



# CHAPTER FOUR

## Urban Framework

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### Introduction

It was important to develop a framework for the design of the site due to its public nature. Many external as well as internal factors are exercised onto the site which needs to be understood.

In the Development of the framework many previous frameworks were re-visited as to understand the approach to the site in a holistic sense.

## Previous Framework Analysis

### Tshwane Open Space Framework

In 2005 the City of Tshwane produced a document comprising of 3 different volumes in which they analyse static environmental features of the city as well as the current open space situations within Tshwane then suggest different appropriate frameworks and visions with detailed implementation strategies.

They define the term open space (in its broadest sense) as:

'Areas predominantly free of building that provide ecological, socio-economic and place-making functions at all scales of the metropolitan area.'

The Tshwane Open Space Framework is rooted in a holistic understanding of Tshwane through detailed analysis. Detailed Plans, Policy and Visions were then generated through the understanding of internal and external influences on specific areas.

Zooming into the framework proposal for Salvokop (see figure 4.1) Red nodes are classified as “the most important place-making components” of the framework, green Nodes are protected areas of ecological importance and brown nodes are recreational parks or sport facilities. The grey dashed lines are railway tracks and brown lines are highways or main roads (TOSF Vol 3 2005:121-127).

Because The Tshwane Open Space was done in such a large context it was not possible for the team to make specific and detailed suggestions.

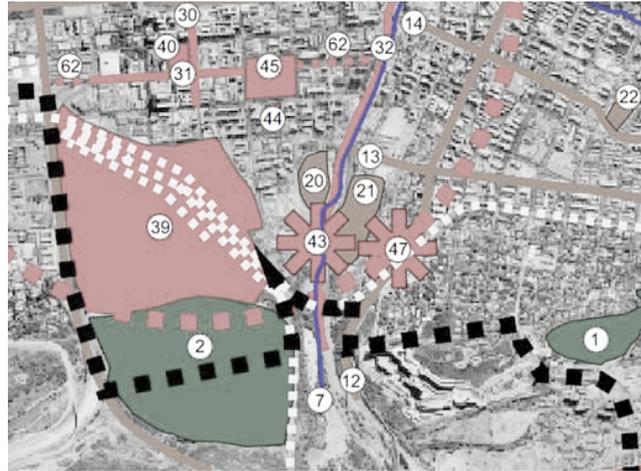


Figure 4.1: Tshwane Open Space Framework Vision (TOSF 2005:107)

The following ideas of this framework has been adopted to fit into a new framework generated by the author:

In the beginning of the design process the author attempted to gain a holistic understanding of the area and site by reading the very document published in which this framework was generated. It was important for the author to note that the Tshwane Open Space Framework has classified the whole site as an important place making component in the framework.



Figure 4.2: Framework for Salvokop by GAPP (Culmatrix 2003)

### GAPP Framework for Salvokop.

An Urban and Spatial design layout for Salvokop produced was by an extensive team of built environment professionals including GAPP Architects and urban designers along with the University of Pretoria. In the framework they suggest that Salvokop should become a mixed use neighbourhood accommodating different residential and commercial entities, a cultural heritage route and nodes leading up to Freedom park promoting tourism and convenient public transport nodes.

The Vision that is generated for Salvokop is to be an all-encompassing village within the city celebrating cultural, heritage, commercial and residential entities all co-existing as a whole within Salvokop.

The framework is mainly concerned with 3 key issues: Movement and Access, Significant Places Strategy & Integration of site to greater context (Pretoria CBD).

The framework is very considerate towards the heritage significant structures in Salvokop but the urban densification of the whole area does not allow for decent open urban public space.

The following ideas of this framework has been adopted to fit into a new framework generated by the author;

The Idea of a mixed use neighbourhood was adapted along with the suggested cultural heritage route and public transport nodes.

## Re Kgabisa Salvokop Framework

This framework for Salvokop proposes visual and physical links to important landmarks such as the Union Buildings and Church Square to Freedom Park.

There is proposed that Governmental institutions should be reintegrated into the city fabric in a series of nodes along two functional axis' identified in the inner city seen indicated in purple in figure 4.3. The desired outcome is that this could reinstate the capital city status of the CBD and encourage development and growth in the city.

