

03 CONTEXT

CHAPTER



Fig. 22: Existing act of refuge (Author 2021)

3.1

CONTEXT - CONCEIVED SPACE

A study was conducted through the lens of conceived space to document the development of the north-east quadrant of the inner city of Pretoria. The drawings were informed by photography from Google Earth, archival aerial photographs and historic photographs (Hansen 2016).

Over time, the social functions of the historic town centre were removed or relocated to the periphery, as a result of the inner city's transition into a commercial and government precinct. These include churches, the market hall, taxi ranks and church square as a place of trade and communion (Clarke, & Corten 2011: 886 ; Jansen 2012).

Informal social functions have organically emerged in the form of informal street trading and new schools and churches in appropriated office buildings.

The typologies of public space shifted from intimate arcades and street verandas to large open public squares. After the 1990's public space were gradually formalised, privatised and fenced off.

Over time, development shifted from a fine grained urban fabric, to large scale monumental objects.

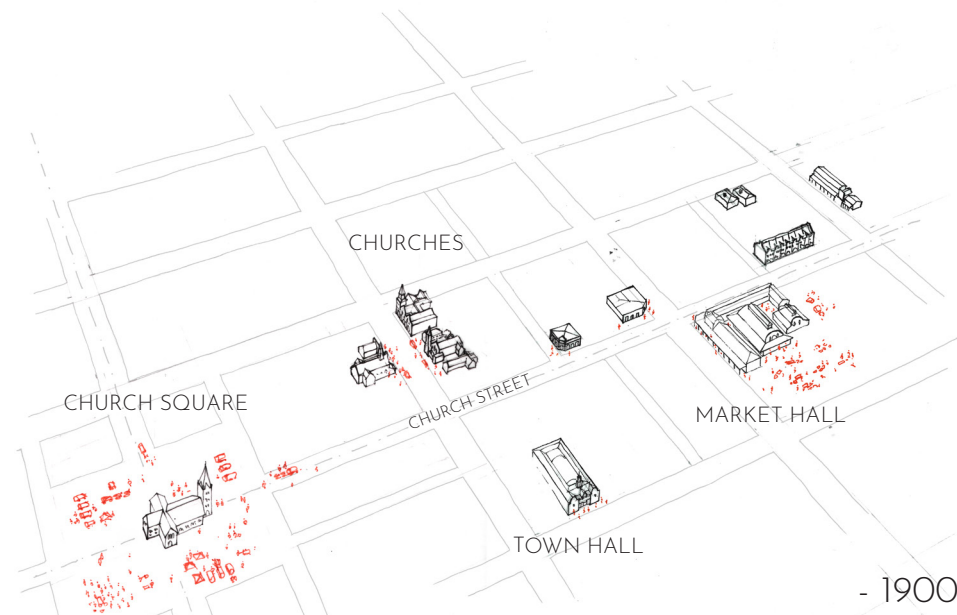


Fig. 23: Social functions of historic town centre (Author 2021)

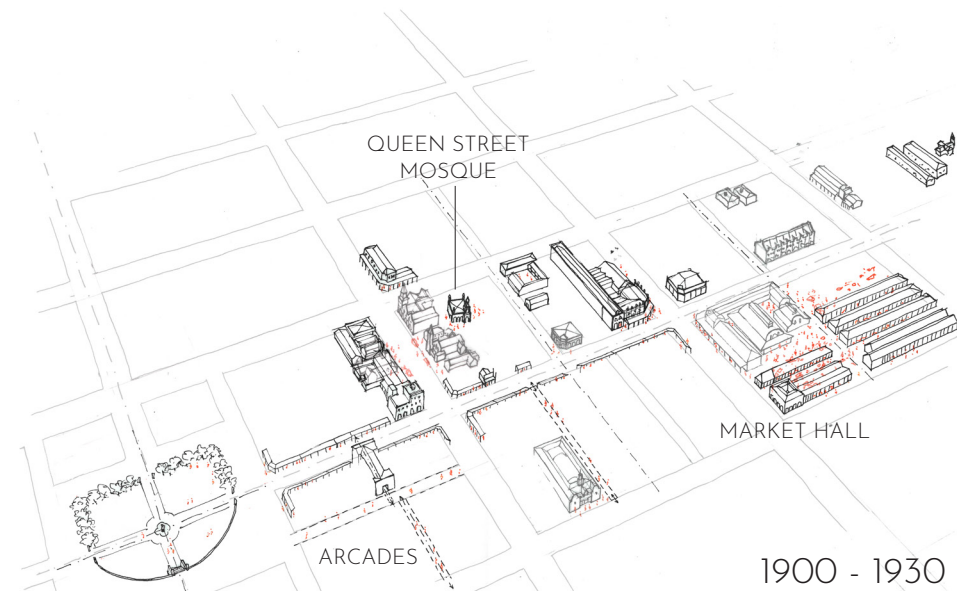


Fig. 24: Street verandas and arcades provide refuge (Author 2021)

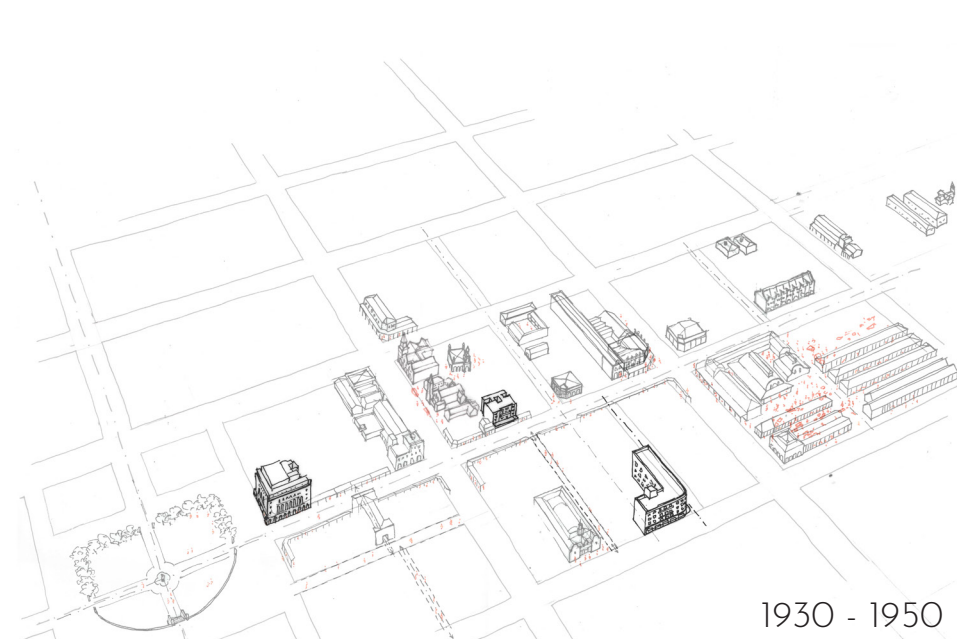


Fig. 25: Multi-storey mixed retail and office typology (Author 2021)

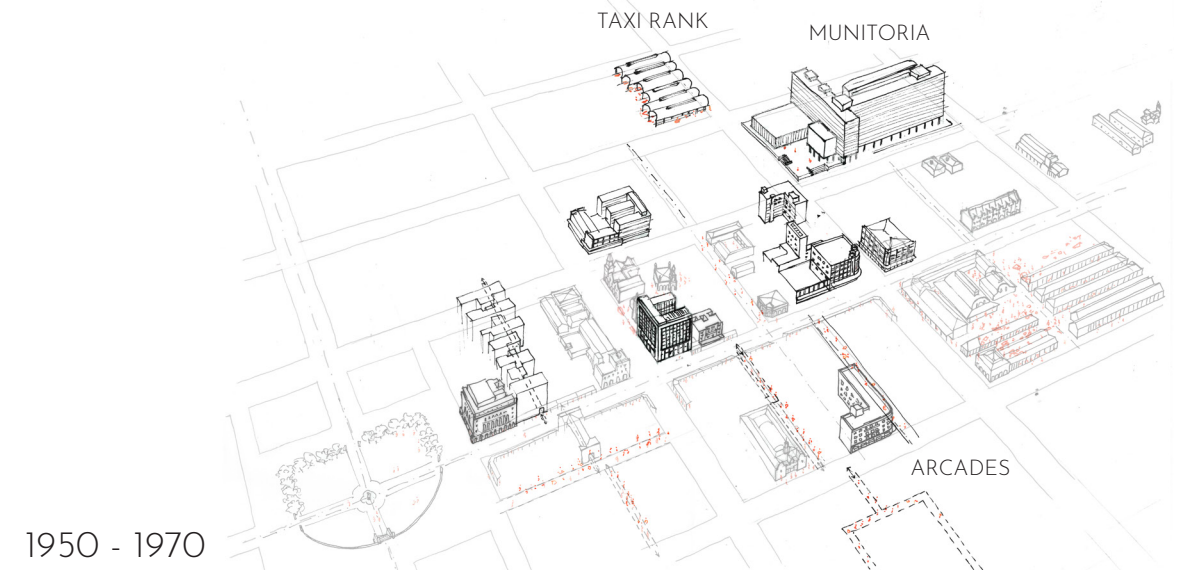


Fig. 26: New commercial and government buildings (Author 2021)

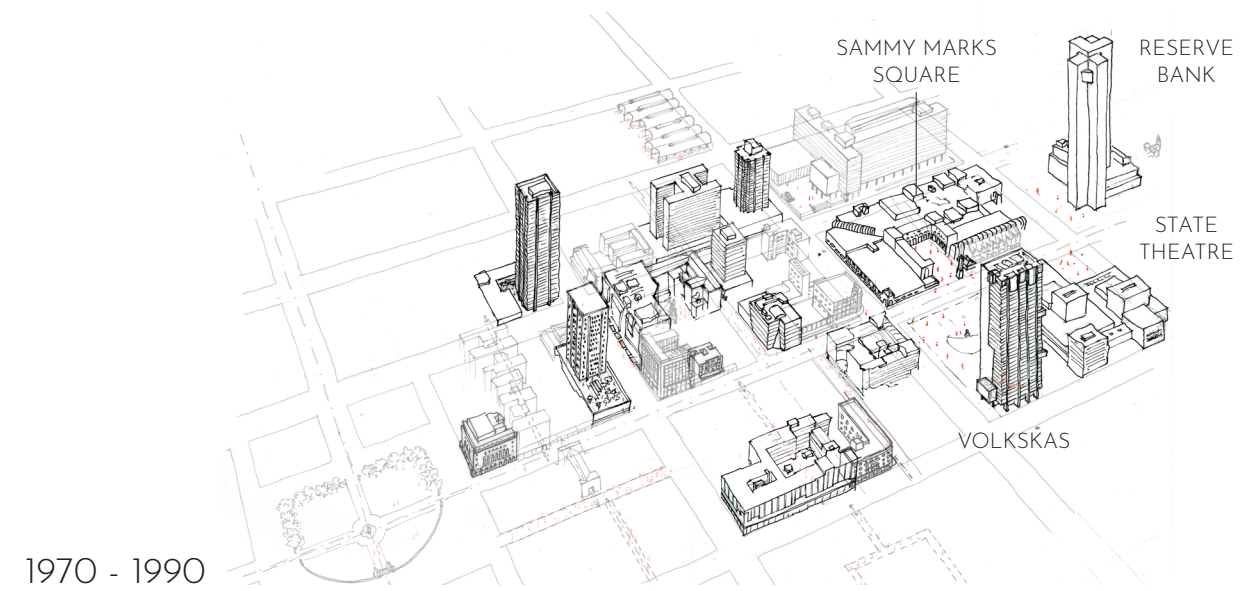


Fig. 27: Churches, market hall and small shops demolished and replaced with large scale late-modernist office buildings (Author 2021)

