city owned infrastructure, the site, at the heart of the city, is an ideal location for the development of Pretoria's first cultural cluster. As the plinth and void space are in direct contact with the proposed Department of Arts and Culture, the intended cultural precinct will offer an entirely new possibility for the reinvention of government structure and civic typologies that encourage a blurred boundary between public and private whilst reinterpreting scales of hierarchy between government and its people.

In essence, through the activation of plinth and void, the precinct will reinvision Pretoria's public spaces as a reconciled governmental, civic and cultural precinct - an egalitarian territory of positive influential consequence. Thus, justifying Campbell's *Massive Small* urban renewal model, the site will support a complex open system design that draws from the rich cultural tapestry that is Pretoria.

Fig. 4.4 (opposite)
View from atop the VWL plinth, Paul Kruger Street.



FOSTERING SMART URBANSIM | TOWARDS A PROTO-URBAN CLIMATE

The following graphic opposite is comprised of two figures; the first is an analogical sample to component matrix and the second, a built typology matrix.

The aforementioned were essential in interpreting the spatial and pragmatic qualities of site in response to the immediate context of the precinct. Matrix A and B illustrate the potentials for programming through a rigorous cataloguing process.

MATRIX A: ANALOGICAL SAMPLE TO COMPONENT

Spatial Articulation

The study focussed on key spatial defining elements, tangible and intangible, that provide the site with tools for development. Those categorised elements define the realm within which application of programme and form can manifest whilst acknowledging the genius loci of place - one, which muted beneath the VWL yields an unforeseen ability to manipulate surface in the creation of a truly unique urban spatial framework.

MATRIX B: BUILT TYPOLOGY

Programmatic Consideration

As a supplementary study, an in depth understanding of the macro-micro urban climate was conducted. The purpose of this study was to identify the potential for defining programme. Programmatic consideration was as crucial to the design process as the implementation thereof. The neighbouring structures surrounding the site were categorised according to a set of variables. Each variable, related to the next, questioned the positives and negatives of each immediate structure. Thereafter, questions pertaining to their shortcomings led to a hypothetical formulation of an infinite number of spatial permutations that could benefit not only the site, but its immediate context, and the urban context at large.

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The result thereof was a cataloguing system that could be utilised in defining urban voids prevalent in Pretoria, and the potential they have for generating new urban morphologies. The study, partial to the site under investigation, can be altered for further investigation of non-specific sites with similar potentials.