This study strongly focusses on the integration on governmental institutions and neglects many other influences in the area. Although heritage and cultural significant sites as well as the Salvokop township are incorporated into the proposal the unique character of the community was overlooked. The environmental potential of the area was also not considered and included in the framework.

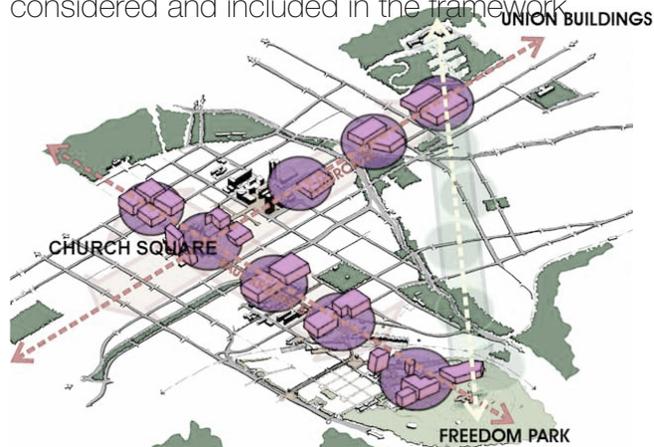


Figure 4.3: Re Kgabisa Framework (Rekgabisa 2013:6)

The following ideas of this framework has been adopted to fit into a new framework generated by the author;

The increased access from the inner city and the promotion of governmental institutions in Pretoria CBD would encourage users to move to site as the city that is currently un-activated should get activated trough this proposal.

The following ideas of this framework has been adopted to fit into a new framework generated by the author;

The placement of and commercial and residential blocks that the group has adapted from the GAPP framework will be accepted and adapted slightly. The positioning or urban agriculture can also be acknowledges and adapted for the final framework.

### Interdisciplinary group Framework by 2011 Masters students

A group of Architects, Landscape Architects and Interior Architects have generated a framework for the Salvokop precinct in 2011.

By also studying previous frameworks they finally generated their own framework which can be seen in figure 4.4. Their goal in this framework was to connect and preserve; connecting Salvokop to the CBD and preserving the character and open space in the area.

They suggested retaining the open spaces existing within Salvokop and adding a new layer of residential and commercial buildings.



Figure 4.4: Framework for Salvokop (Salvokop Group 2011)

Due to the extensive studies that have been done to arrive at the solutions seen in these previous frameworks it was very important to understand the intention and ideas behind them but the new program, evolution of the site and evolvment of pop-up on site has called for the re-design of a framework. The framework keeps strong ideas of the preceding frameworks by combining these strong ideas and adding a new dimension to the framework it could be appropriated for the specific topic of the dissertation

Framework Proposal



Figure 4.5: Urban Framework Proposal (Author 2016)

The parking space for the design was demarcated in the south-west corner of the site as the journey through the design will start here, the ground is also already compacted due to the train tracks which are now abandoned, they will be reclaimed as parking space with solar panel structure providing shade.

Before some of the plants get planted in the planting fields they will first be cultivated in a greenhouse on site.

This new entrance to the site will allow for easy access to the site from the inner city.

After a few visits to POP-UP there is suggested that POP-UP gets re-designed to be able to function as a small community.

POP-UP has incredible potential and in an interview with Madelein Wood from POP-UP there was spoken about the expansion of POP-UP.

The building footprints for the mixed use residential framework was adapted from the same group that completed the fourth and last framework that was studied. It was adapted and changed through consultation with architects to arrive at the solution seen here.

As this block of residential housing is low it is suggested that this open space of land gets used to develop low-rise residential units.

As development in Salvokop advances there will be a greater demand for residential and office space, thus it is proposed that an incremental development approach will be taken and that every space will be used as efficiently as possible.

As urban agriculture will be implemented as part of POP-UP and managed by POP-UP there is proposed that the skills learned there will inspire the community to start their own vegetable gardens.

