



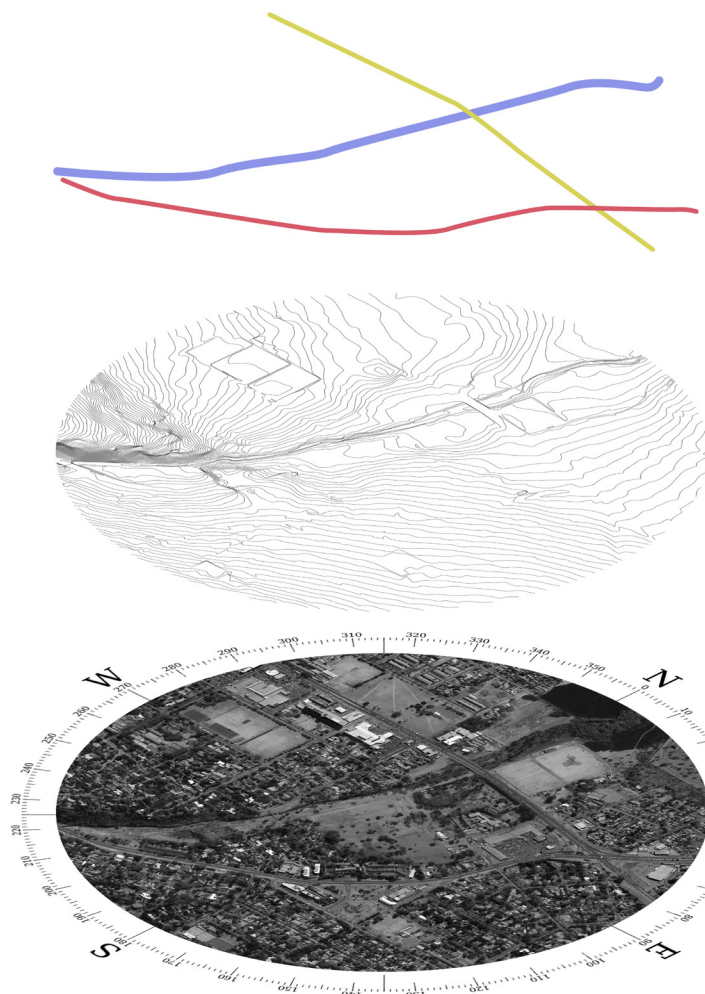
03

THE SITE CONDITIONS

- 3.1 The Site
- 3.2 The Pioneer House
- 3.3 Silverton Suburbia
- 6.4 The Boeremark
- 6.5 The Poplar Trees
- 6.6 Water
- 6.7 Site Vision

3.1 THE SITE

The proposed site for investigation is the block situated on the eastern banks of the Moreleta Spruit. The main focus will be on the site of the Pioneer Museum, though the site is also the location of the Silverton Fire Station, the Silverwater Crossing Mall and the Pretoria old Motor club. The site bordered by open land identified by the vision for Silverton to be appropriated for urban agriculture. It is also well connected, bordering Pretoria Street to the North, that connects it to Mamelodi, and the Pretoria CBD and Lynburn Road to the East, that connects it to Eersterust, as well as the N4 highway to the south.





