

BURGERSPANK

Methodist City Mission

TLF

UNISA Little Theatre

Tshwane Secondary School

Potter's House

Melrose House Museum

Tshwane City Halls

Ditsong Museum

Burgers Park

Burgers Park Lane

- BRT Route
- U3/A Class 3/A District Distributor
- BRT (A Re Yeng) Route
- U2 Class 2 Metropolitan Distributor

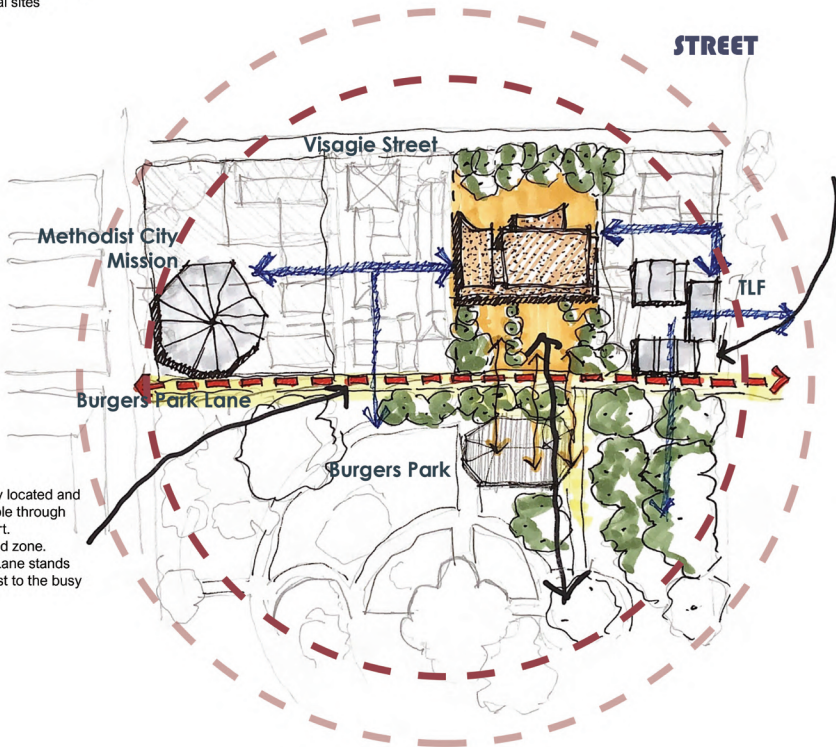
CULTURAL & EDUCATIONAL SURROUNDS

Situated near many religious, historical, cultural and educational sites

LOCATION



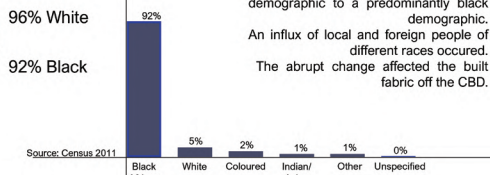
STREET



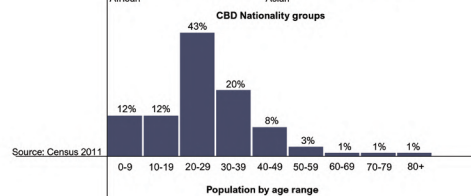
ROADS

Site is centrally located and easily accessible through public transport. Highly trafficked zone. Burgers Park Lane stands in stark contrast to the busy surrounds.

DEMOGRAPHICS



Since the formation of a democratic South Africa in 1994, Pretoria Central shifted from a predominantly white demographic to a predominantly black demographic. An influx of local and foreign people of different races occurred. The abrupt change affected the built fabric off the CBD.



ZONING

Site zoned as Residential 4. Located in the vibrant mixed-use CBD.