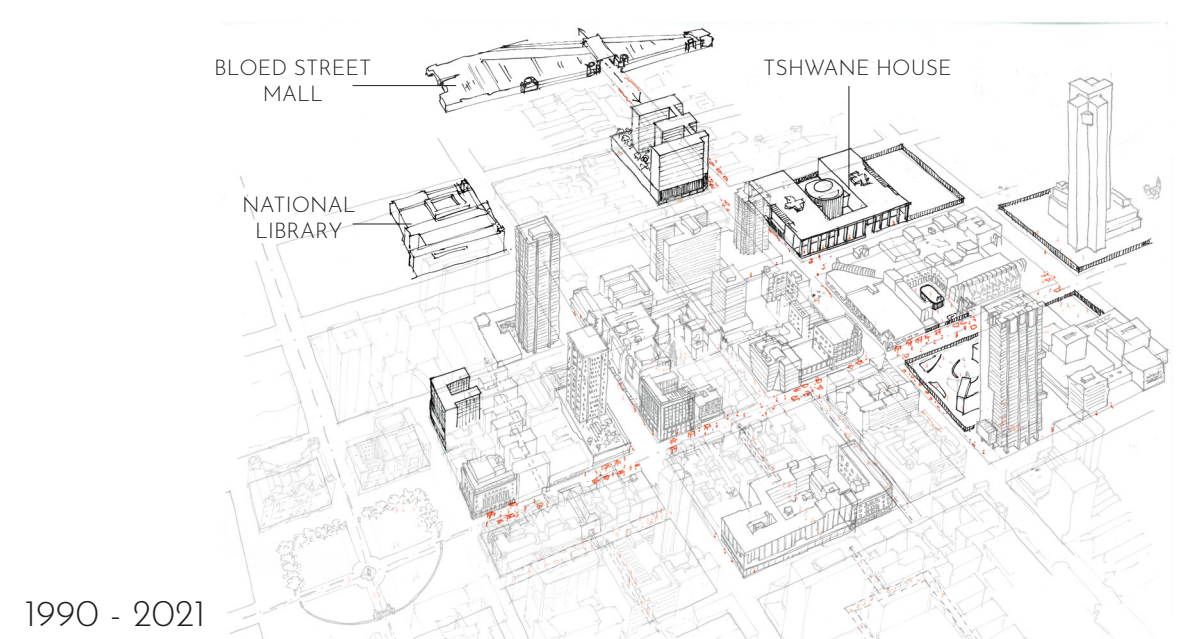


Fig. 28: Controlled and privatized public spaces and informal street trading (Author 2021)



Fig. 29. Tshwane 2055 urban vision (Author 2021)

URBAN VISION

Tshwane's 2055 urban vision (City of Tshwane 2013) proposes new, large scale development around the periphery of the city. Grand urban gestures such as the celebration of axes, gateways and large new precincts ignore the reality of how the city is experienced by the urban dweller.

The proposed urban vision aim to revitalise the public realm within the inner core of the city, through tactical architectural interventions around the existing arcades, courtyards and leftover spaces.

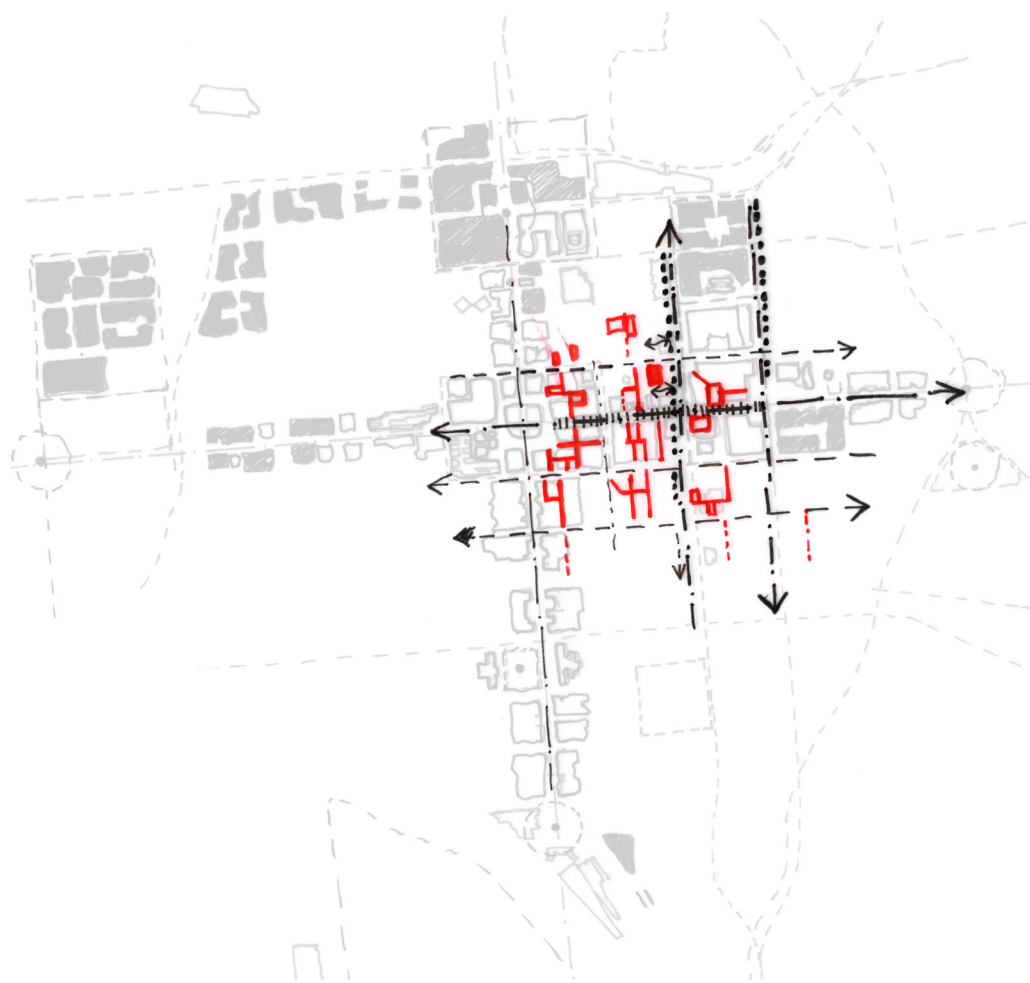


Fig. 30: Existing movement and arcade network (Author 2021)