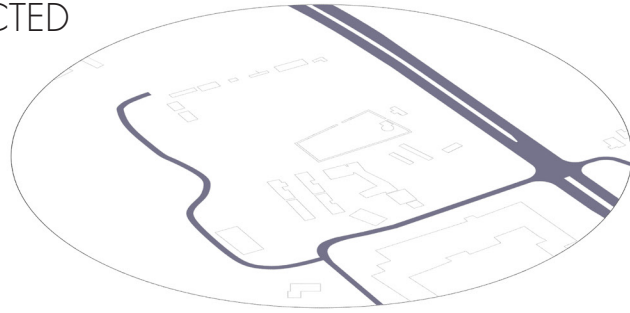
3.1

3.1.1 SITE CRITIQUE

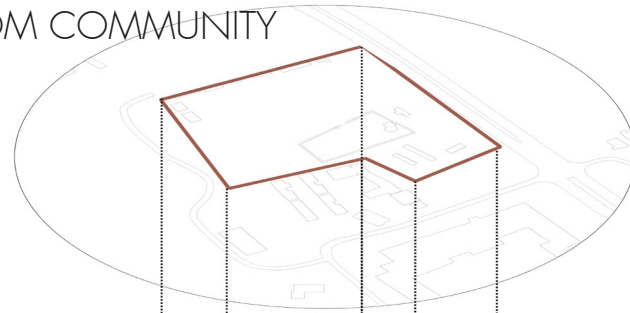




DISCONNECTED



FENCED FROM COMMUNITY



UNDERUTILISED
PUBLIC SPACE

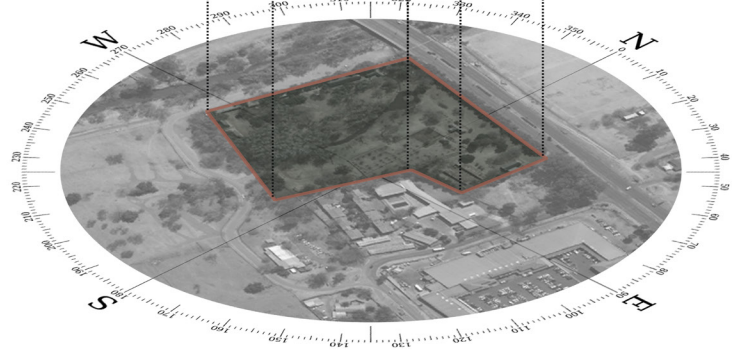
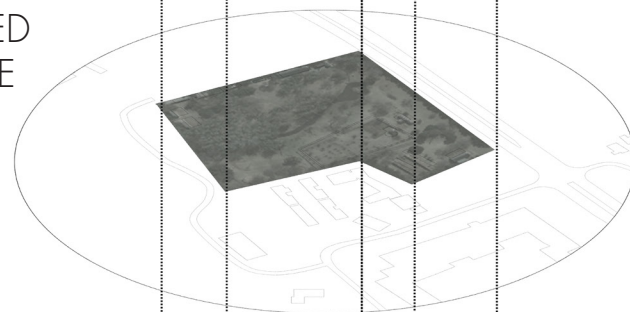


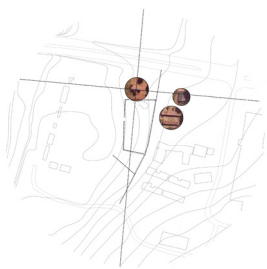
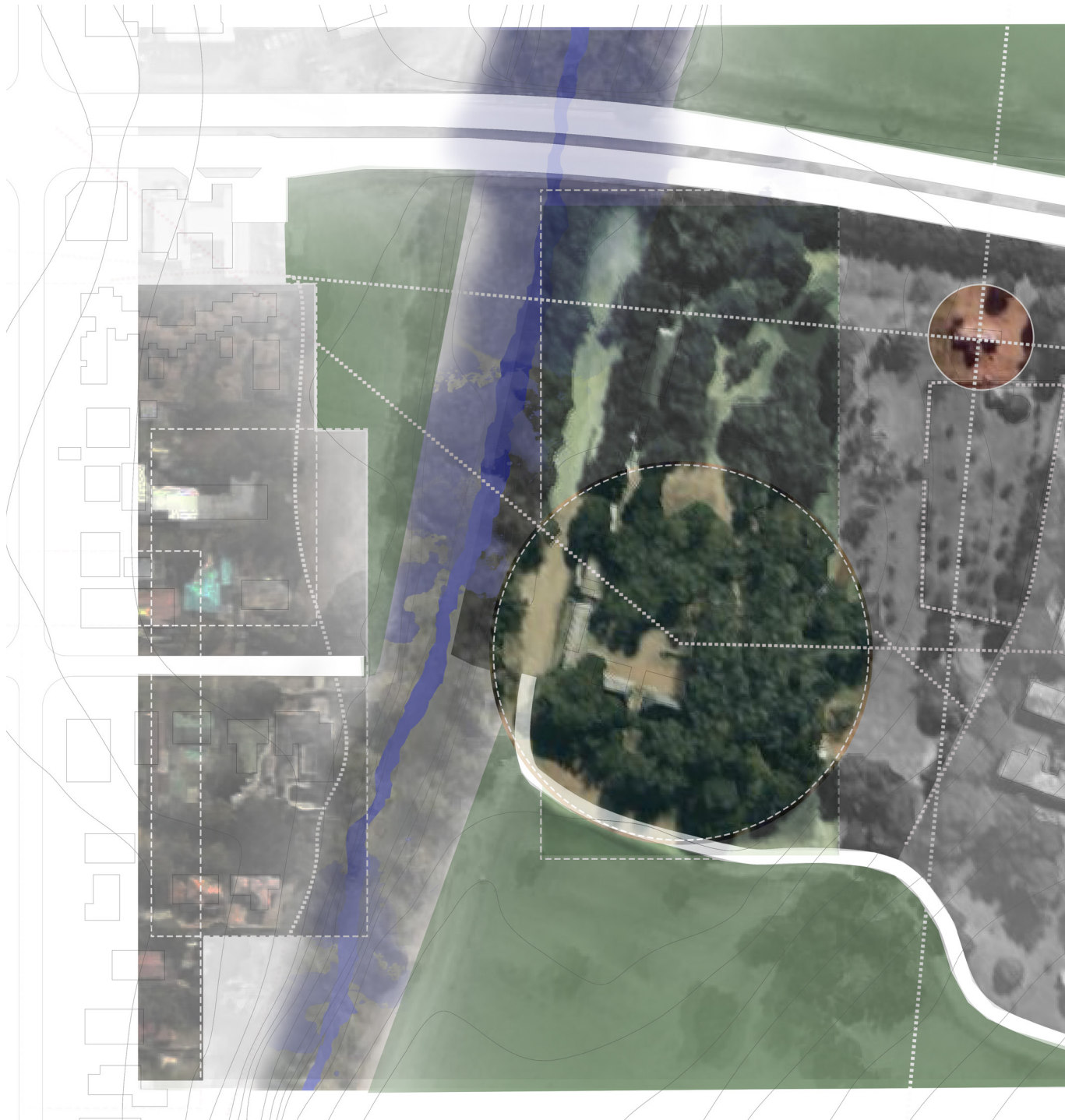
Figure 3.2. Aerial view of the proposed site (Author).