POLICY SUPPORT

Tshwane Inner City Development Strategy (ICDS)

1. Tshwane as Cultural City (developing a tourism niche)
2. Tshwane as Capital City (increased quality of CBD)
3. Tshwane as Investment Node (enticing environment)

BURGERS PARK



- Municipal
- Business 1
- Educational
- Residential 4
- Special
- Government
- Public Open Space

CONTEXT ANALYSIS

HERITAGE MANAGEMENT

Urban heritage is seen as "... a mindset, and understanding of the city, or part of the city, as an outcome of natural cultural and socio-economic processes that construct it spatially, temporally, and experientially... [I]ts usefulness resides in the notion that it incorporates capacity for change"

- UNESCO (Clarke & Kuijpers, 2015)

then now

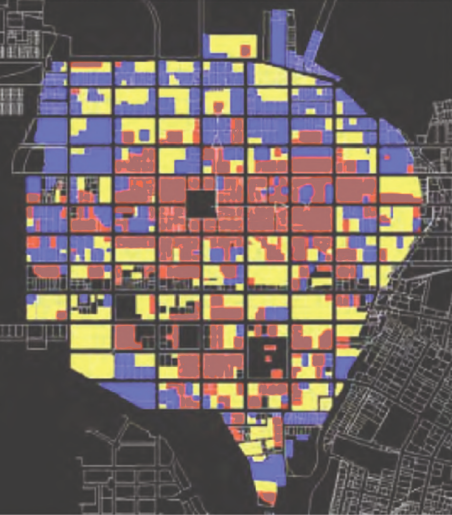
Heritage management =
monument focused
preservation of static tangibles
intolerance to change

No change = No development

Human nature + cities = inherently changing

Focus shifted to socio-economic needs of
community (Swart, 2010)

CBD HISTORAL MAPPING



(Clarke & Corten, 2011)

■ Contributing ■ Neutral ■ Disturbing

PTA CBD HERITAGE



39% of Pretoria CBD buildings are heritage structures

Only 19 are listed

Reasons:

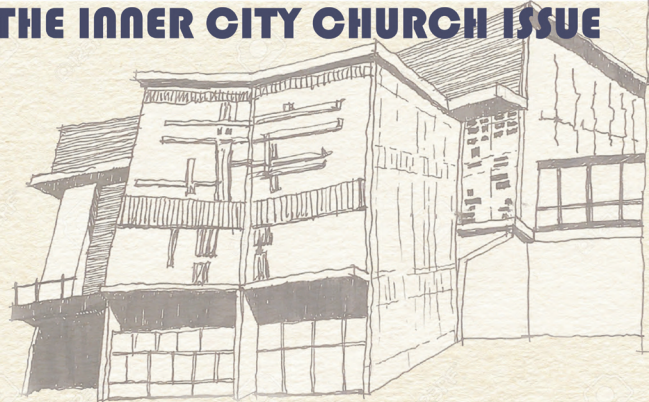
- Mostly Modernist [misunderstood & under-valued]
- Infrastructural decay due to social and economic decline
- Decentralization

(Donaldson, 2011)

THE INNER CITY CHURCH ISSUE

- Mono-functional & underutilized church spaces -
- Limited interaction of church buildings with surrounding context -
- Static infrastructure unable to adapt to programme changes -
- Lack of contribution to public spaces in city -
- Limited integration between church | housing provision | community facilities -
- Lack of green space as part of church facilities -
- Church buildings as static objects in the landscape -
- Lack of social involvement in church buildings -

(Swart, 2010)