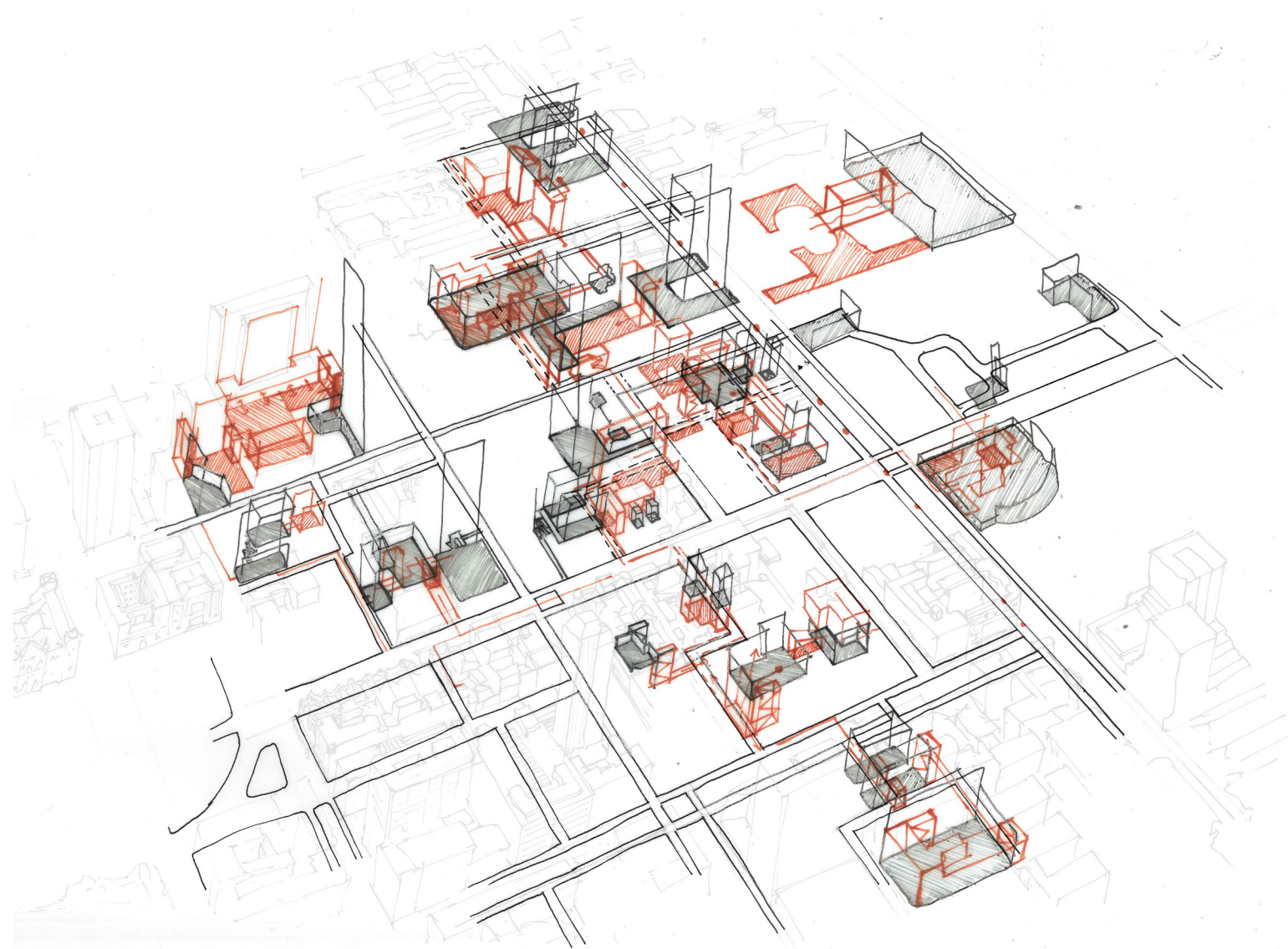
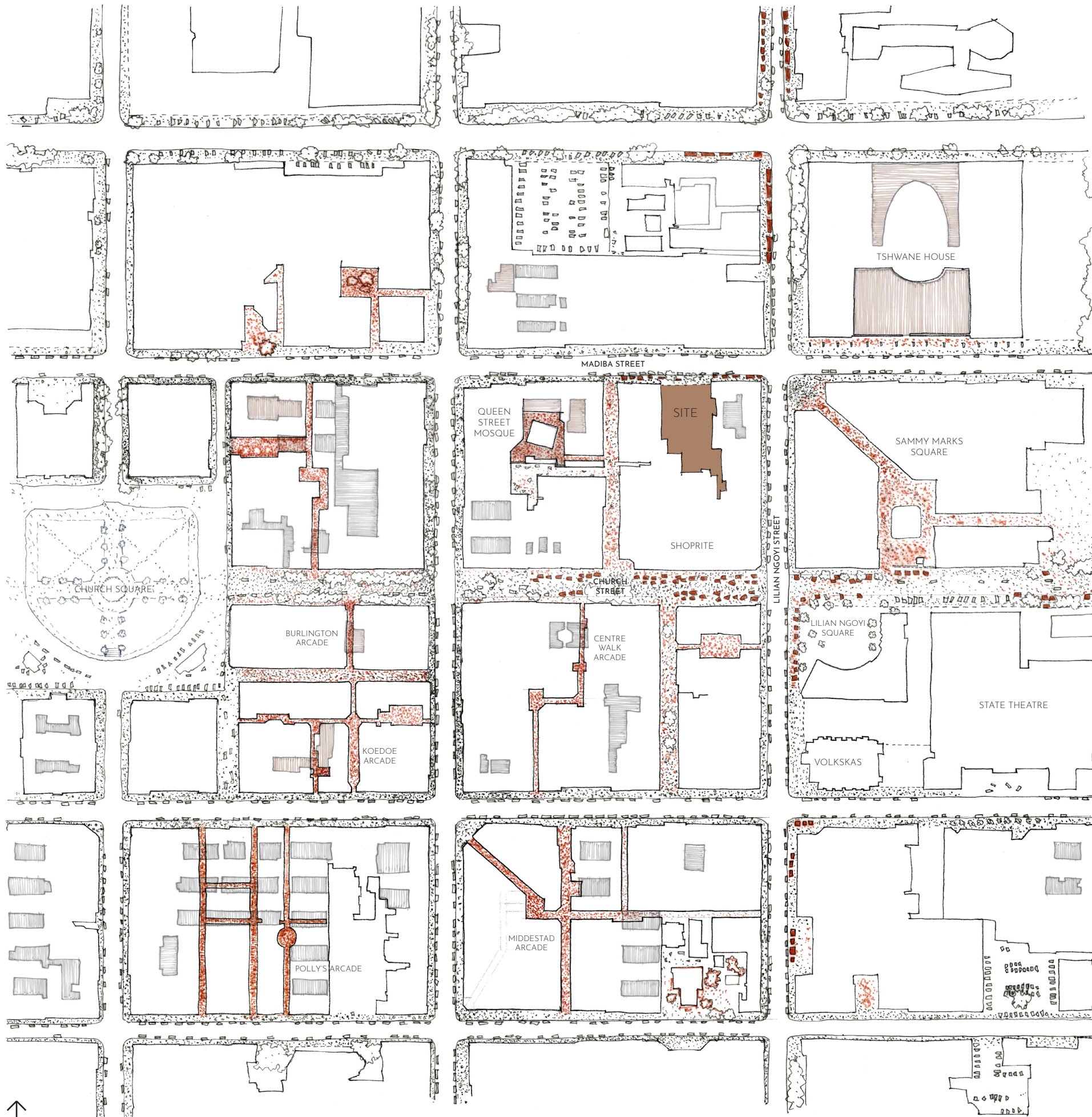


Fig. 31: Proposed urban vision (Author 2021)



1: 1000 CITY MAP OF REFUGE AND EXPOSURE IN THE PUBLIC REALM

Fig. 32: Map of the the existing public realm and private courtyards within the north-eastern quadrant of the inner city, in terms of refuge (red) and exposure (black) (Author 2021)

Fig. 33: Site model (Author 2021)



ANALYSIS OF EXISTING ARCADES

CENTRE WALK

The Centre Walk arcade has been designed in a similar manner to contemporary shopping malls in Pretoria. The space is perceived as an interior due to the lack of natural light and the sterile internal finishes. The arcade is spatially uniform and functions as a space of transition.

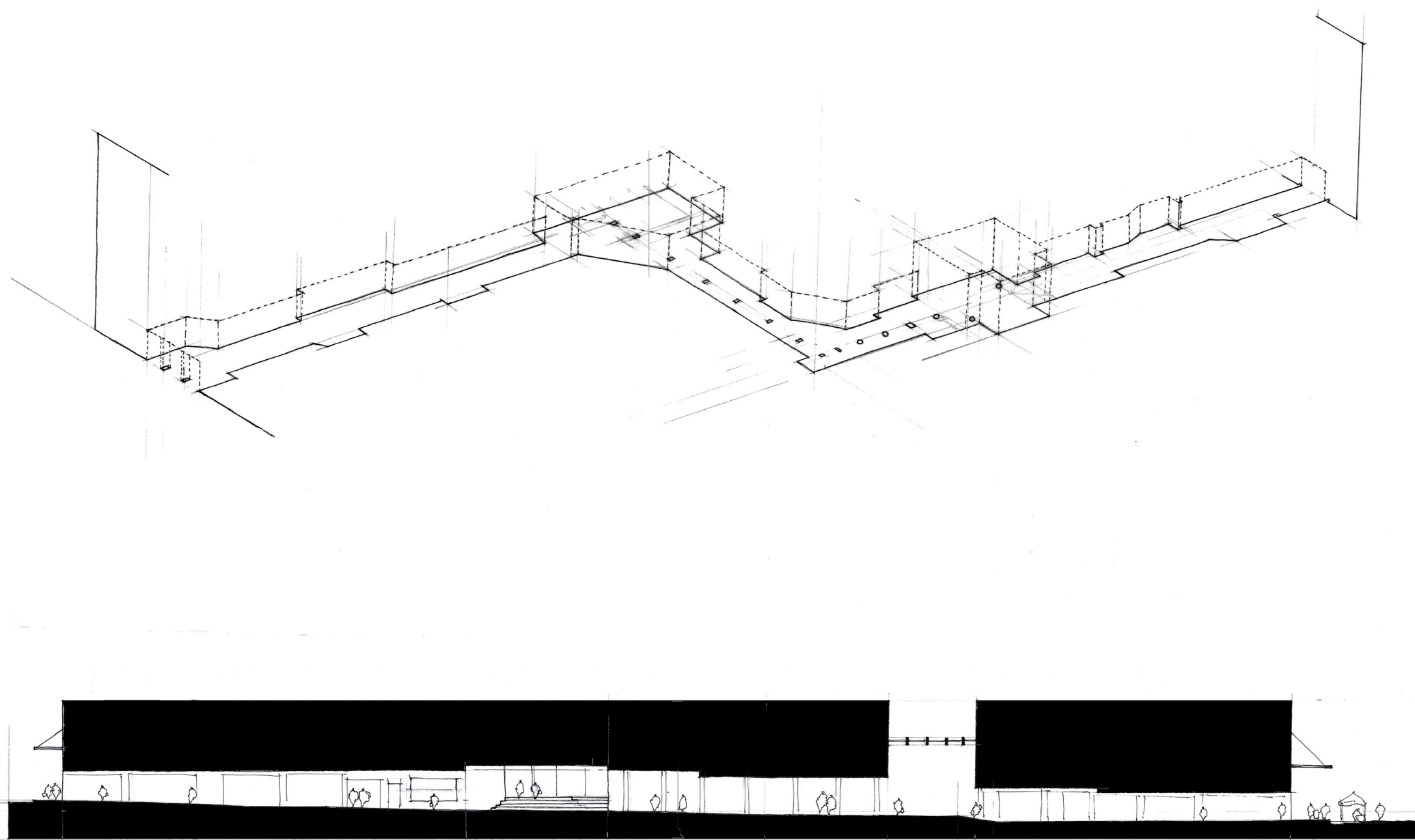


Fig. 34: Spatial sequence of Centre Walk arcade to scale (Author 2021)



Fig. 35: Photographs of the interior of Centre Walk arcade (Author 2021)

MIDDESTAD ARCADE

The Middestad arcade is a hybrid space, with one part open and exposed to the outside and the other part functioning as an internal shopping centre. The external portion of the arcade feels like an extension of the public realm. This is primarily due to fact that it is uncovered and exposed to natural light, as the materiality resembles that of an interior. The external portion is also much more spatially complex.