Figure 3.3. Site Critique (Author)

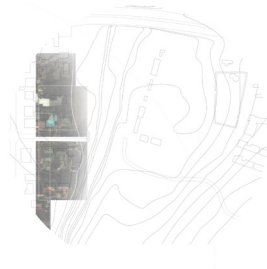


3.1

3.1.2 SITE POSSIBILITIES



HISTORIC FABRIC



SUBURBAN FABRIC



RETAIL FABRIC



OPEN FIELDS

WATER

POPLAR TREES

3.2 THE PIONEER HOUSE

The history of the site and its buildings dates back to when David Botha settled on the farm Hartbeespoort (later Silverton) in 1846 and constructed the Hartbeespoorthuise (Pioneer House). According to Mauritz Naude (2012: 47) the Pioneer house is one of only four structures on site with historic significance. The other three structures: the water wells, the animal housing complex and the “perskeboord” were all constructed by Hans Mundt, a German who bought the farm in 1873. The animal complex was originally built due to its location, as a stopover for people and their animals travelling between Pretoria and Lorenzo Marques (Maputo) and later Barberton.

As the farm belonged to a German citizen during the Anglo Boer-War, it was not destroyed by the British. For this reason it is assumed that the farmstead is the oldest house in Pretoria, and one of the last remaining examples of early European settlement architecture in the area (Naude 2012: 48). The farmstead was converted into a museum in 1975 and later became protected under the National Heritage and Resources act. Today, the site is the property and a satellite museum of the Ditsong National Museum of Cultural History (This also includes the open fields to the South of the site).

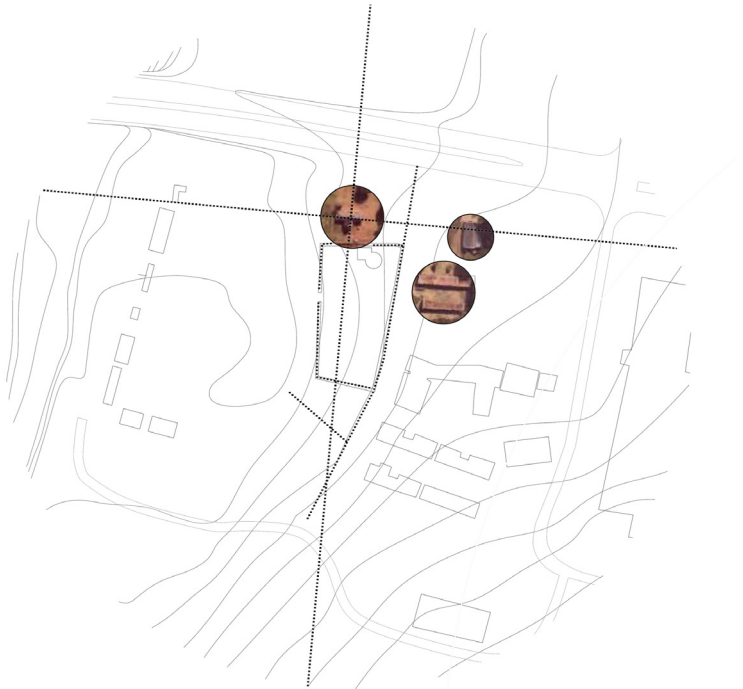


Figure 3.5 Location of the Pioneer museum (Author)

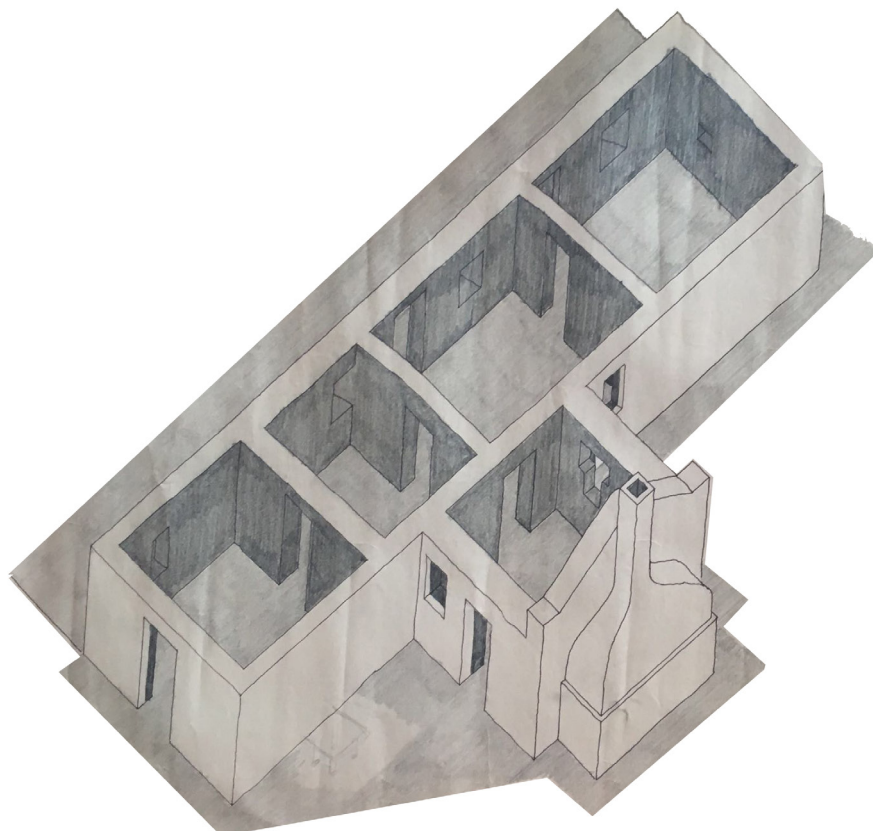


Figure 3.6 The Pioneer House (Naude 2012: 47)