DEEPEDED FACADES



SURROUNDING MODERNIST FABRIC

MASSIVE CONCRETE STRUCTURES



INTRICATE BRICKWORK

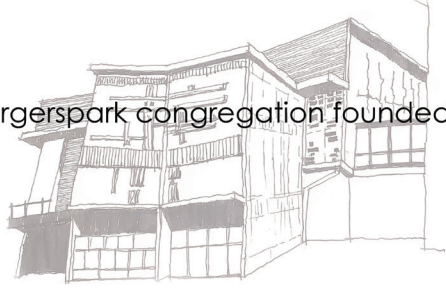
GRID FACADES

PILOTS

RIFE SOLEIS

HERITAGE CONTEXT

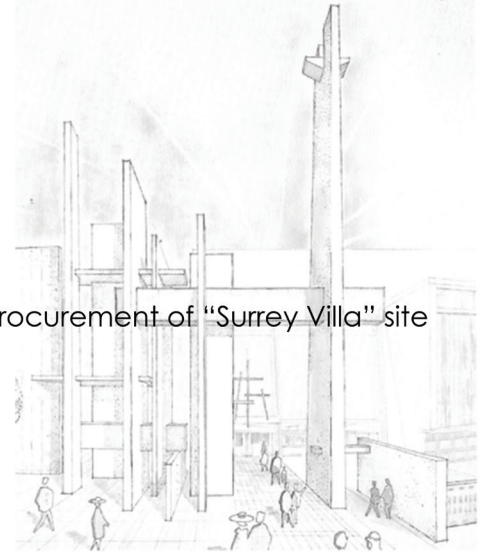
Burgerspark congregation founded



19
52

Procurement of "Surrey Villa" site

19
54



Inner city population explosion



3000+ members
Called themselves a "Gemeentesentrum"

19
61

Foundations are dug

19
68



Burgerspark is opened

Brought a **dynamic revival** in the inner city religious structure.
Served mainly government employees and students.
Church as reprieve in the materialistic city.
Dynamic community.
Bible study Wednesdays - 200 people.
Homeless issue in Burgers Park.

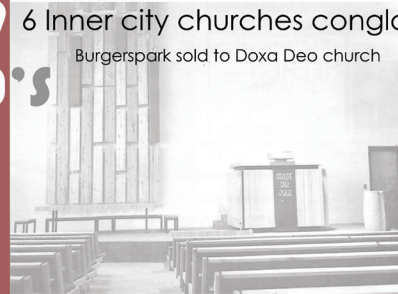
Speeches, games nights,
classes and actual conversations, film viewings,
badminton, worship evenings.

19
69

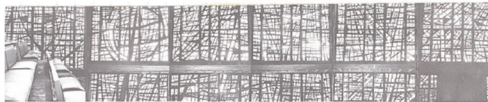
6 Inner city churches conglomerated

19
90's

Burgerspark sold to Doxa Deo church



Curtains introduced over windows



20
20's

Concrete elements
painted multi-colour

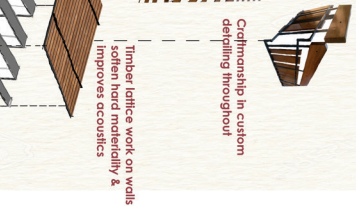
20
23



BUILDING TIMELINE

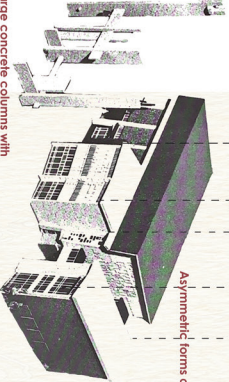
HERITAGE VALUE

ORIGINAL LAYOUT & USE

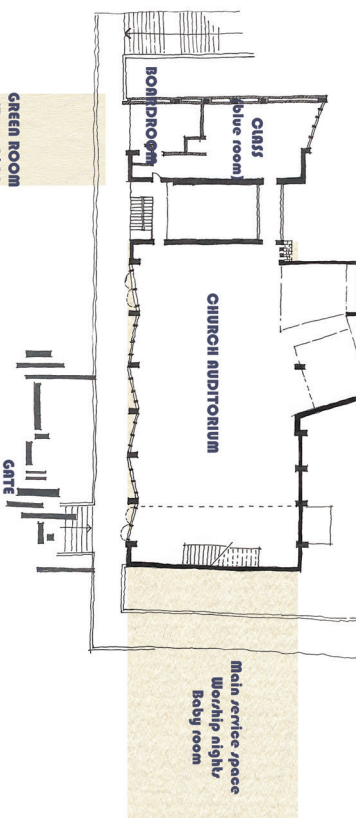
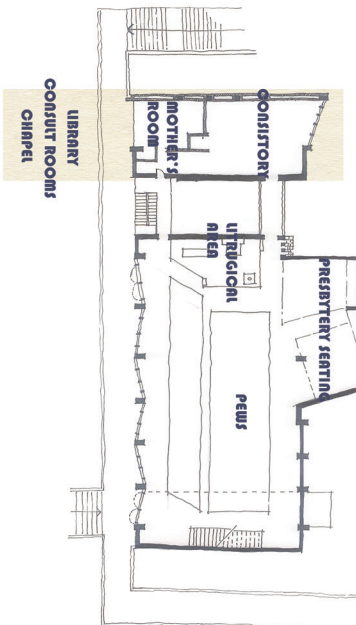