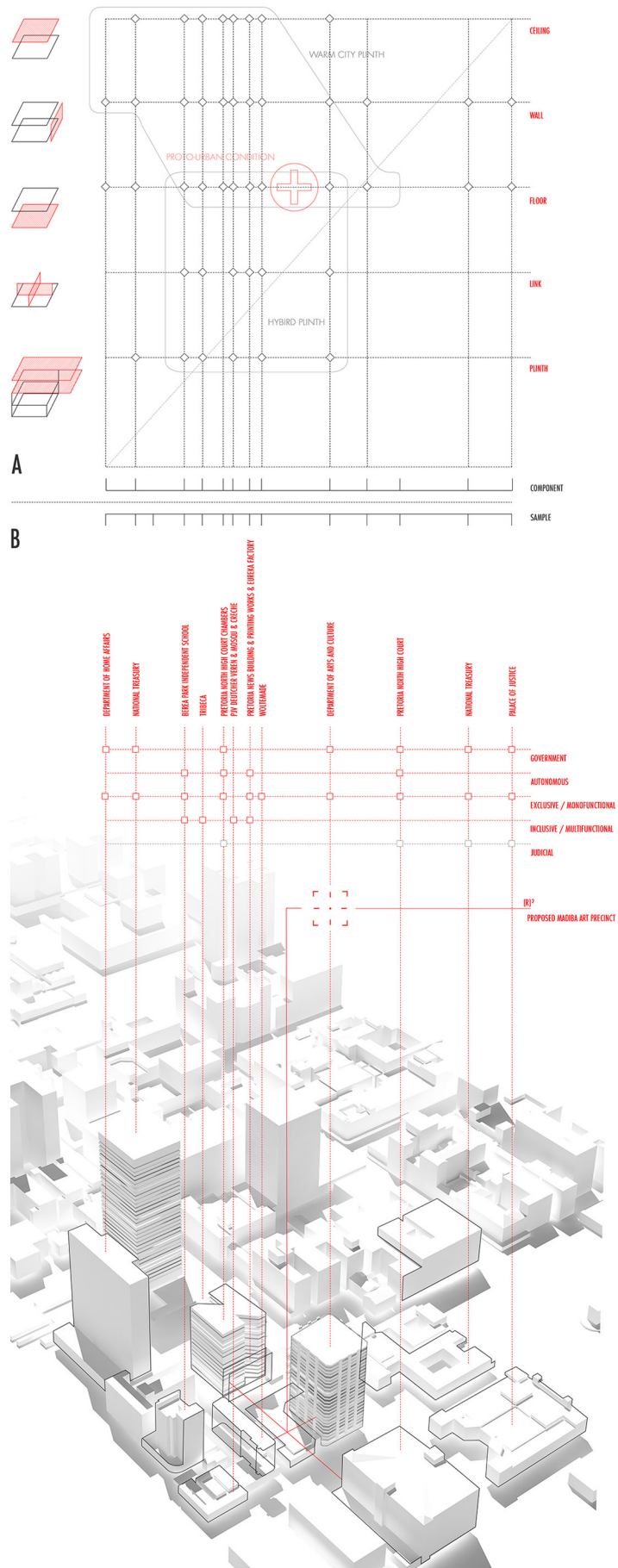
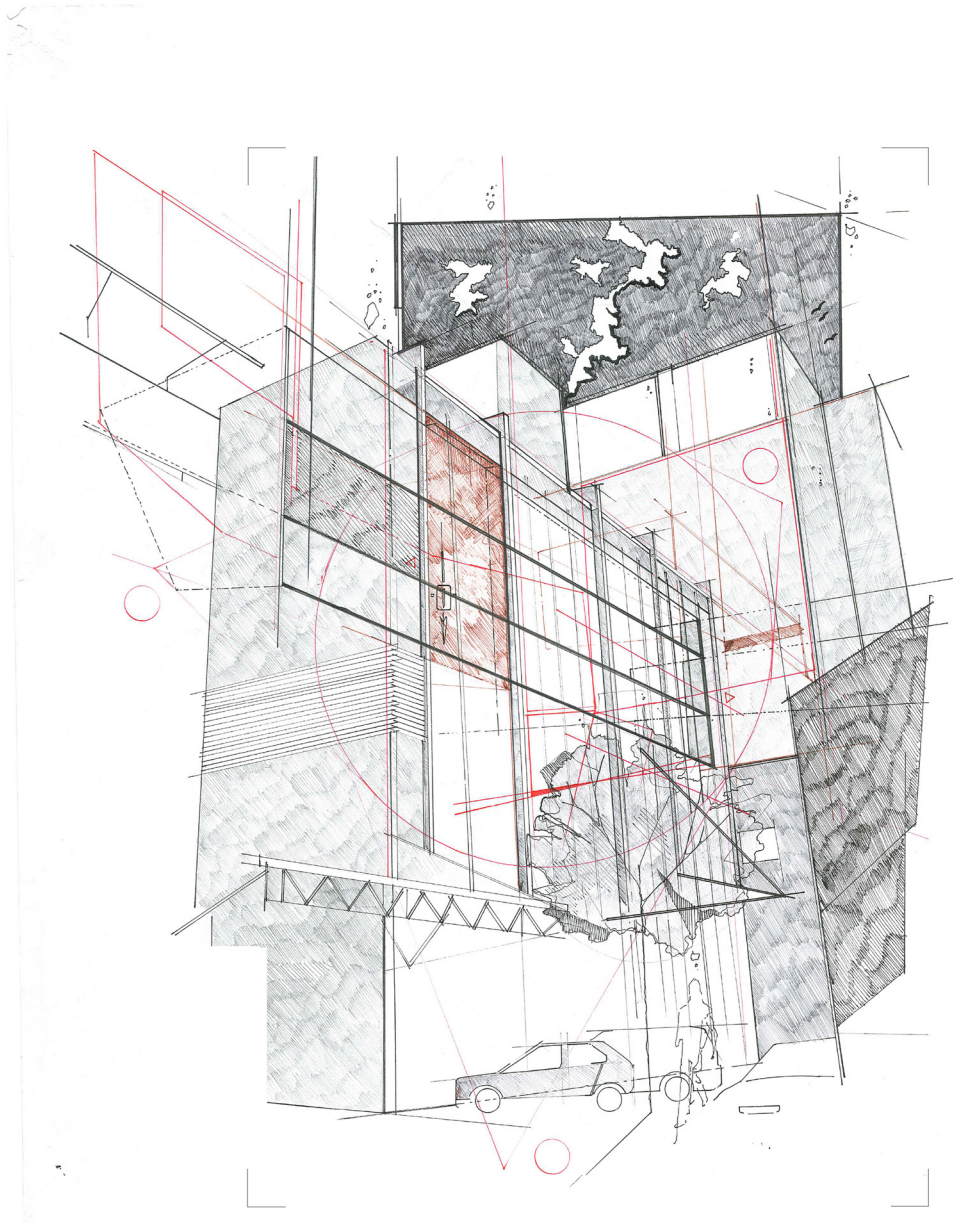