Figure 3.7 The Pioneer House (Author)



Figure 3.8 The animal shelter (Author)



Figure 3.9 The "perskeprd" (Author)



Figure 3.10 Construction of the Pioneer House (Author)



Figure 3.11 Reconstructed version of the barn (Author)

3.3 SILVERTON SUBURBIA

Buffer zones created by factories and infrastructural developments, such as the highways and industrial areas, prohibited the surrounding suburbs to experience intense sprawl. The original houses in Silverton were built to accommodate the employees of Spoornet that had its core factory at Koedoespoort. The original lots were rectangular and laid out with the house in front and an extensive backyard that allowed for small scale urban agriculture for families to be self-sustaining. As retail expanded along Pretoria Street and the urban agriculture became redundant, it was quickly repurposed. It was either built up by small residential units that densified the neighbourhood or factory shops due to the availability of materials from the surrounding factories.

The result is a suburban context with a dense population and a series of mixed use typologies in close proximity to each other. It is in the repurposed backyards where one will find the Silverton merchant.

The following conditions of Silverton: Overflow, Materials, Seconded and the suburban condition, resulted in a hybrid condition of the Unseen. This condition resembles the hidden retail of Silverton that need to be addressed through the programmatic approach.



Figure 3.12 Silverton Suburbia (Author)

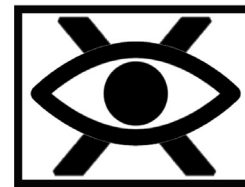


Figure 3.13 The "UNSEEN" condition of hidden retail (Author)

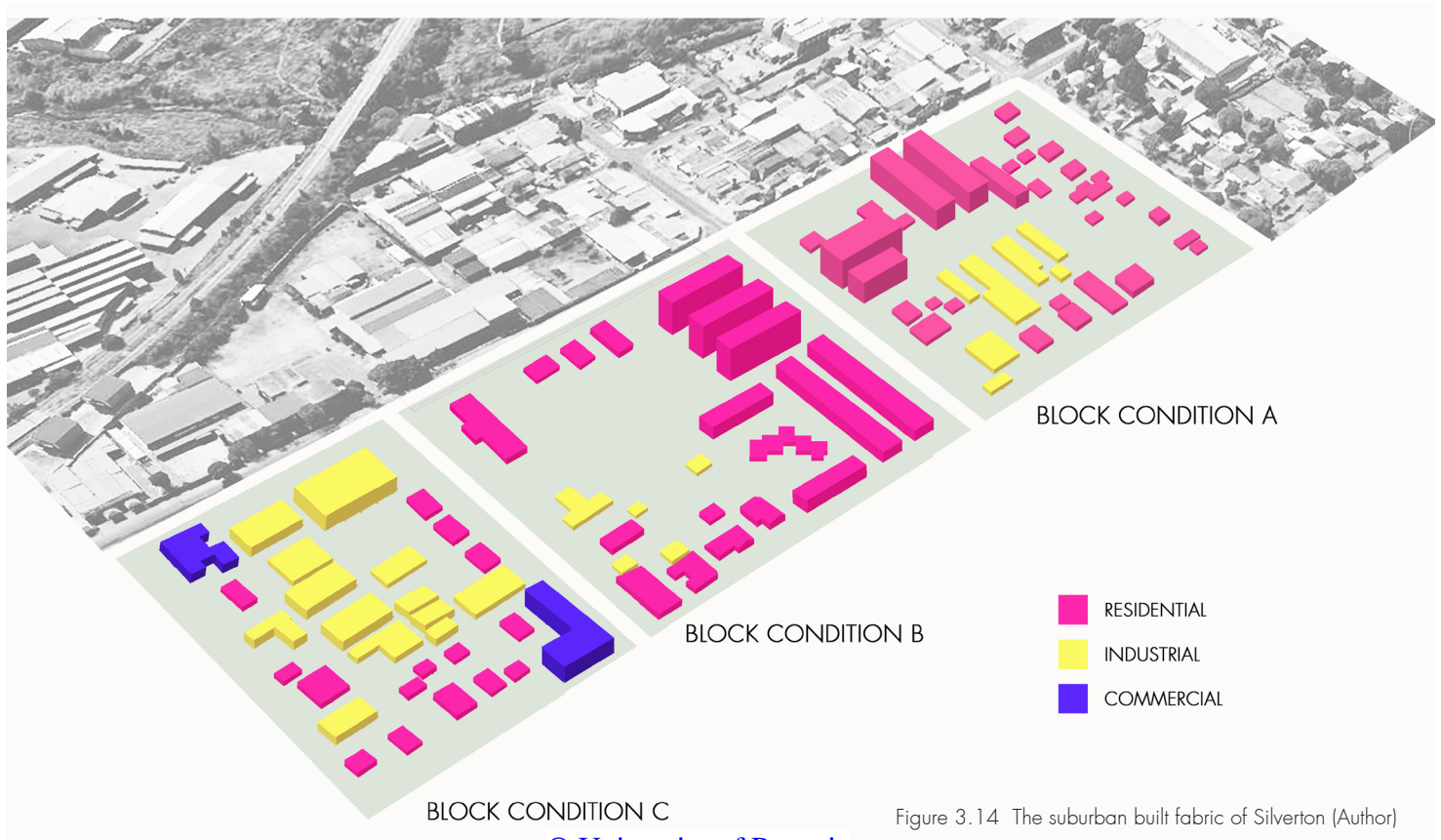


Figure 3.14 The suburban built fabric of Silverton (Author)