## Framework Proposal Ideas

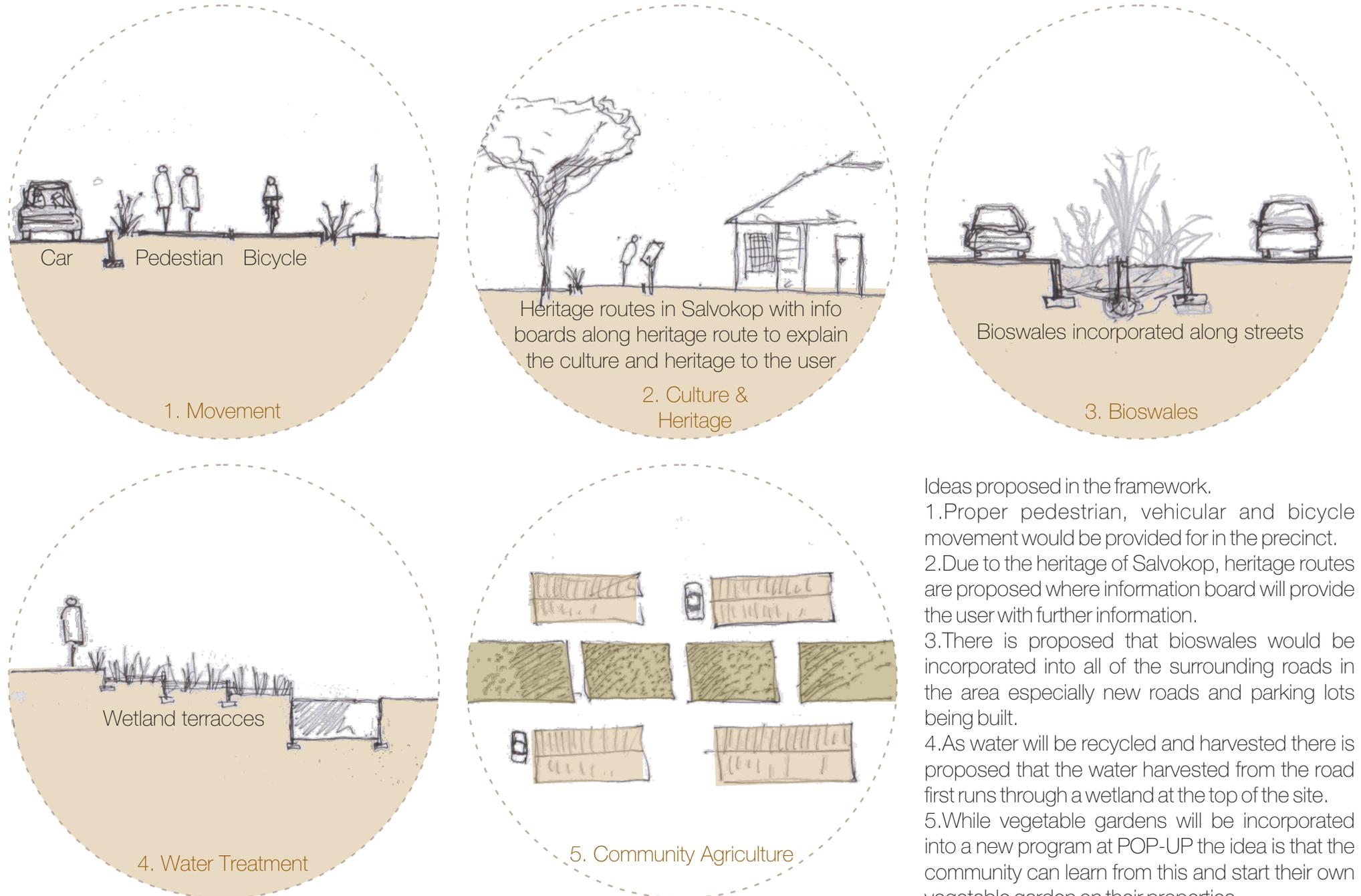


Figure 4.6: Framework proposal ideas (Author 2016)

Ideas proposed in the framework.

1. Proper pedestrian, vehicular and bicycle movement would be provided for in the precinct.
2. Due to the heritage of Salvokop, heritage routes are proposed where information board will provide the user with further information.
3. There is proposed that bioswales would be incorporated into all of the surrounding roads in the area especially new roads and parking lots being built.
4. As water will be recycled and harvested there is proposed that the water harvested from the road first runs through a wetland at the top of the site.
5. While vegetable gardens will be incorporated into a new program at POP-UP the idea is that the community can learn from this and start their own vegetable garden on their properties.