Fig. 4.5
Urban Research Matrix A | B

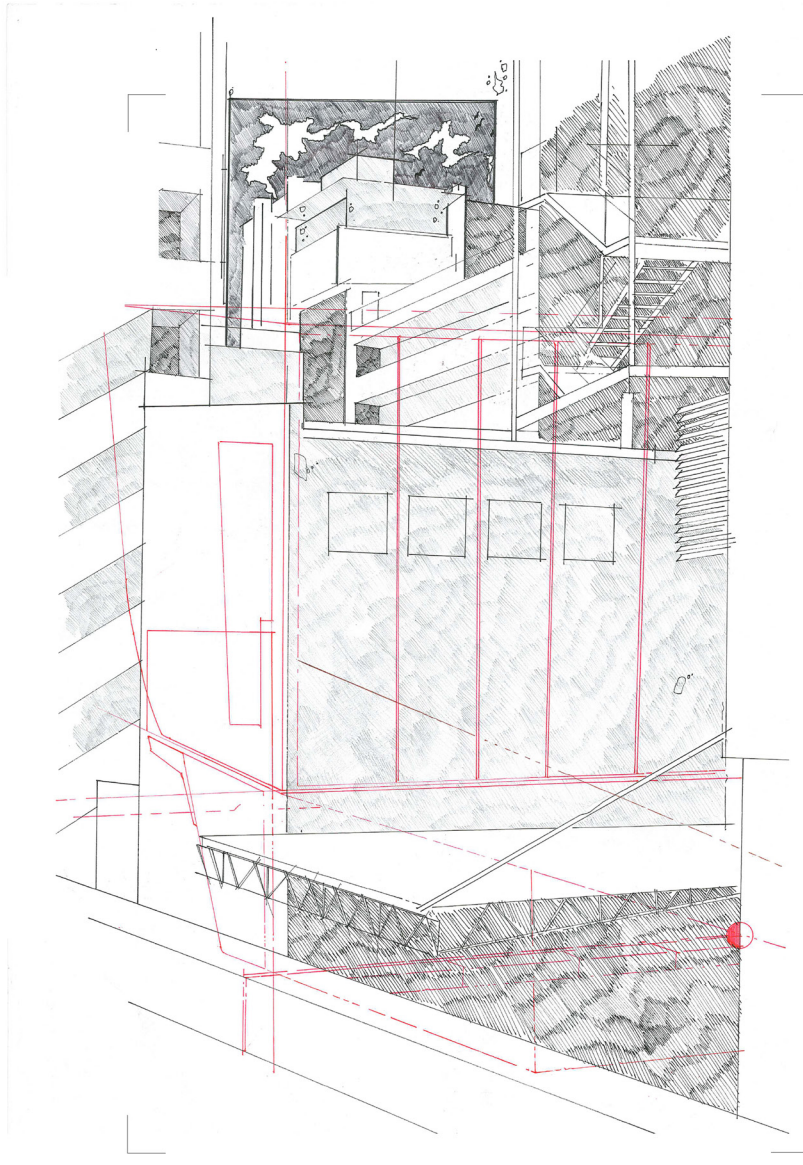


PRETORIA NEWS BUILDING
GEHL'S LIFE BETWEEN BUILDINGS

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ANALYTICAL SAMPLE TO COMPONENT