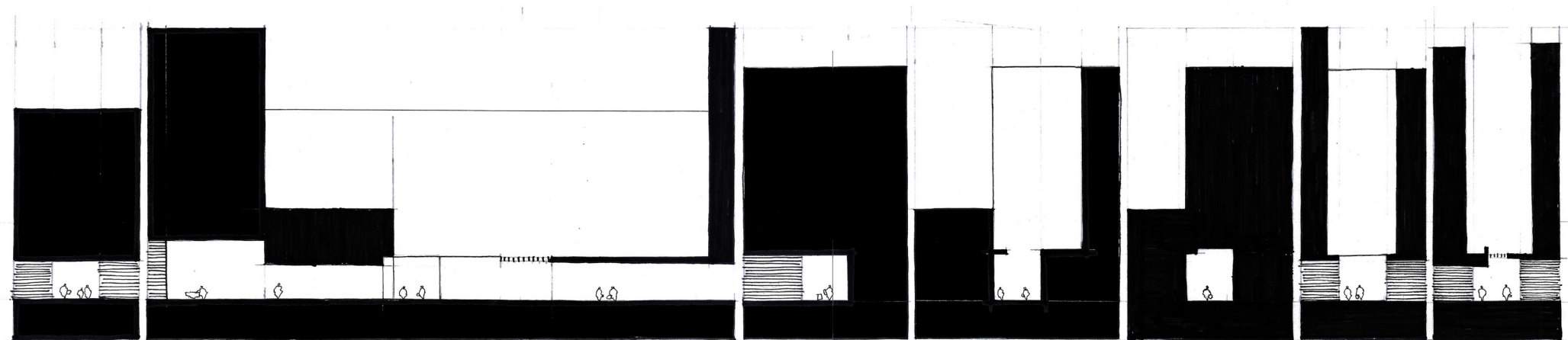
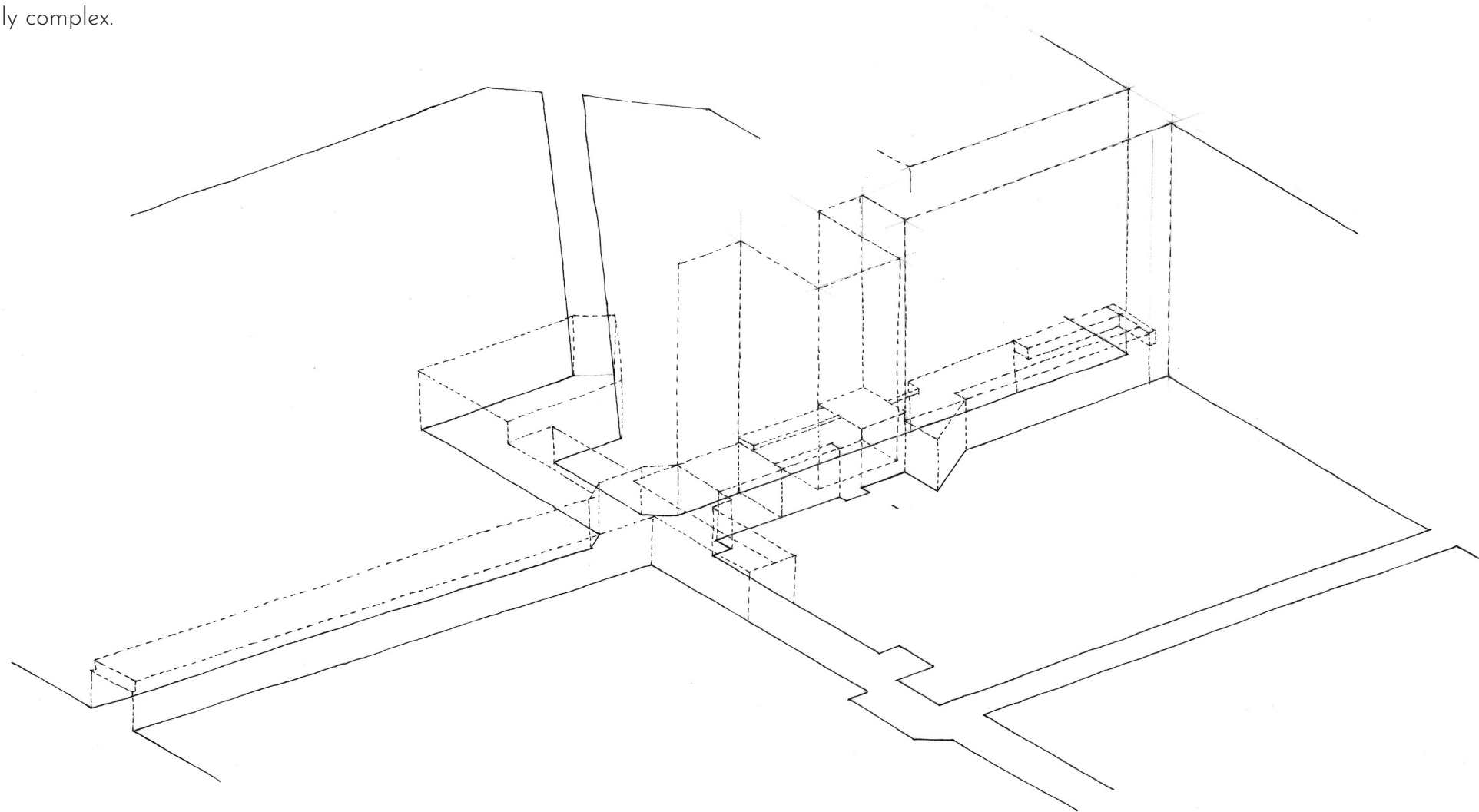


Fig. 36: Spatial sequence of Middestad arcade to scale (Author 2021)



Fig. 37: Photographs of the interior of Middestad arcade (Author 2021)

POLLY'S ARCADE

Polly's Arcade, designed by Norman Eaton in the late 1950's, provides a linear shortcut between Francis Baard and Nana Sita Street. The stone patterned floor guides the urban dweller into the arcade. The interior has no shopfronts or edge activity. The original skylight were covered up, which created an interior that is dark and uninviting.

4-5
1-9

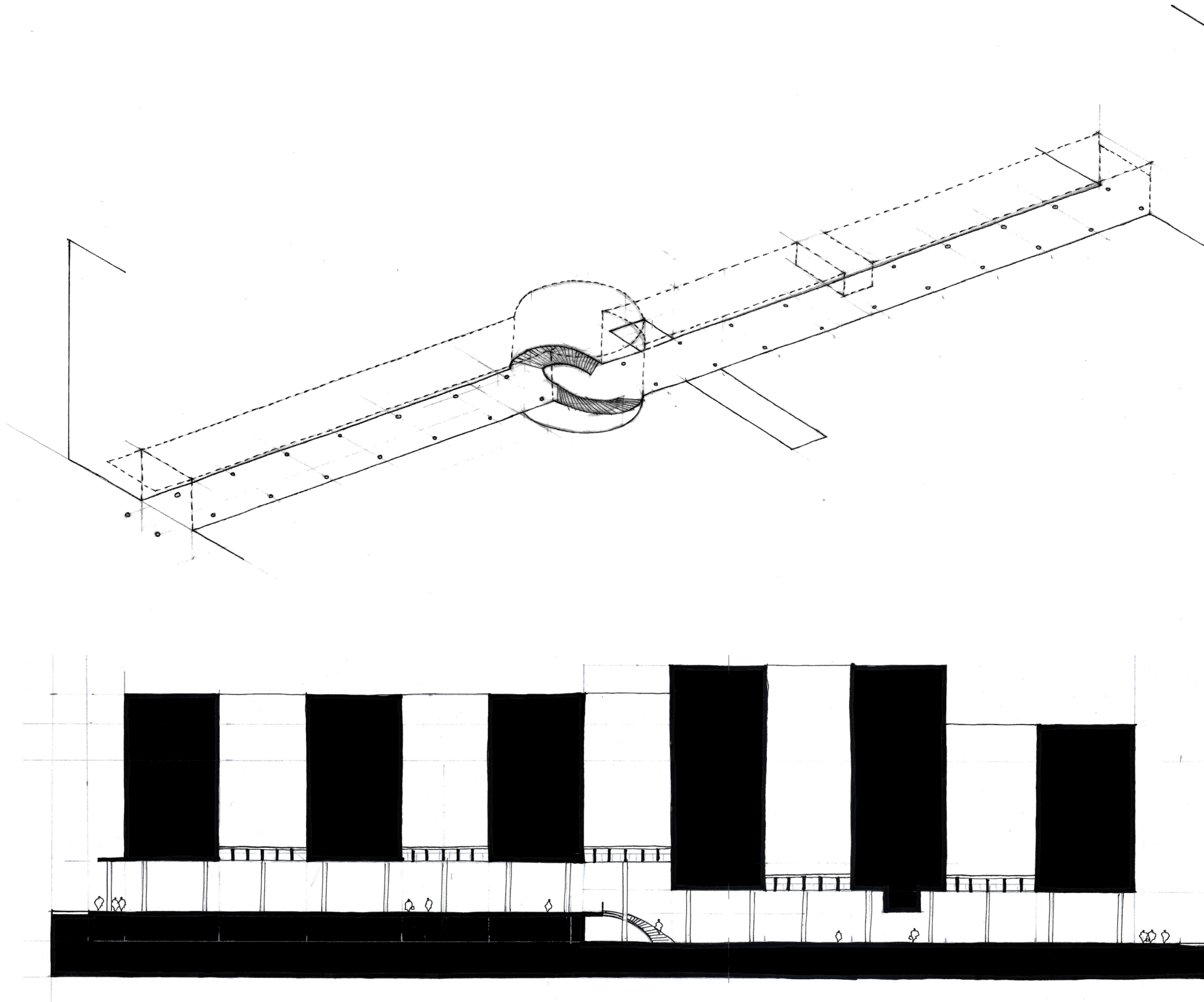


Fig. 38: Spatial sequence of Polly's Arcade to scale (Author 2021)

Fig. 39: Photographs of the interior of Polly's Arcade (Author 2021)

KOEDOE AND BURLINGTON ARCADES

Koedoe arcade is the most spatially complex arcade in the city of Pretoria. The arcade contains a large internal atrium, dark narrow passages, an external courtyard and a link to Burlington arcade. Burlington arcade is a partially enclosed, narrow and short passage with small shops along its edges. The courtyard of Opera plaza is treated as a public space, but is separated from the street by a small and narrow passage.

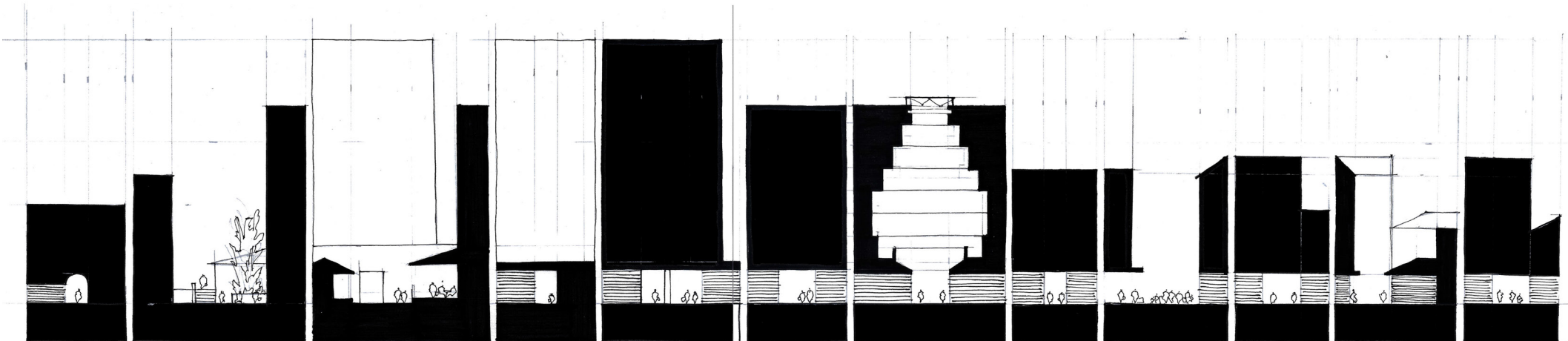
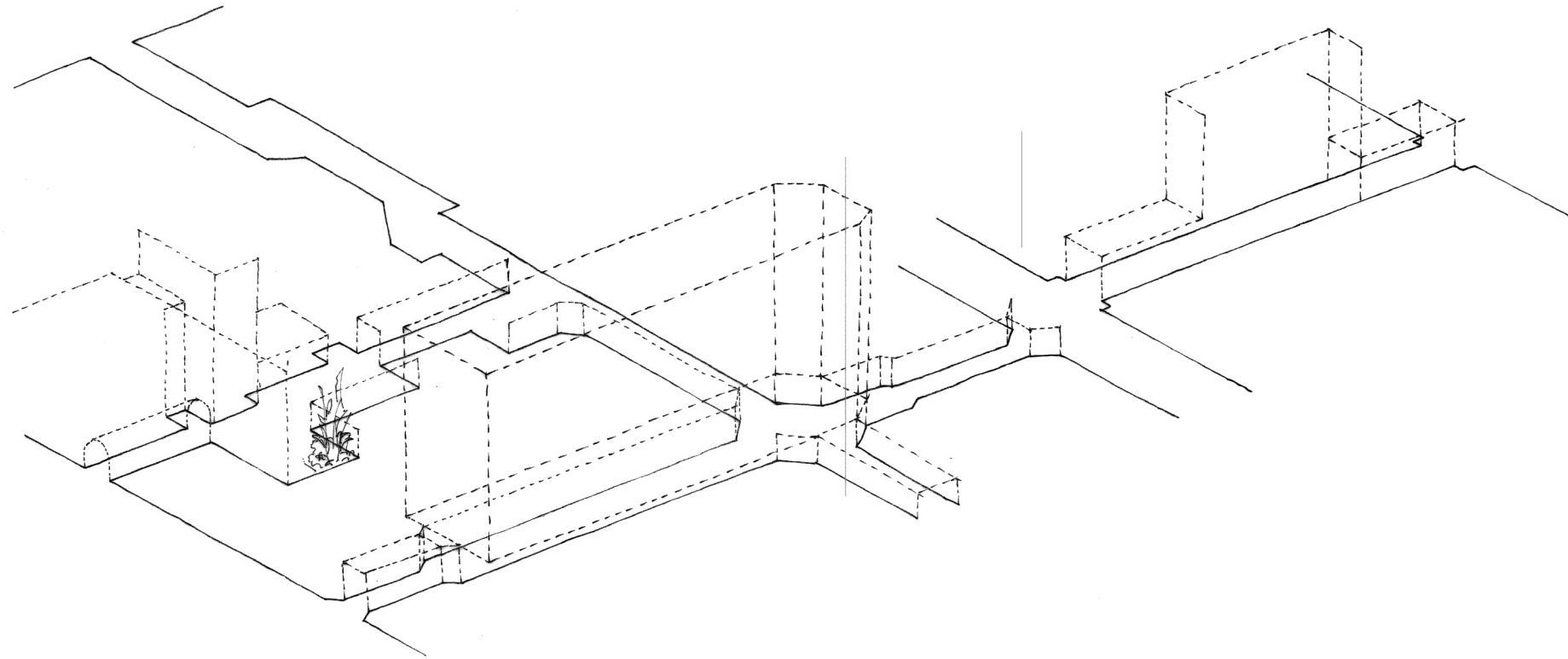


