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Site context:

Current situation on the proposed site:

1. Form and Space

The proposed site is defined through existing buildings that neighbour the site to the east and to the south. On the southern side is a 19-storey office building (approximately 66 metres in height) and the building on the east is a seven-storey office block of 25 metres high. Each of these buildings have prominent horizontal facades that frame the proposed site, this is a prominent feature of the site that is important to the development of the building and to the development of spaces that are within and around the design school.

To the west is Bosman Street (refer to fig 1); this one-way road carries heavy traffic during morning and afternoon rush hours. Traffic moving towards the north on Bosman Street is high speed and dangerous for pedestrian usage. Because Bosman Street has four lanes and singular in direction, the road is seen as a strong pedestrian boundary towards the west.

On the northern boundary is Minnaar Street (refer to figure 2), a bi-directional inner-city street that connects all the busy routes entering and exiting the inner city. Minnaar is a relatively

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slow moving street that is not very busy during the day thus allowing for safe pedestrian movement. The street is narrow, this allows ease of use by pedestrians.

Minnaar and Bosman Streets are lined with large Jacaranda trees on both sides. This adds to the architecture and space of the streets acting as a



Fig 2. View from site towards City Hall in the north



Fig 1. View towards site across Bosman Street from the west

roof over Minnaar Street and thus enclosing the street from the top and framing it on each side. The trees create two spaces apart from the proposed site: a street room and a pedestrian corridor along the boundaries of buildings.



Fig 3. View of Minnaar Street and Bosman Street intersection showing fire brigade to the left and the ambulance building to the right

2. Flow of energy

Paul Kruger Street is a very important source of energy as it is a major axis within Pretoria along with Church Street. Paul Kruger provides access into the CBD and connects Church Square and the Pretoria train station, to the south east of the site. The street is always busy during the day and is bi-directional having two lanes southbound and two northbound. Paul Kruger Street is lined with commercial activity at street level providing services for pedestrians and people

moving from the station to the inner city and vice-versa.

Bosman Street is a high-energy street due to a high velocity traffic flow northerly in direction to the inner city, from the Bosman Street station in the south. Pedestrian movement is of high volume past the site particularly during early morning and late afternoon as commuters move to and from the city to the station. Lower down in Bosman Street commercial activity becomes prominent at street level. This function is addressed in the design as

commercial activity is introduced at street level on Bosman Street.

Minnaar Street has a positive flow of pedestrians in a friendly environment. The street has been developed to accommodate pedestrian movement and has features that promote pedestrian usage. This is a useful informant to the design of the design school in the precinct. Minnaar Street terminates in the east at Burgers Park. The park is currently used daily for relaxation and recreation. The park is a 700m walk from the design school along Minnaar Street.

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3. Space

There are a number of spaces accorded to the site directly, namely:

- The garden space in front of the city hall that leads into the entrance of the Transvaal Museum
- Minnaar Street and pedestrian space along both sides of the street
- Across Bosman Street is the fire station and the large open space in front of the garages



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|-----------------------|---------------------------|-------------------------|
| 1. SITE | 5. BURGERS PARK | 9. FIRE STATION |
| 2. PRETORIA CITY HALL | 6. PRETORIA TRAIN STATION | 10. BEREA SOCCER FIELDS |
| 3. TRANVAAL MUSEUM | 7. BOSMAN TRAIN STATION | 11. SALVOKOP PRECINCT |
| 4. MELROSE HOUSE | 8. AMBULANCE BUILDING | |

Fig 4. Aerial photo of south-west quadrant of Pretoria CBD

- Lastly the framed space of the site itself being defined by the tall facades of the neighbouring buildings
(Refer to figure 4)

These afore mentioned spaces are defined by their relationship to the proposed site, they continuously inform the design process. Important factors of spaces in and around the site are that they are each relative to their uses and participators. Each space has a linkage and this is maintained through the design of the school.

The site is encapsulated by the two tall buildings to the east and south respectively and this creates two walls that define the site as a room within the City Hall precinct. Being walled in by two buildings and a further wall of tree canopies make the space more intimate and separate the site from the rest of the precinct. This fact is addressed through the functions and uses of the building, the building is designed to bring the site space into the precinct and become actively involved with the precinct. The process of activating the site and building is

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generated through spaces that are used by participators in the precinct as well as by people who are directly involved in the design school. By making the building and all its users interact directly with the rest of the City Hall precinct, an active space can flow through the precinct during any time of the day. This is the biggest challenge for the design school.



Fig 5. Cooperation building on southern boundary of site



Fig 6. Photo of NZASM building on the Eastern boundary of site

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4. Articulation

Texture, light and shade, colour, form and materials:

The buildings to the east and south are concrete high-rise structures. Each different in their own right, but possessing similarity in articulation: The buildings are of concrete and have windows at each level being evenly spaced. The building to the south has horizontal steel louvers covering the first six levels where after the windows continue as stated above. An element of articulation found on each building is vertical concrete strips between every window; this is repeated on both buildings from the ground floor to the top of the building. Both buildings are coloured in an off-white painted finish. Most noticeable is the lack of interior-exterior exploration on each façade respectively, the fact that there are no balconies or other elements that spill from the interior of each building.

The site is well lit by the sun during the day, but is shaded by the eastern building in the first few hours after sunrise. Presently the site is used as parking for the building to the east (NZASM office building) and has a sand texture with no vegetation. On the northern and western boundaries are large jacaranda trees that line each side of Minnaar and Bosman Streets.



Fig 7. View of existing Minnaar Street pedestrian landscape

Minnaar Street has been designed and developed for pedestrian movement (refer to figure 7); usage is currently in good condition and being used responsibly by pedestrians. The northern side of the street has benches and drinking fountains but this is not the case on the southern side, the side directly adjacent to the site. The lighting on Minnaar Street is purpose built for pedestrian movement as at night, it is well lit and it is bright.

Bosman Street is under developed in terms of pedestrian landscaping and does not have lighting as Minnaar Street offers for pedestrians. The western side of Bosman Street, where

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the fire station is located, is paved and in good condition. The eastern side, directly part of the site, has a concrete walkway that is in bad condition.



Fig 8. View of Bosman Street on the western boundary of the site

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5. Surrounding Buildings:



Fig 9. NZASM building on the east boundary of the site



Fig 11. View from gardens at City Hall towards site in the south west



Fig 10. Cooperation building to the south of the site



Fig 12. View down Minnaar Street towards East with City Hall on the left



Fig 13. View of fire brigade to the west of the site across Bosman Street

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6. Conclusion:

With information gathered at site level and all influences related directly to the site and its immediate environment, the design is informed of all influencing factors and present participators. Herewith informed decisions are made and a successful study is achieved at the completion of the project.

On reflection, the operation of the building can be taken back to these few factors made mention of above and the appropriateness of certain design ideas can be made. Apart from the well defined and used City Hall precinct, the influence of an urban school is made prevalent of through this dissertation.