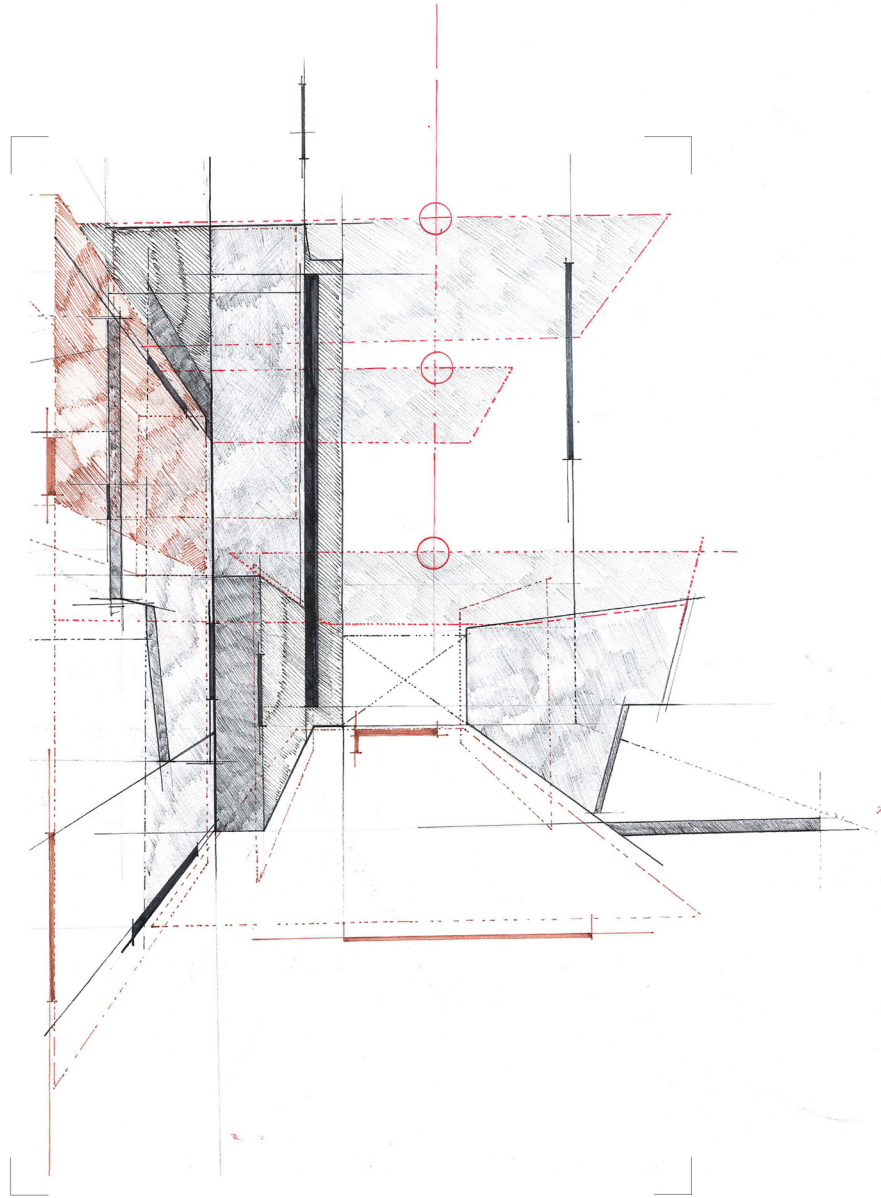
Fig. 4.6
Site investigation / Interpreting Urban Theory