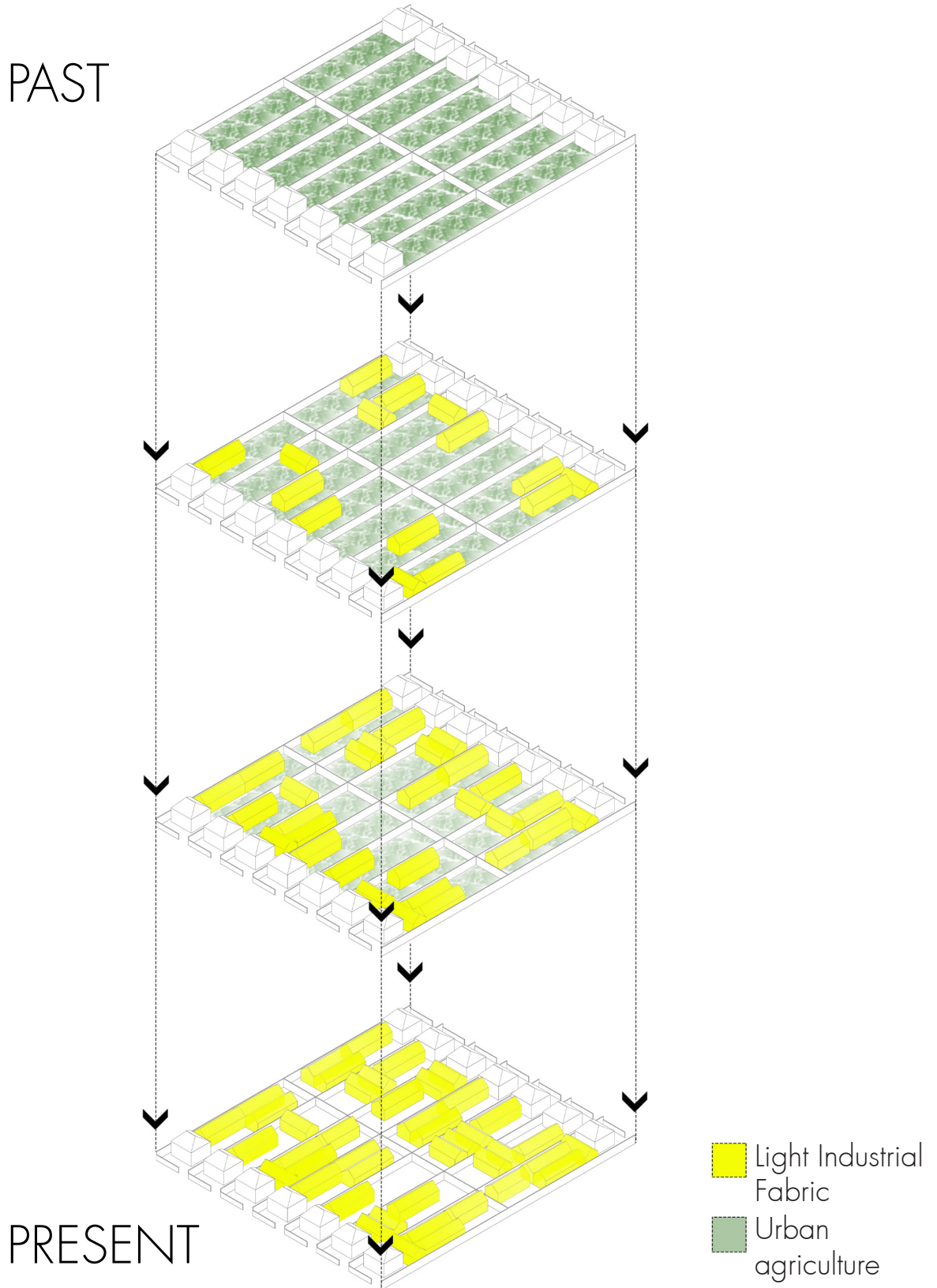


Figure 3.15 The historic development of suburban Silverton (Author)



3.3



Figure 3.16 A typical house in Silverton (Author)



Figure 3.17 The mixed residential typologies in Silverton (Author)

3.4 BOEREMARK

The “Boeremark” is an informal market that takes place weekly on site on Saturday mornings. It is a typical farmers market where food, crafts and second hand goods are sold. Its trader and consumer base is served by not only Silverton, but to the greater Pretoria area. The assessment of the “Boeremark” analysed the spatial layout and informants that organise the workings of the market.

The “Boeremark” takes place beneath the poplar trees. The trees serve a multifunctional role for the market through its spatial qualities. The canopy of the trees not only serves as shelter but also as container. It contains the informality of the market while the tree trunks structure the market. It distinguishes the spaces of civic, circulation and trade from each other. The ground then organises these spaces that is filled with temporary informal structures, the merchants then set up their temporary stalls, mostly gazebos, “bakkies” or umbrellas organically according to the layout of the structure and ground plane.