Fig. 40: Spatial sequence to scale (Author 2021)

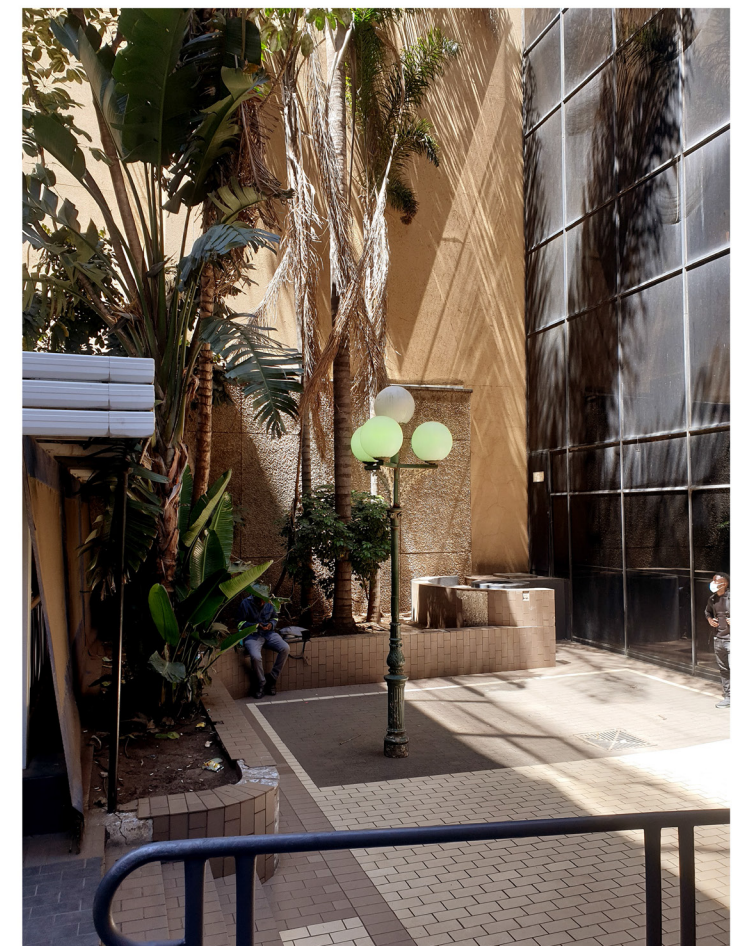


Fig. 41: Photographs of the Koedoe arcade and Opera plaza (Author 2021)

3.2

THE SITE

The site is located on Madiba Street to the north of Church Street and west of Lilian Ngoyi Street. The block contains the Queen Street Mosque and an internal pedestrian street. It is in this block that the arcade network stops.

The site selected due to its potential to link to the arcade network to the south, based on its proximity to high informal street activity and the presence of open residual space within the block interior.

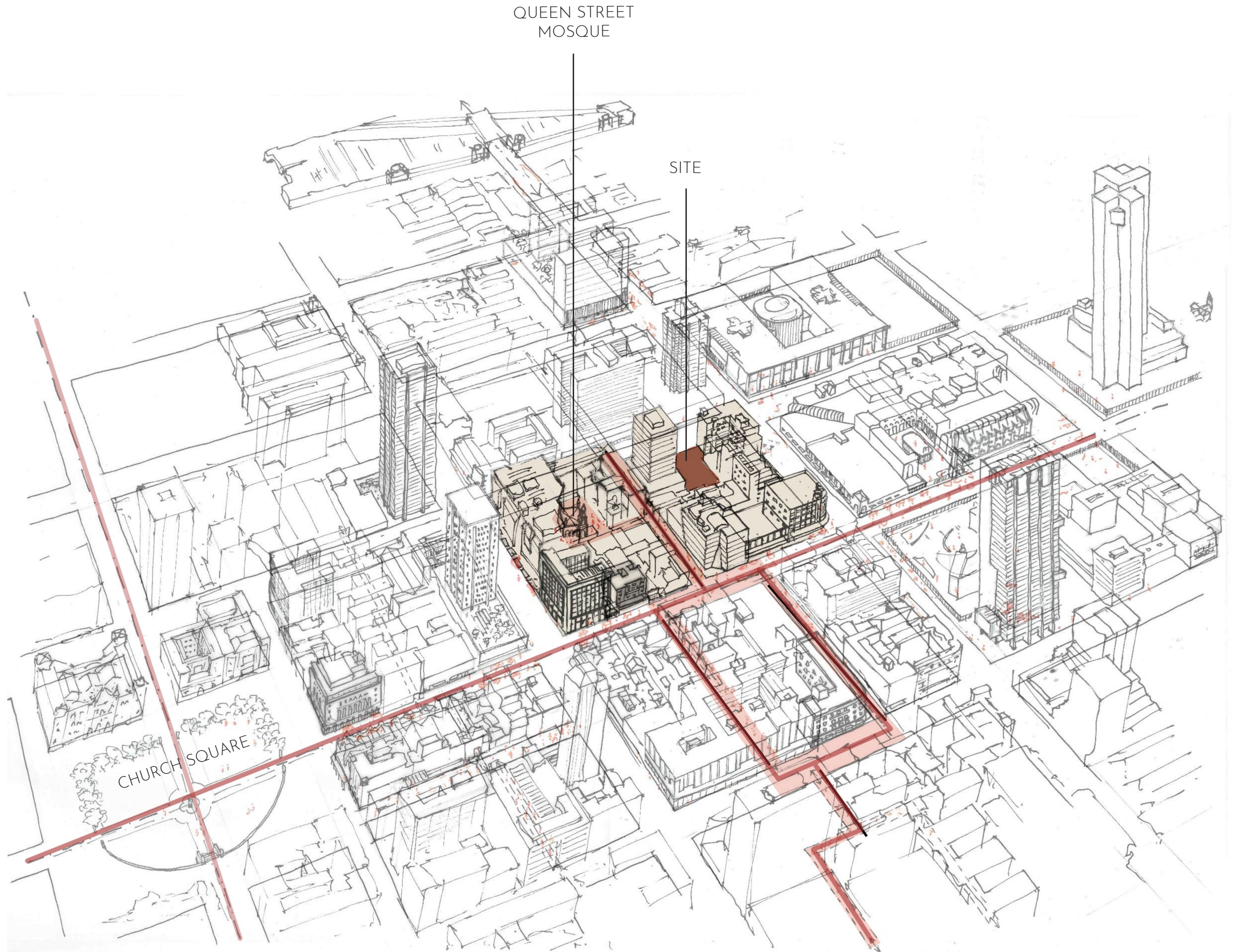
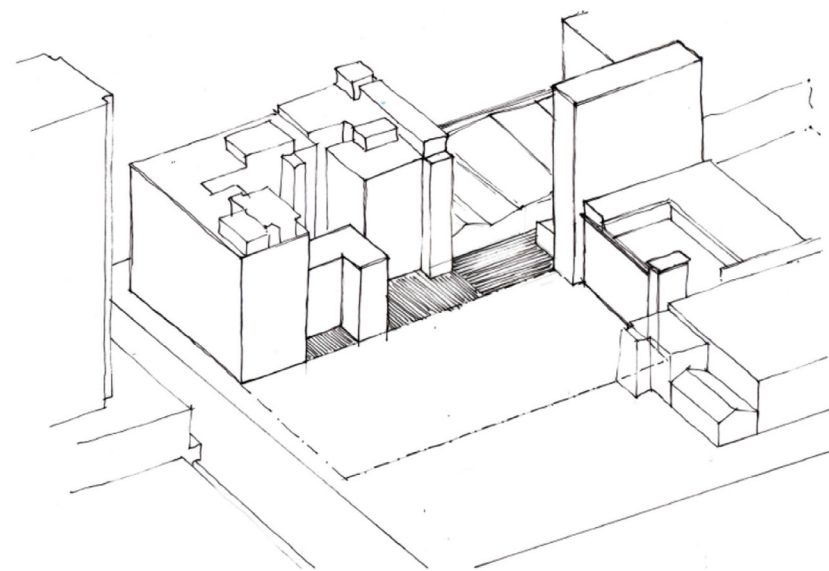


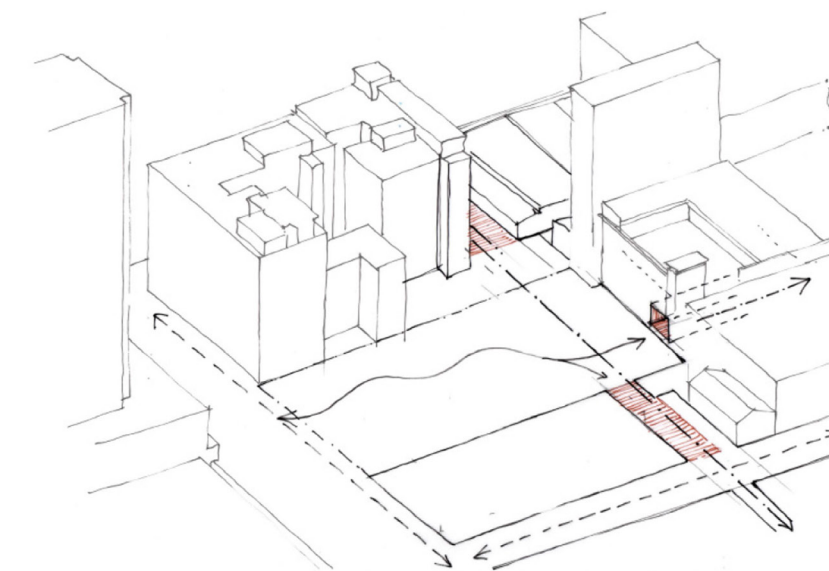
Fig. 42: Location of the site (Author 2021)

THE SITE VISION

The design aims to create new links to the surrounding arcades, courtyards and streets. Existing structures to the west and east of the site will be partially demolished to create new openings. The Shoprite to the south of the site currently have two entrances. One on church street and another that spills out onto the site. The Shoprite is currently used as a threshold between the Madiba street and Church street.