PRETORIA NEWS PRINTING
GEHL'S LIFE BETWEEN BUILDINGS
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ANALYTICAL SAMPLE TO COMPONENT

Fig. 4.7
Site investigation / Interpreting Urban Theory



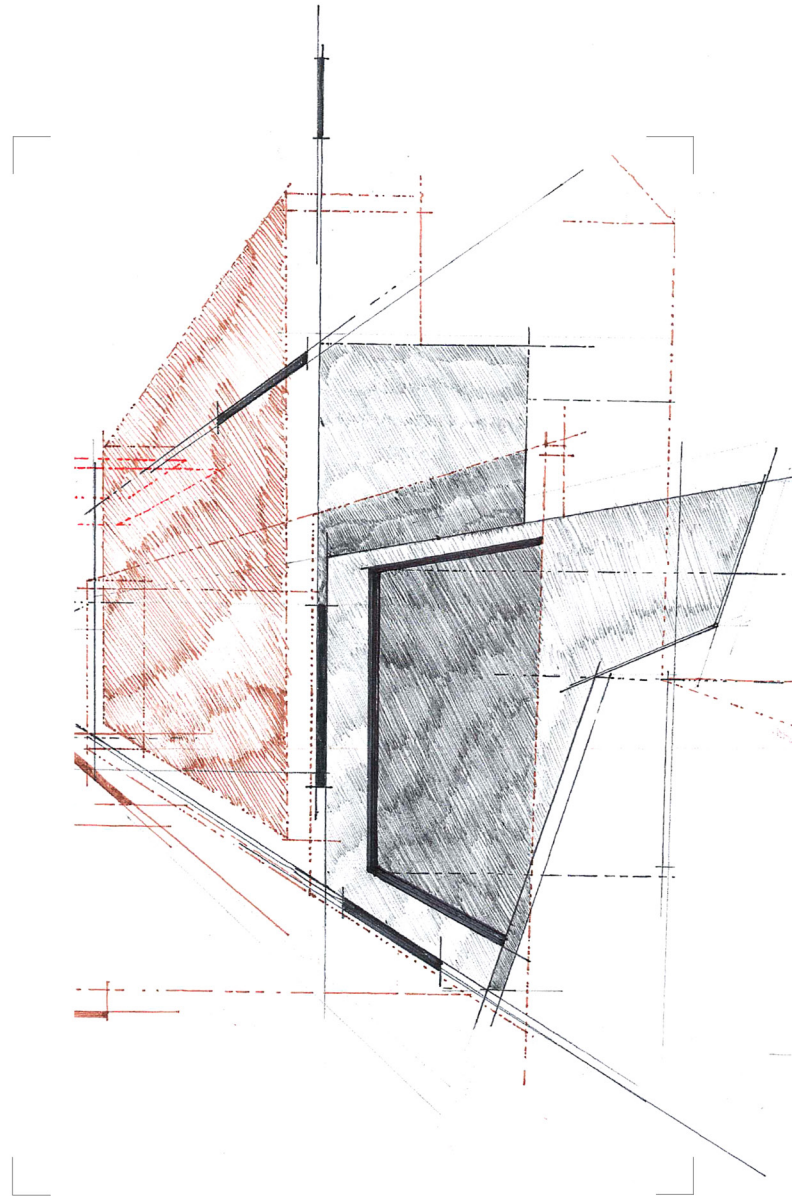
VERTICAL ARTICULATION PRETORIA NEWS / VWL PLINTH

GEHL'S LIFE BETWEEN BUILDINGS

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ANALYTICAL SAMPLE TO COMPONENT