Figure 3.18 The location of the Boeremark in relation to the other existing programmes of fire station and the Silverwater Crossing Mall (Author)

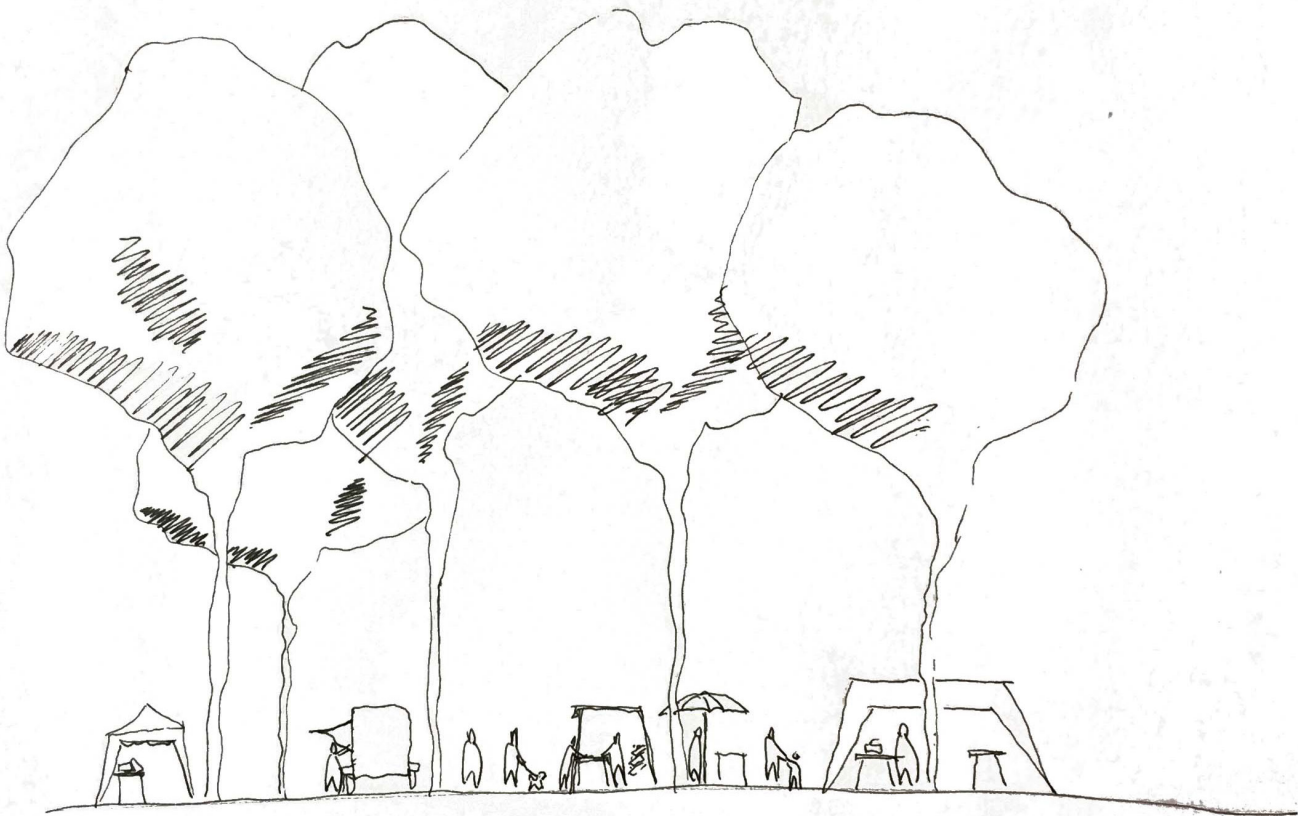


Figure 3.19 Sketch of the spatial qualities of Boeremark (Author)



Figure 3.20 The boeremark under the Poplar trees (Author)



Figure 3.21 Typical stall at the Boeremark (Author)



Figure 3.22 The market and the trees (Author)



Figure 3.23 The market positioned around the trees (Author)



Figure 3.24 The quality of the trees (Author)

3.4



Figure 3.25 The spatial layout of the market as influenced by the trees (Author)



Figure 3.26 The ground and circulation layout of the market as influenced by the trees (Author)

3.5 THE POPLAR TREES

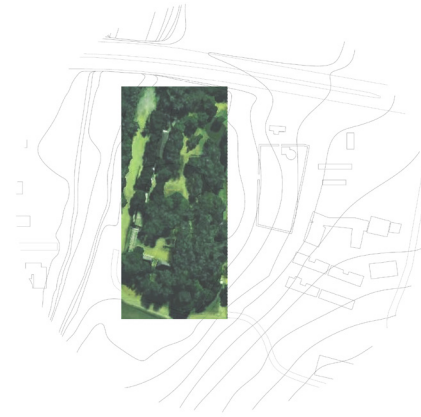


Figure 3.27 The location of the trees (Author)



Figure 3.28 The Poplar trees (Author)

3.6 WATER

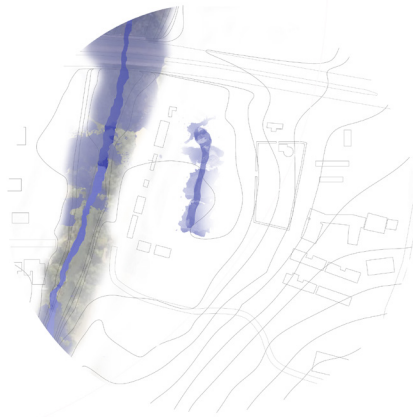


Figure 3.29 The location of water rbdies on site (Author)



Figure 3.30 The pond on site (Author)

3.7 THE SITE VISION



Figure 3.31 Conceptual diagram of the site vision (Author)

The vision for the site will be to respond to critical issues and opportunities as mapped. It should see the site as a contextual retail typology that will become a multifunctional anchor point for the community. The existing context should be incorporated on spatial and social levels in order for the site to become a precinct. The site will become the “mall” that will be the community civic space. The aim will be for the site to be the connection point between residents of Silverton, consumer and merchant, and consumer and product. The vision entails the following:

- The continuation of the Boeremark.
The re-introduction of urban agriculture on the open fields.
- A multifunctional retail precinct
- The exposure of the Fire Station

Introducing the Moreleta Spruit as circulation spine that connects the site to its context through the addition of a “promenade”

In formulating the vision, a method was used where the typical Roman city layout was used as precedent to see the site as a mall, a city and the centre point.