SETBACKS HAVE POTENTIAL FOR SHARED COURTYARDS



POTENTIAL FOR NEW ARCADE CONNECTIONS

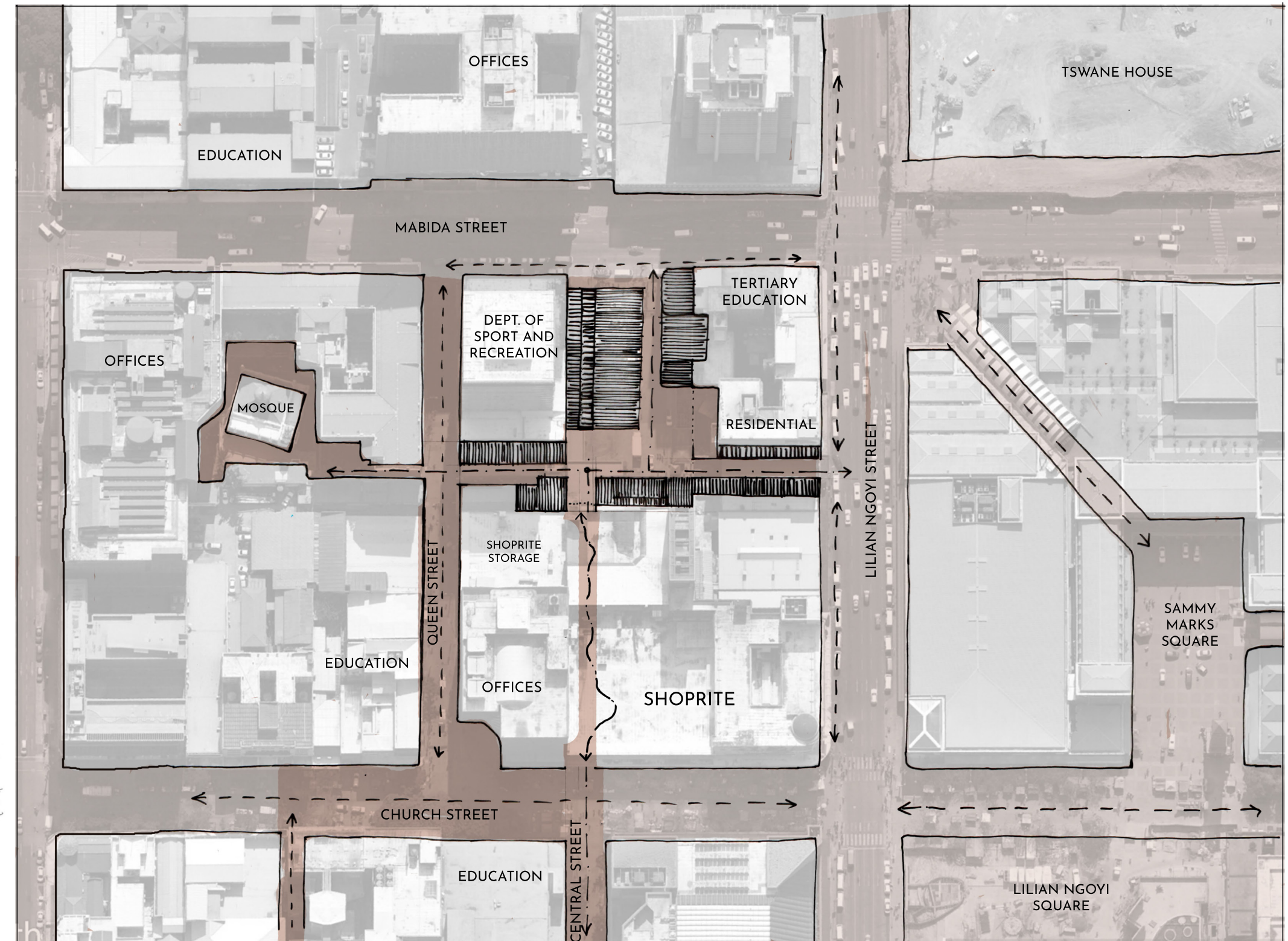
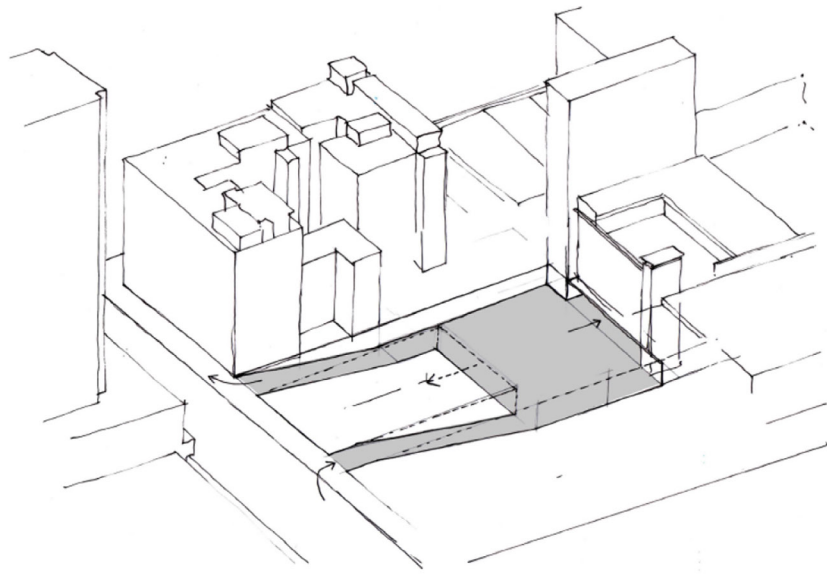


Fig. 44: Site vision (Author 2021)

Fig. 43: Site diagrammes (Author 2021)

THE SITE AS LATENT SPACE

The site currently functions as the delivery yard for the Shoprite. It is framed by two ramps on either sides that lead trucks down into a basement delivery area no longer in use. The existing basement is located underneath the Shoprite and a portion of the proposed site. The site is contained on three of its edges by multi-storey buildings. The edge face the street is set back, which created the opportunity for taxi operators to appropriate the sidewalk as parking.



EXISTING BASEMENT FOR DELIVERIES TO SHOPRITE



STREET EDGE TYPOLOGY
SOLID FACADE WITH OPEN GROUND FLOOR



Fig. 45: Site diagrammes (Author 2021)

© University of Pretoria Fig. 46: Photographs of the existing site conditions (Author 2021)

ACTS OF REFUGE ON SITE

Temporary acts of refuge were observed on site. Workers take refuge from the sun underneath a staircase to socialise and eat lunch. Informal traders claim their portion of the sidewalk to sell food and goods. In front of the site, taxi operators use their taxis to demarcate space for them to occupy. They temporarily claim ownership of a portion of the sidewalk that serve as a place of refuge.



Fig. 47: Photographs of acts of refuge on site (Author 2021)



Fig. 48: Photographs of the block's edges (Author 2021)

3.3

CONTEXT - SPATIAL PRACTICES

Through the lens of perceived space, the existing spatial practices around the site were observed, interpreted and represented from different users' perspectives.

STRANGER

The first map from the perspective of the stranger, explored the contrast between the street and the urban interior. The street is a place of anonymity, transition and indifference. The arcades, internal courtyards and leftover spaces provide a sense of refuge, control and intimacy.

QUEEN STREET MOSQUE

SITE

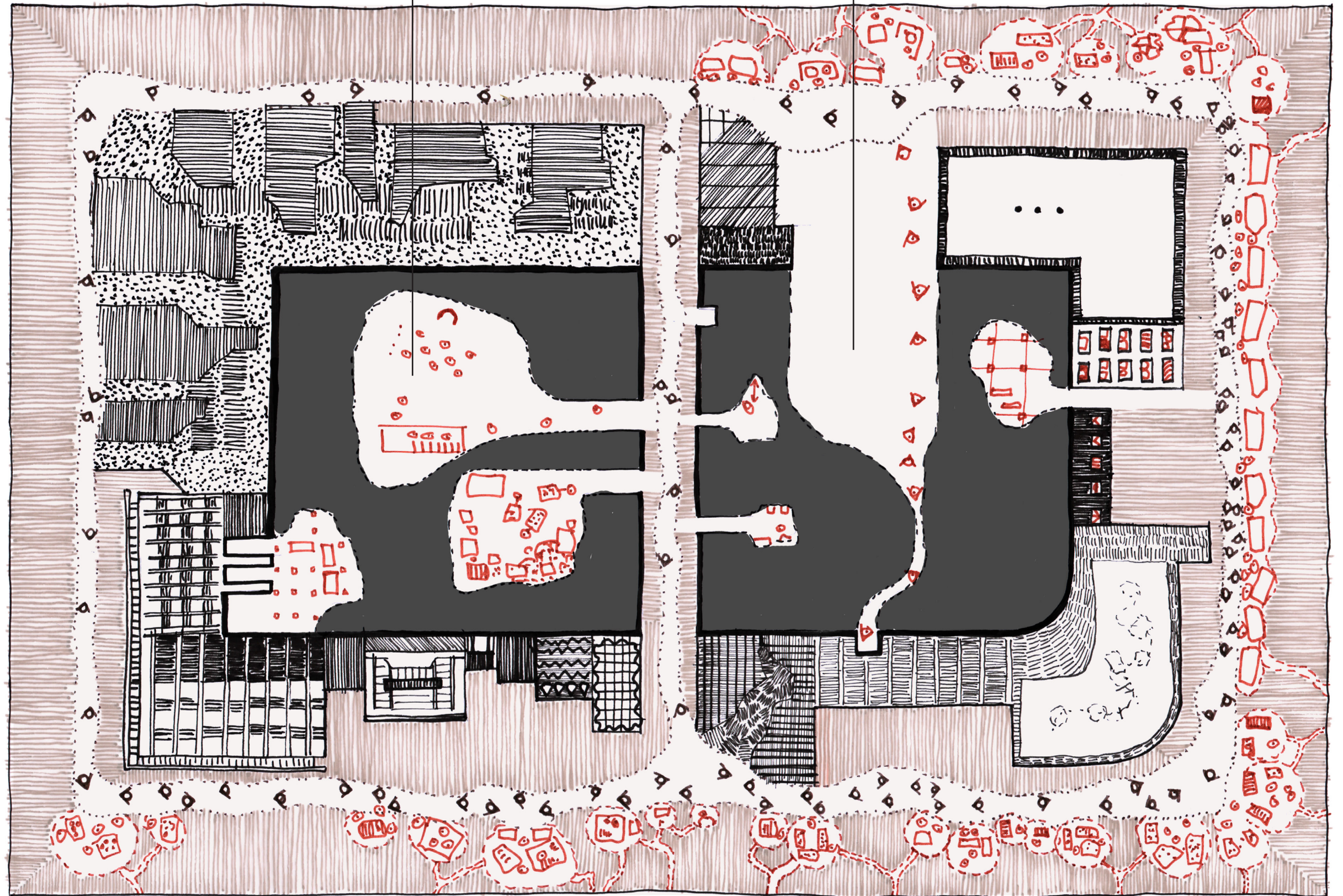


Fig. 49: Refuge and exposure (Author 2021)