Structure timber ceilings, concrete structure & brick walls in perfect condition

Explosive brickwork on facades - attention to detail and craft



Large concrete columns with subtle cross symbolism serve as entrance into holy space



EXISTING LAYOUT & USE

HERITAGE CONDITION

admin block

hall, foyer, kitchen

auditorium

exterior

ORIGINAL CONCEPT

A city congregation in a city building. In a setting of post-industrial noise outside, the steps of a journey for the searching soul, crossing through the massive concrete expanse of columns, you enter the expansive congregational space through small entrances - emphasizing community unity in Christ. The liturgical area and preaching of the word was given permanent prominence inside. Beauty is symbolically manifested to urban exterior in an understated manner.



6 large dalle de verre windows designed by Leo Theron. Depicts theme, "from Darkness to Light". Each panel depicts a festive time in the liturgical year. 5 tons coloured glass imported from Saint Gobain, France. Biggest dalle de verre work in any church in South Africa.

Spiritual value: transforms everyday light into the inner light of the Spirit. Creates feeling of meditation and receptiveness for the word.

FESTIVE PERIOD	COLOUR	LITURGICAL SYMBOL
1. The Passion of Christ	Purple	Crosses and cup
2. Easter	Blue	Circle
3. Ascension	Green	Arch and dove
4. Pentecost	Orange	Cross and flames
5. Christmas	Yellow	Star
6. Second Advent	White	Morning Star

USERS



USERS



Tshwane leadership foundation uses container and classrooms occasionally. Parents enlist children to Doka Kids during service.

Black inner city Doka Deo community member.

EXISTING VALUE

Historical value	Social value	Technical value	Spiritual value
- Excellent example of Pretoria Regionalism - Relation to historic Burgers Park - Brought dynamic revival in 1980's CBD - Memory of Afrikaner prosperity under Apartheid	- Valuable to Doka Deo congregation and temporary students	- Quality of craftsmanship - Dalle de verre windows by Leo Theron	- Spiritual value to congregation - Utilized for worship nights