Fig. 4.8
Site investigation / Matrix A | Vertical Study





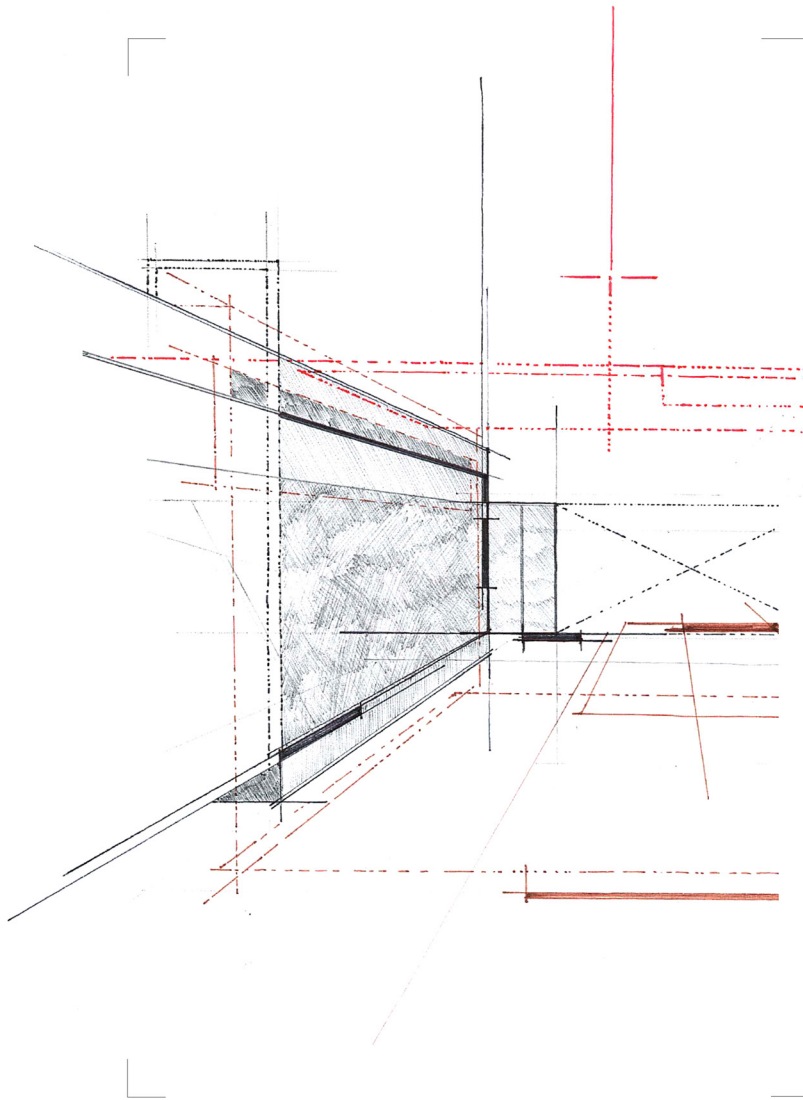
VERTICAL ARTICULATION WOLTEMADE / PAUL KRUGER ENTRANCE

GEHL'S LIFE BETWEEN BUILDINGS

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ANALYTICAL SAMPLE TO COMPONENT