INFORMAL STREET FOOD TRADER

The second map from the perspective of the street trader, explored the hierarchy of spatial ownership and encroachment on the sidewalk over time.

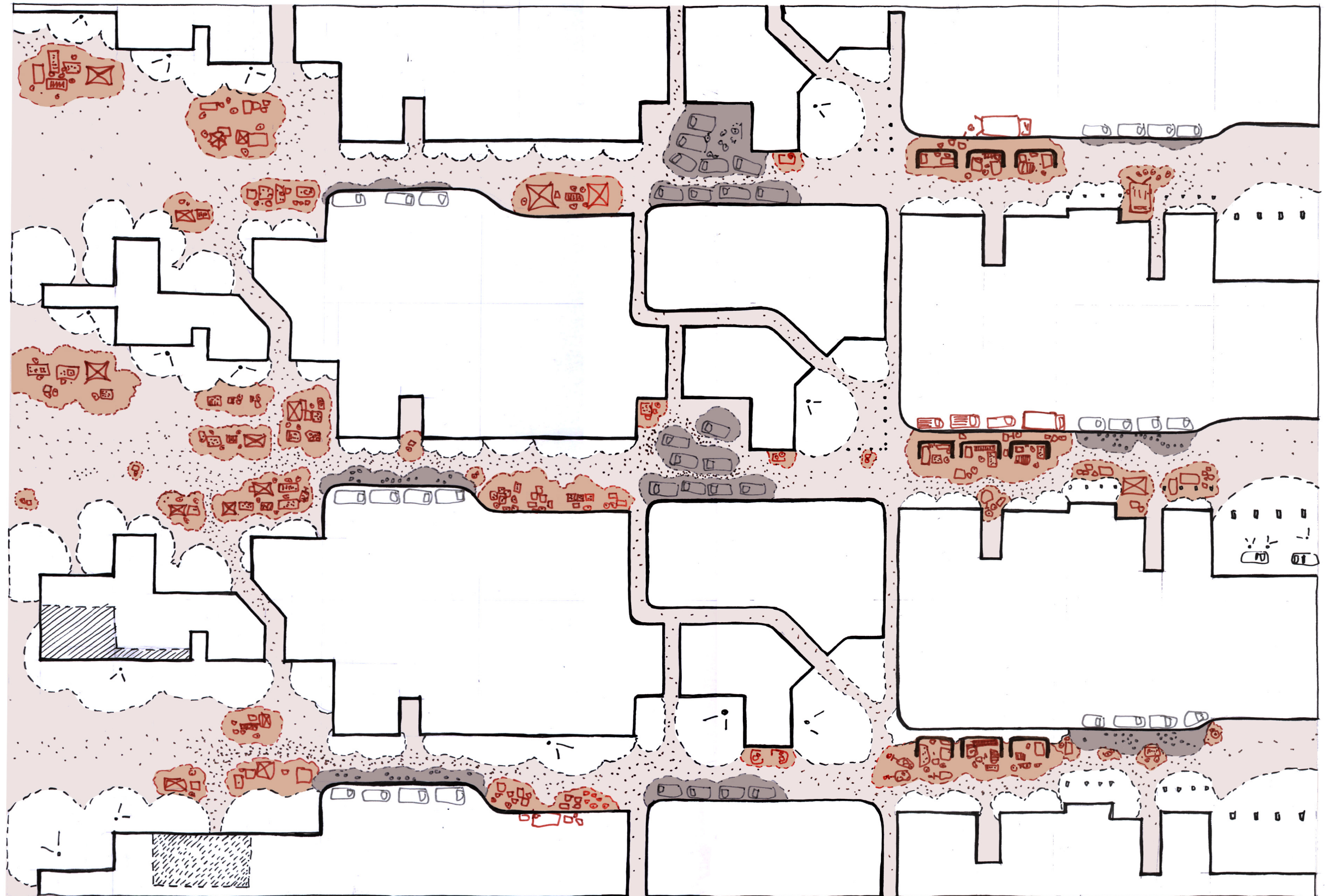


Fig. 50: Hierarchy of spatial ownership (Author 2021)

TRANSIENT WORKER

From the perspective of the transient worker, the mapping identified the site as an in-between place of dwelling along existing routes in the city.

The existing spatial practices have identified an inherent potential within the site to accommodate different acts of refuge such as temporary dwelling, claiming spatial ownership and escaping exposure.

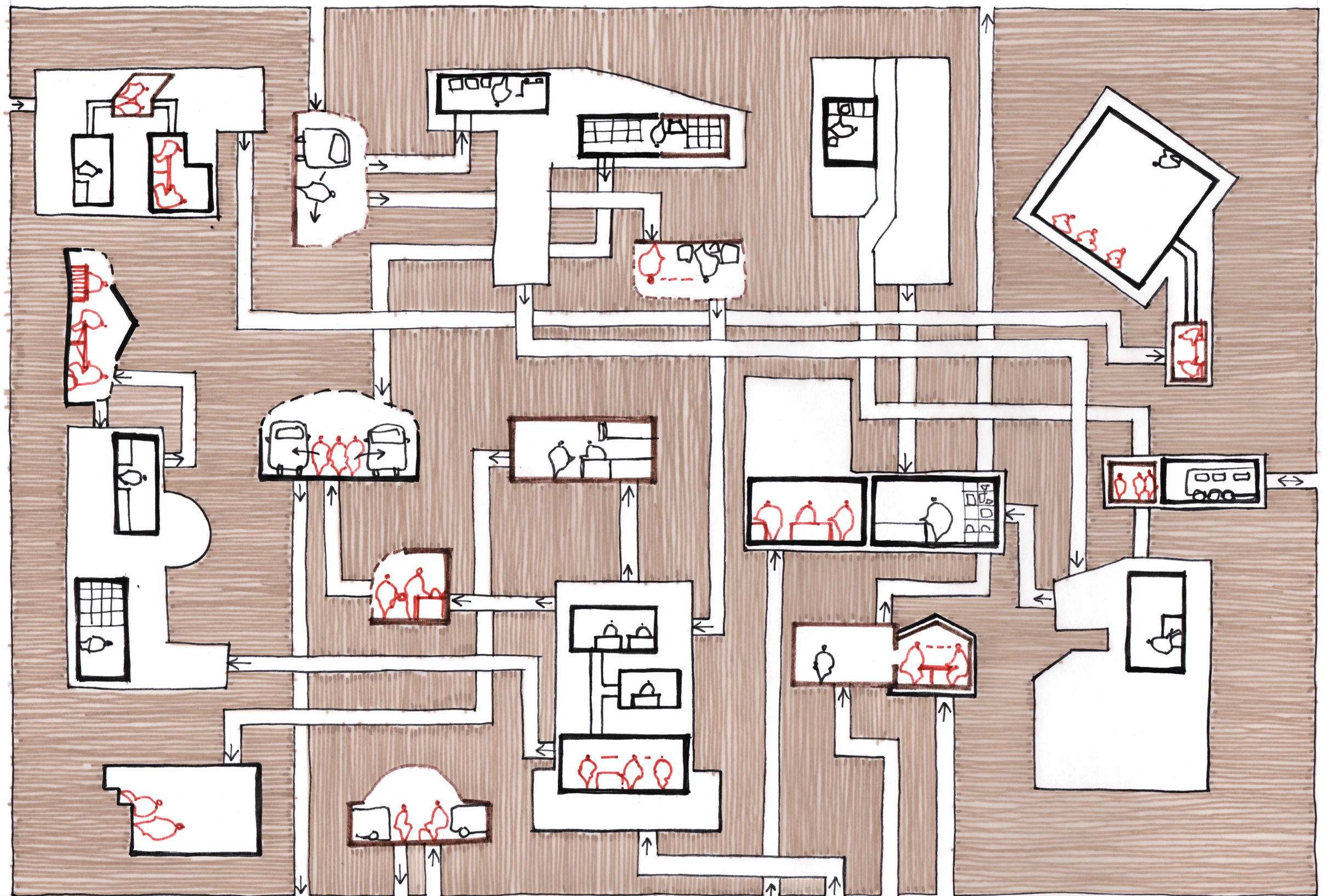


Fig. 51: An in-between place of dwelling (Author 2021)

3.4

CONTEXT - LIVE SPACE

Through the lens of lived space, the method of 'rhythmanalysis' (Lefebvre 1992) were used to study the exiting everyday rhythms and routes of the mobile dweller around the site. The potential for new activities and programmes as an extension of their daily routines were also explored (coloured in red).

Four types of mobile urban dwellers were identified. The student is in need of a place to study, read, eat lunch and hold events. The worker desires a place to buy food, rest, eat lunch and meet friends. The street food trader is in need of a place to cook, to sell food, socialise and rest. The mosque visitor from the nearby Queen street mosque requires a place for community gatherings, social events and festivals.