NG BURGERSPARK ORIGINAL SITE EXISTING SITE DOXA DEO TSHUWANE CENTRAL



HERITAGE VALUE MATRIX

SITE NAME: Dutch Reformed Church Burgerspark

REFERENCE NUMBER: 04/NGK

	AGE/RARITY	HISTORICAL/ ARCHITECTURAL	ARTISTIC/ AESTHETIC	COMMEMORATIVE	USE/ECONOMIC	SOCIAL	NOSTALGIC	TECHNICAL	SPIRITUAL
SURROUNDINGS	Surrounding CBD showcases signs of decay as well as new developments; layers of the ages.	Modernist character of area emphasizes importance of conservation of architectural styles.		Area stands as evidence of radical development of Pretoria under Nationalist rule in 1900's.	Area serves wide range of economic functions – institutional, educational, commercial.	Residential nature of area provides market for religious institutions and ensure constant inhabitation; street has value for homeless community as churches provide for them.	Nostalgic value for previous demographic group that resided in inner city.	Quality of construction and craftsmanship evident in condition of modernist buildings.	City block houses many churches, serving the street, area and wider Pretoria.
SITE		Relation to neighbouring Burgers Park – Pretoria's first botanical garden.			Container office on site used as lettable space for additional income; site well located within CBD; open space available for reuse.	Although no dedicated space here for, site utilized as social space for students and employees of church.			Large concrete columns in cross form serve as portal into holy site.
STRUCTURE	Design was radical for Dutch reformed Church at the time.	Initial church brought dynamic revival in inner city religion, moving from stoic religious practices to more modern.	Asymmetrical nature of building creates sense of movement in solid structure.	Separate consistory wing speaks of past use as NG church; now used as classrooms.	Hall rentable for events; all areas still in use, although programmes somewhat changed.	Visible accessibility in large ramp running outside. Building reintegrated into context to compliment current community identity.	Evokes strong memories for previous congregation (including students, ministers, residents) of previous success of church.	Building placed back from busy Visagie Street with thick concrete wall to north to block out noise.	Doxa Deo church serves as spiritual reprieve for their congregation.
SPACE PLAN	Main church space unusually placed on second level above hall. Entrances to side – usually entrance placed opposite liturgical area.	Presbytery seating was located in wing of L-shaped plan, distinctly removed from congregation as was custom in early modernist churches.		Interior space plan speaks of organization of programmes in previous church – now adapted to resemble auditorium.	Interior space adapted to form auditorium space, with stage, moveable seating and instrumental space – ensuring use value in current Doxa Deo.	Plan adapted to form less rigid organization than previous NG church, accommodating for modern congregation.	Remnants of organ, pews, liturgical area, etc. invoke memories for previous congregation of NG church.	Detail and craftsmanship of original design evident throughout, though compromised in certain areas.	Plan adapted to accommodate new form of spirituality now present in church (more praise and worship oriented).
SKIN	Rare intricate brickwork on facades; original skin elements painted over in some instances.	Thick concrete/masonry skin on northern façade for acoustic measures.	<i>Dalle de verre</i> windows spanning south wall serve as massive publicly accessible art.		Durable materiality ensures low maintenance.			Large, stereotomic skin softened by crafted brickwork and <i>dalle de verre</i> windows.	Contrast of solid/window skins create an intimate/ethereal space.
SERVICE					Ventilation and lighting through structure separated to simplify operation of each.			Timber lattice work over concrete structure intended to improve acoustics – marginally effective.	Ample diffused natural lighting through <i>dalle de verre</i> windows now obsolete due to heavy curtains and fluorescent lighting.
MATERIALITY	5 tons coloured glass imported from France Most floor finishes replaced. Wooden parquet flooring painted over; various concrete elements painted over; northern <i>dalle de verre</i> window painted over; carpets over original slate tiling. Layers of renovations evident.		Coloured windows create play of light on remaining leather pews.		Structure in concrete and masonry and timber lattice work throughout remains unchanged and in good condition.			Carefully crafted materiality now replaced with mass-produced products, increasing value of remaining materiality.	Materials adding to spirituality of space (windows & natural, honest materiality of furniture and floors) are being removed/changed.
FURNISHING	New chairs, stage and technical equipment stand in contrast to original structure.							Unique, crafted casework (like pulpit and pews) removed, decreasing technical quality of interior. Timber panel work behind pulpit removed, decreasing acoustics.	
SYMBOLISM/ ORNAMENTATION	Original symbolic elements (in brass and concrete) now in background of new Doxa Deo banners and signage.		Leo Theron windows depict theme "From darkness to light," through representing 5 festive events of liturgical year.					Cross work in masonry, concrete and brass speaks to level of craft in original design.	Progression in lightness of windows towards front of space emphasized liturgical area; northern window (now painted over) bathed important area in light.
LIGHTING	New fluorescent lighting stands in contrast to original artistic windows; original pendants removed.		Coloured windows serve greatest artistic value in building, both in church space and consistory wing.		Current artificial lighting serves function of space as auditorium.			<i>Dalle de verre</i> windows one of Leo Theron's biggest church works, who pioneered method in South Africa.	Ethereal feel of <i>dalle de verre</i> windows obstructed by paint, curtains, and fluorescent lighting.

STATEMENT OF SIGNIFICANCE

The church sits right opposite the historic Burgers Park. The building was designed by well-known church architect Daan Kesting. His design is a beautiful example of Pretoria Regionalism. The building structure remains intact, a testimony to the quality of construction, craftsmanship and materiality. The massive *dalle de verre* works by Leo Theron is precious and the biggest of his 210 church works. However, the interior has seen many unsuccessful alterations. The building is of social significance as a precedent for post-apartheid demographic changes and the result thereof on the built environment. The building managed to shift from a conservative Afrikaans church to a modern church serving the black community, thus retaining its contextual significance.