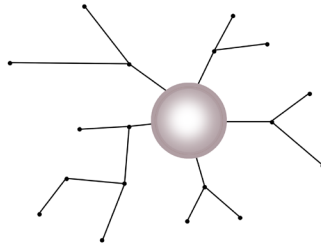
THE MORELETASPRUIT PROMENADE



Figure 3.32 Conceptual collage of vision for promenade along Moreletaspruit. (Author)

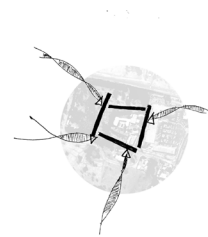
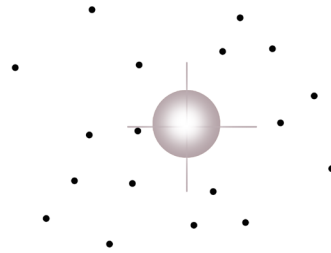
CONCILIO

The mall will be seen as a city. A systematic connector reunites people through its networks and spaces.



GROMA

The Centre Point: The mall is the centre point of the urban fabric. A node of space and programme designed around an internal point of emphasis.



VIAE

The Circulator: The mall should provide a series of internal and external networks that circulate people and product. Networks that will span into the urban fabric that will strengthen commercial and social activities.



LIMITES

The Threshold: The mall is the threshold between consumer and retailer, and retailer and product. The threshold of material to product, and threshold between trainees to manufacturer of products. The architecture will form a threshold between the hard urban fabric and soft public space



Figure 3.33 Conceptual approach to the site vision (Author)

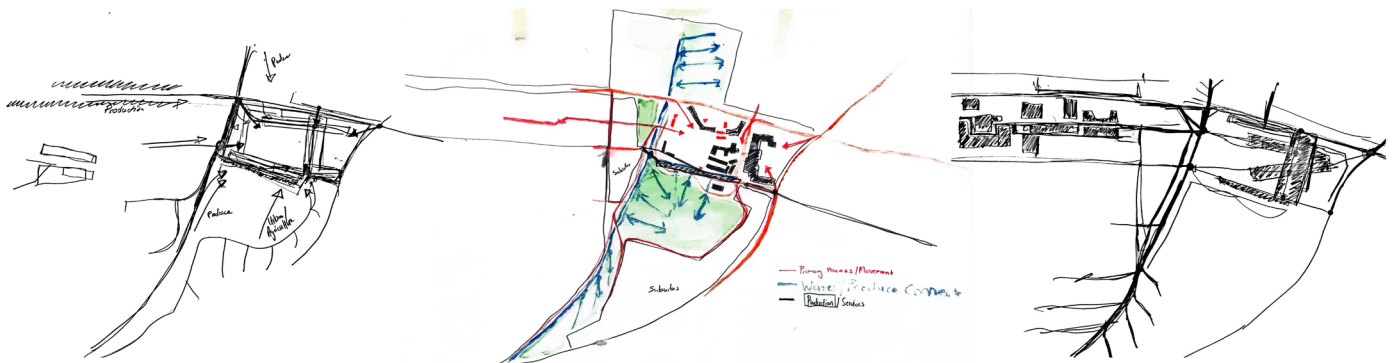


Figure 3.34 Site vision development (Author)