Fig. 4.9
Site investigation / Matrix A | Vertical Study





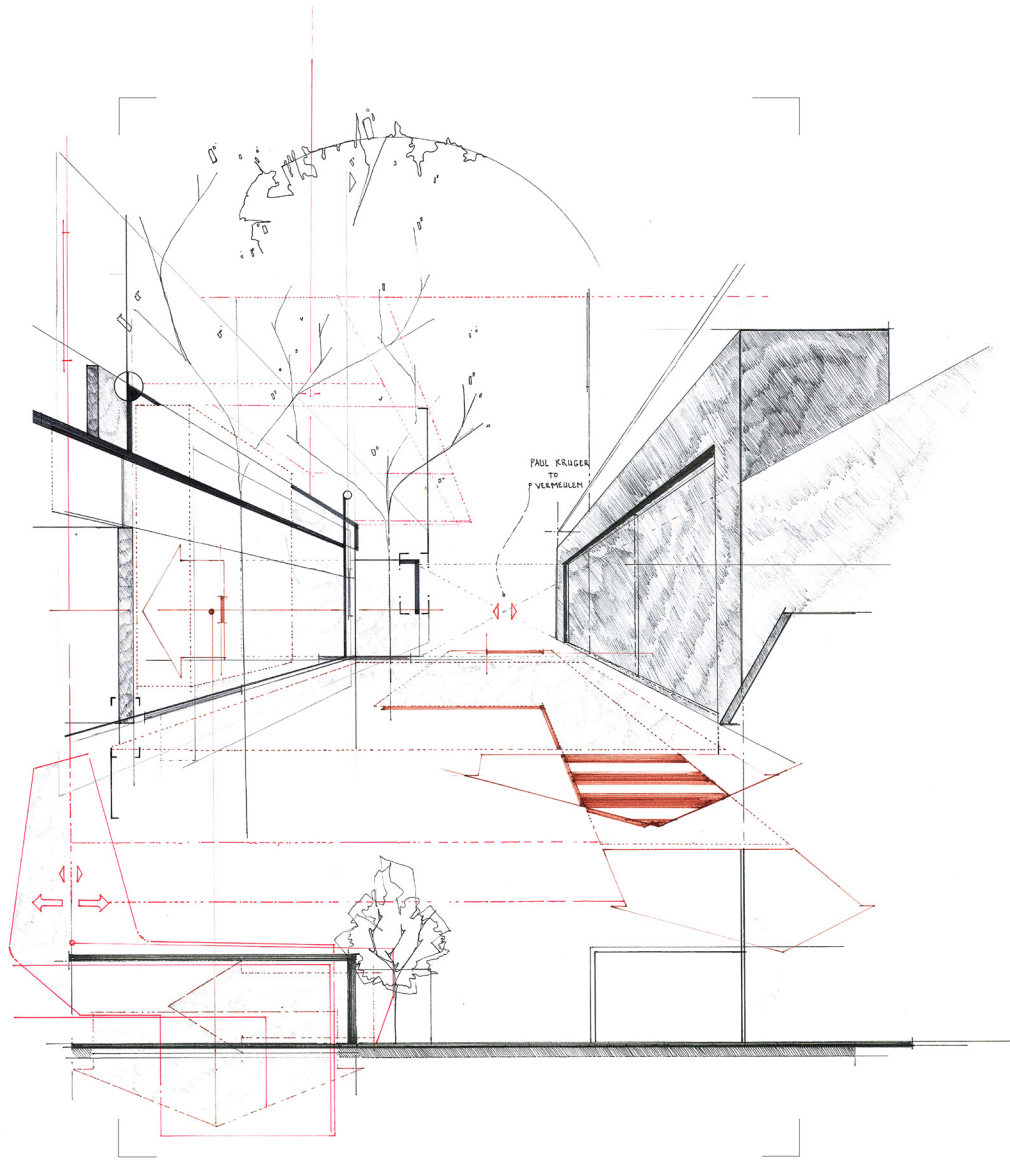
VERTICAL ARTICULATION VWL PLINTH / PAUL KRUGER ENTRANCE

GEHL'S LIFE BETWEEN BUILDINGS

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ANALYTICAL SAMPLE TO COMPONENT

Fig. 4.10
Site investigation / Matrix A | Vertical Study





HORIZONTAL ARTICULATION VWL PLINTH / WOLTEMADE
GEHL'S LIFE BETWEEN BUILDINGS

ANALYTICAL SAMPLE TO COMPONENT

Fig. 4.11
Site investigation / Matrix A | Horizontal Study

FIGURE REFERENCES

- Fig. 4.1 Inotruction to site (yellow) | Abstract interpretation of contemporary urban climate and allocation of site (yellow)
- Fig. 4.2 Site Images
- Fig. 4.3 Site Images
- Fig. 4.4 View from atop the VWL plinth, Paul Kruger Street.
- Fig. 4.5 Urban Research Matrix A | B
- Fig. 4.6 Site investigation / Interpreting Urban Theory
- Fig. 4.7 Site investigation / Interpreting Urban Theory
- Fig. 4.8 Site investigation / Matrix A | Vertical Study
- Fig. 4.9 Site investigation / Matrix A | Vertical Study
- Fig. 4.11 Site investigation / Matrix A | Horizontal Study
- Fig. 4.10 Site investigation / Matrix A | Vertical Study