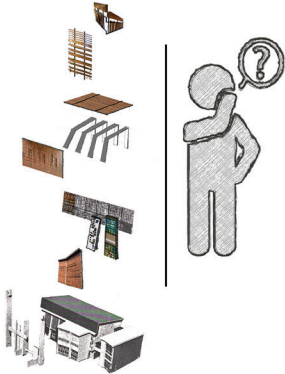
HERITAGE VALUE MATRIX

MAIN ISSUES

Heritage. not Use

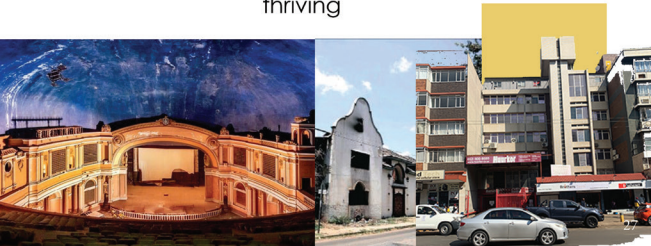
HERITAGE DISCOURSE

Disconnect between expert & user value of modernist spaces



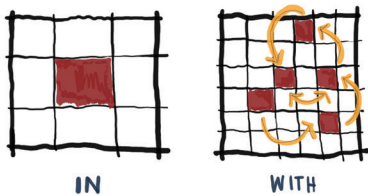
CONTEXTUAL

Pretoria CBD Heritage is surviving, not thriving



SOCIAL

Increasing secular society = church buildings isolated from large portion of society

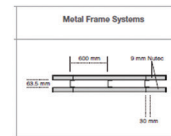


SITE

Underutilized precinct
Interior was gutted
Unawareness & disregard for architectural value

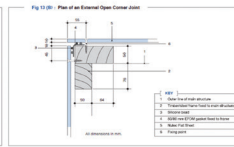
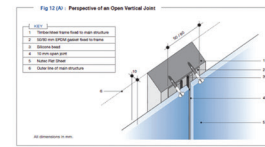
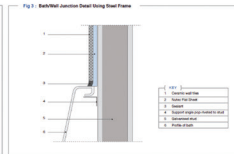
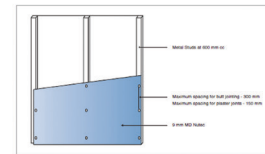


Detail 5 - Nutec wall system



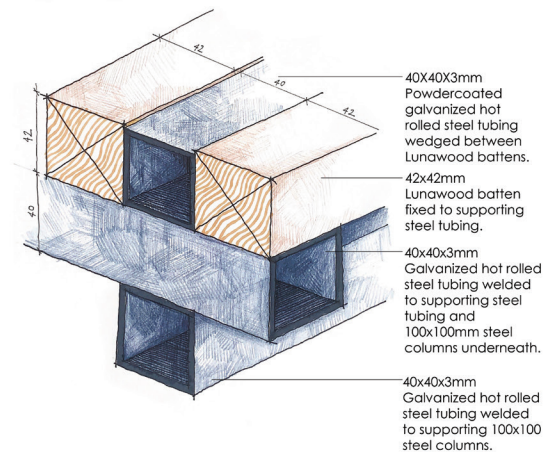
Exterior wall systems:

10mm Nutec Plain High Density Flat sheet construction as used in Prefabricated housing, fixed to steel framing with 35x5.5mm self tapping countersunk screws.



Note: Images obtained from Nutec website (2023)

Detail 6 - Terrace structure



Detail 8 - Marley SolteQ PV Solar Roof Tile



Output capacity per tile	29,58 Wp (Watt Peak)
Outputm2	147,9 Wp (5 x Marley SolteQ Tiles)
Cell Material	Monocrystalline Silicon
Cell Size	156 x 156 (6 per tile)
Module Dimensions	420 x 580mm
Weight per PV Tile	approx. 4.125kg
Weight per m2	approx. 14kg
Effective cell angle range	3 to 90 degrees

Note: Issues surrounding south facing angle and shade - 10-12% efficiency will be lost. However, due to higher efficiency of Marley Panels at lower light levels and still generating in shaded areas, makes it perfect solution for properties that do not offer ideal circumstances. If roof pitch is not ideal (26°) will only lose 1-1.5% of max solar output possible. To compensate for lower pitch, number of tiles can be increased.