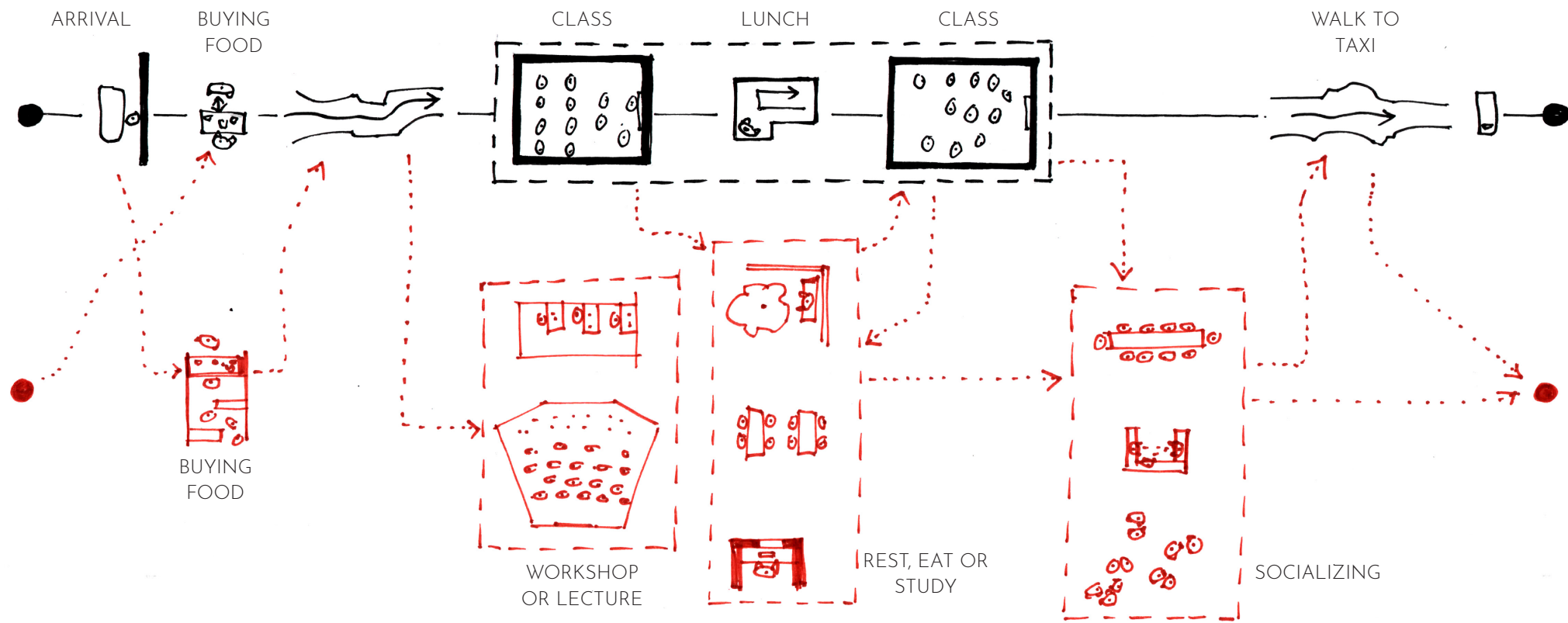


Fig. 52: Daily routine of the student (Author 2021)

THE STUDENT

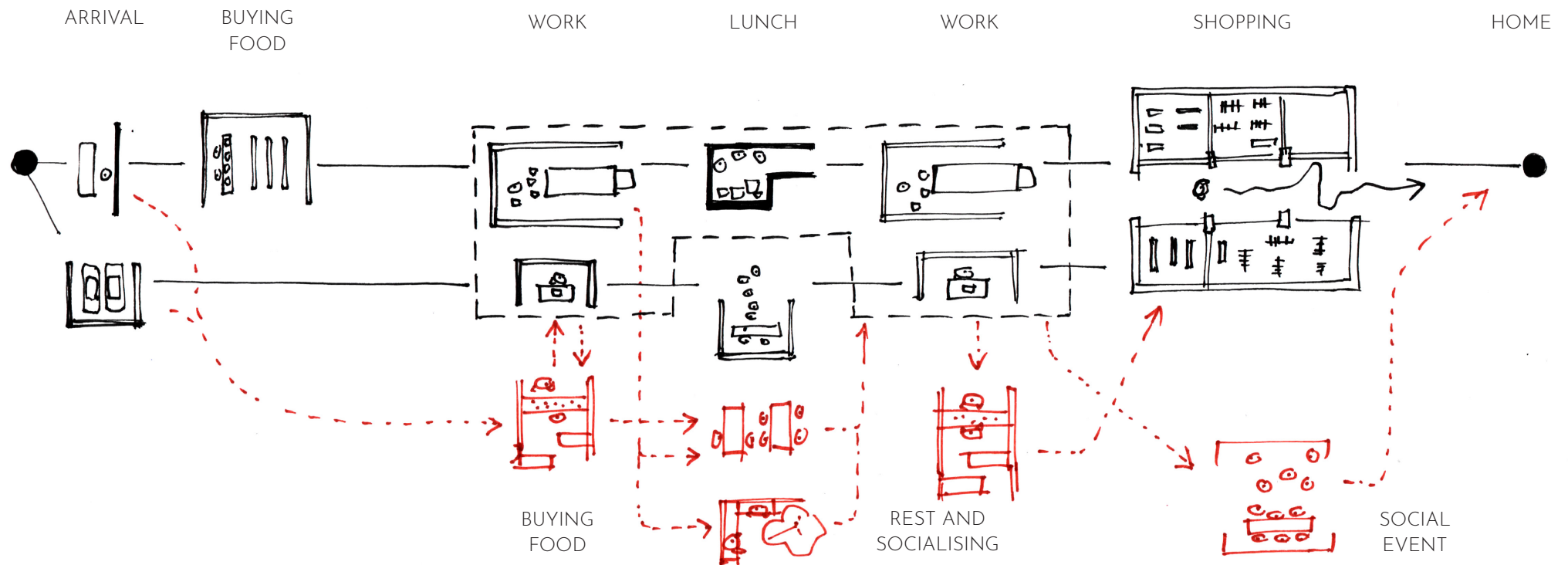
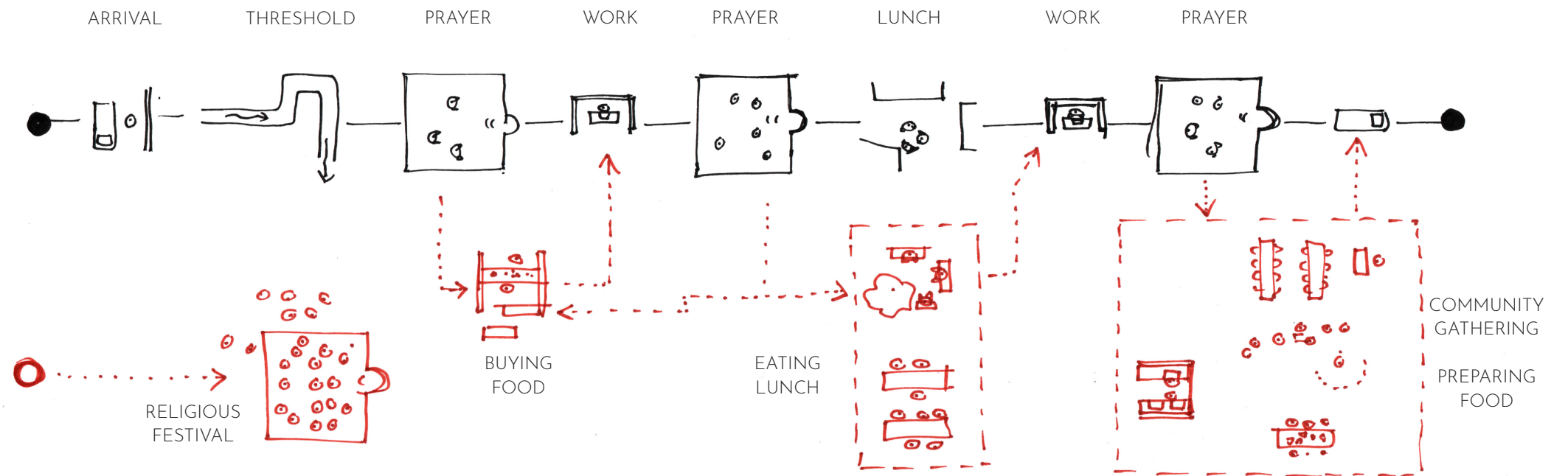


Fig. 53: Daily routine of the worker (Author 2021)

THE WORKER



MOSQUE VISITOR

Fig. 54: Daily routine of the mosque visitor (Author 2021)

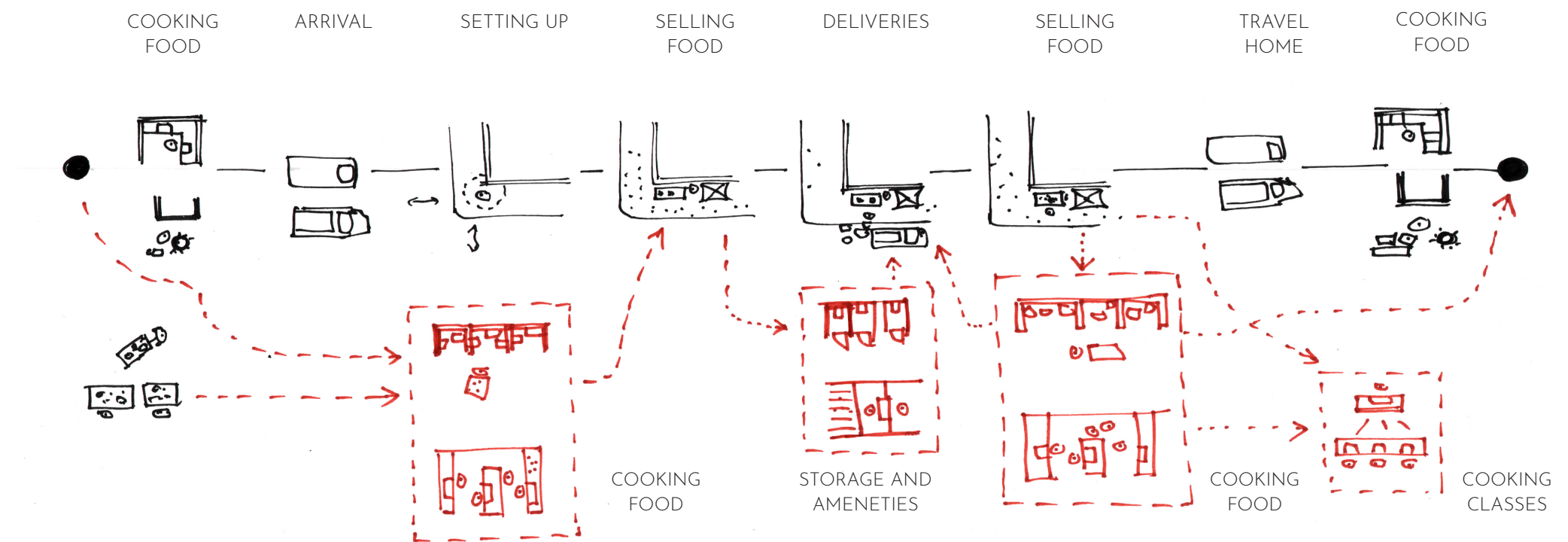


Fig. 55: Daily routine of the street food trader (Author 2021)

THE STREET FOOD TRADER