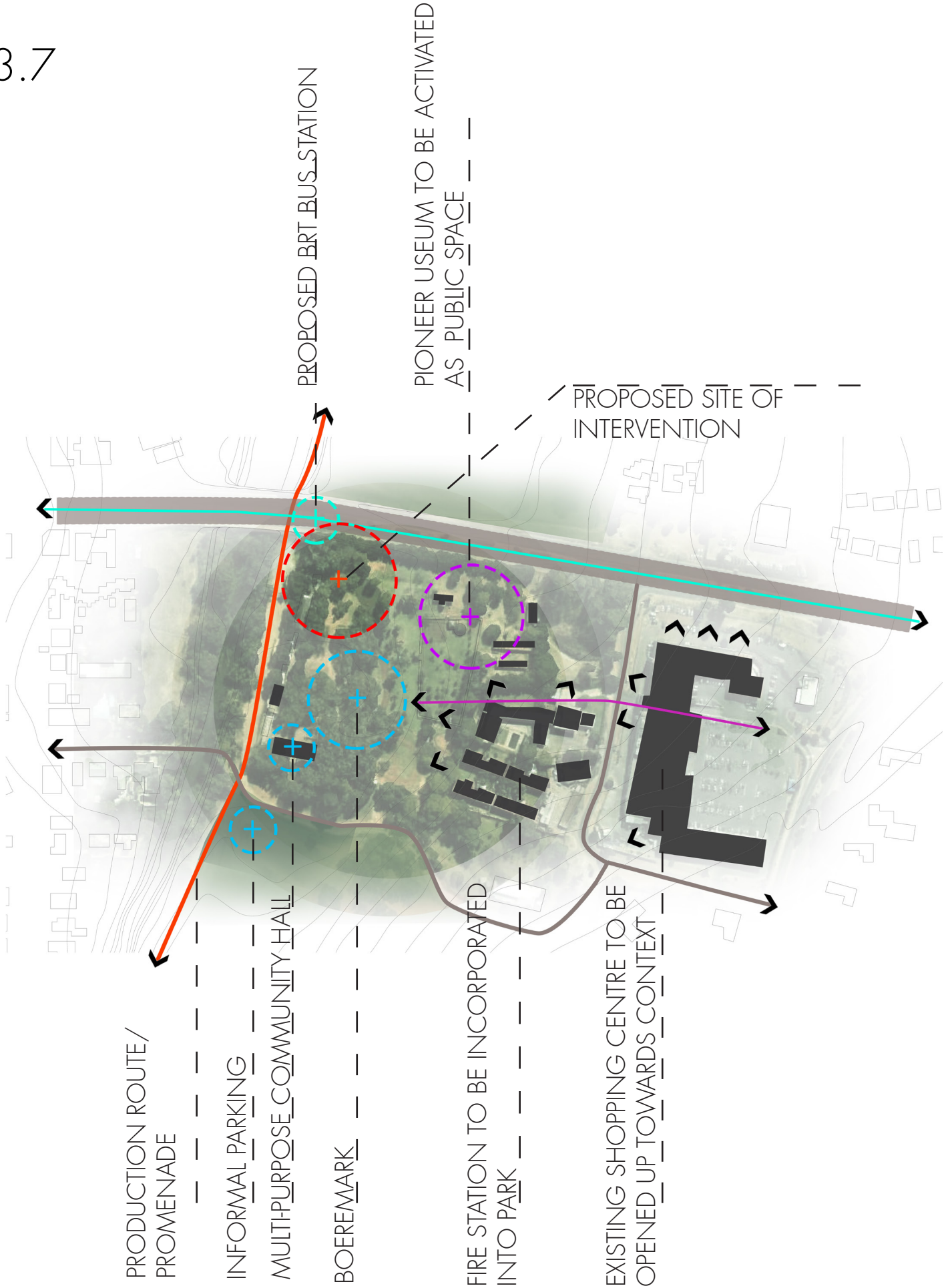
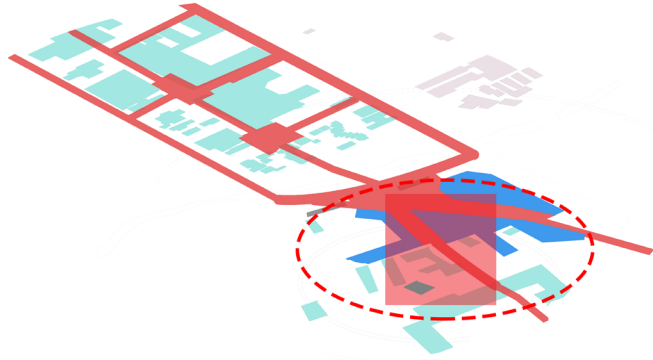


Figure 3.34 Site vision (Author)



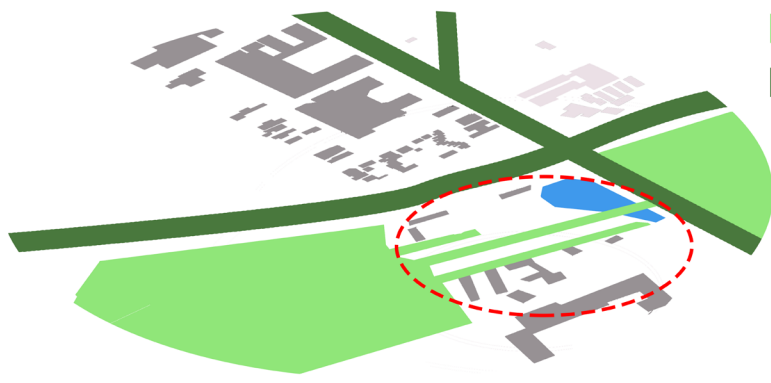
ARTISAN CORRIDOR

- Artisan Corridor
- Spaces of transactions and production linked by artisan corridor



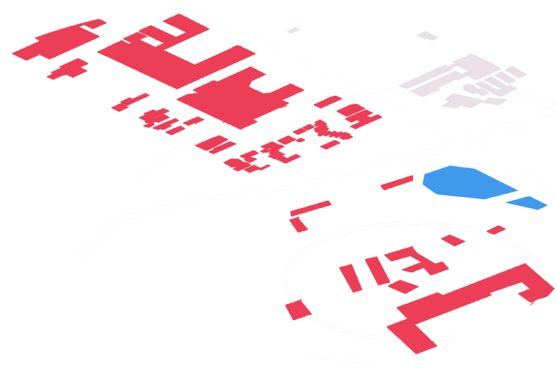
GREEN SPACES

- Urban Agriculture
- Green public corridor to serve as connection between spaces of transactions and space of production



TYPOLOGIES

- Existing typologies of commercial and industrial typologies to be strengthened.
- Proposed new space of transaction.



CONNECTIONS

- Icons for pedestrian, bicycle, truck, and car.
- Icons for pedestrian, bicycle, and truck.
- Icon for pedestrian and bicycle.
- Icon for water.



SITE



Figure 3.35 Diagrams of the site vision (Author)