

Chp 1

CONTEXT:

- Site
- Historic Timeline
- Proposed Frameworks
- Site Parameters
- Land Usage
- Movement
- Site Perception
- Site Context

REASONS FOR SITE CHOICE:

The primary aim of the proposed Family Court is to have an ability to sympathise, listen, and justly assist its end users. For this reason the site of the old Synagogue and its southern periphery was chosen. The historic struggle which took place within the Synagogue, can be seen as a medium to which a victim reflects and can relate it as a stepping stone to their own 'shared' struggle and eventual success in a more humane legal system.

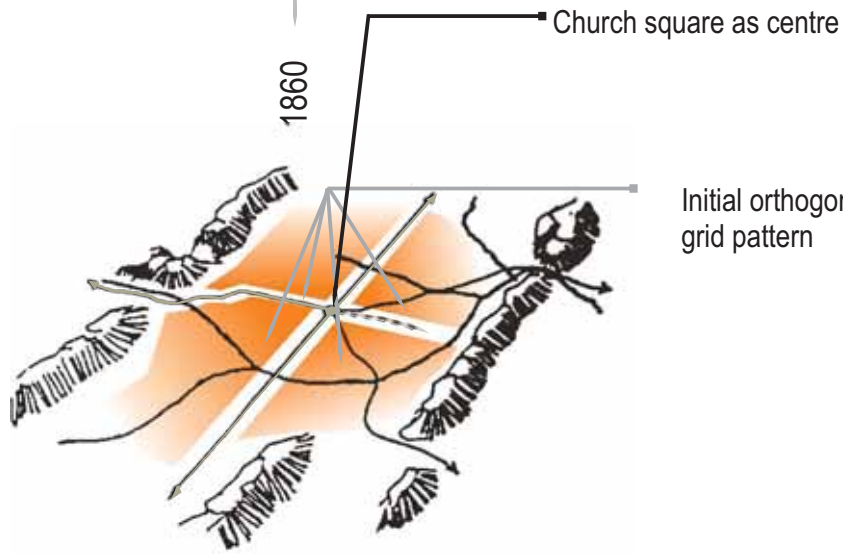
Another deciding factor for the site was the close proximity to other legally affiliated buildings, such as the High Court of Pretoria which could be used (in the unlikely event) as an overflow for detainees.

In the pages that follow a brief time-line study and introduction to Pretoria, the site and the Synagogue will give added perspective to the site.



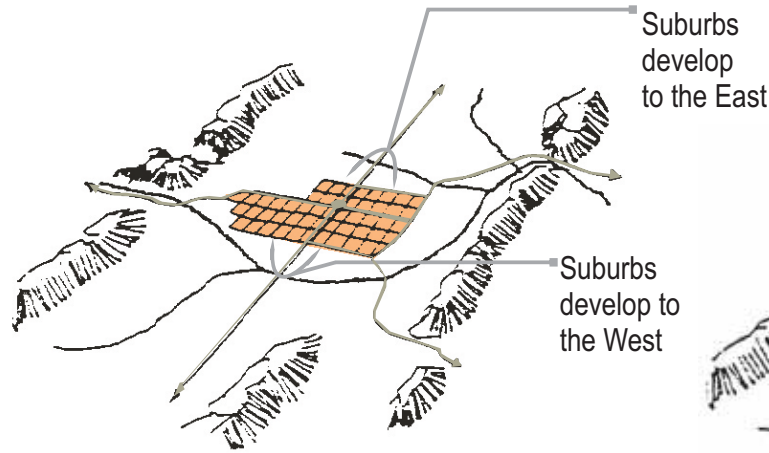
1-01
Supporters of Congress
Alliance Leaders in front of
Synagogue, Pretoria.1958-
1961

1-02
Fish eye perspective view of
site.

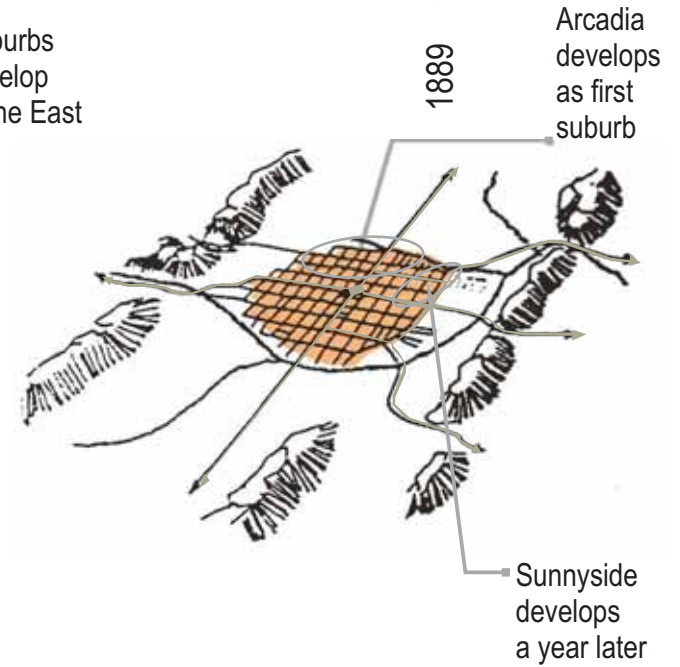


1-03
Development of Pretoria
1860

POST FIRST ANGL
BOER WAR



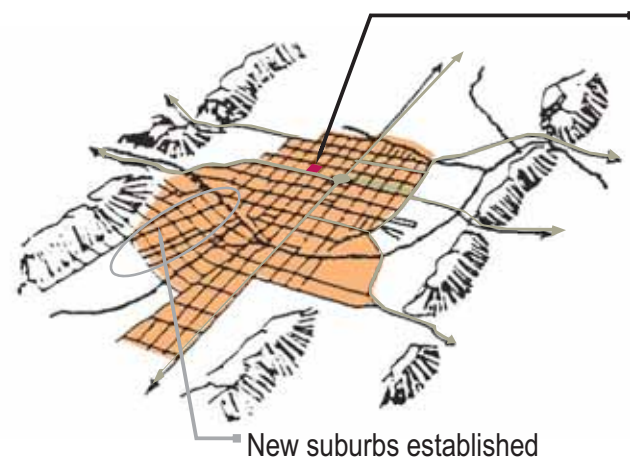
1-04
Development of Pretoria
post First Anglo Boer War



1-05
Development of Pretoria
1889

HISTORIC TIMELINE

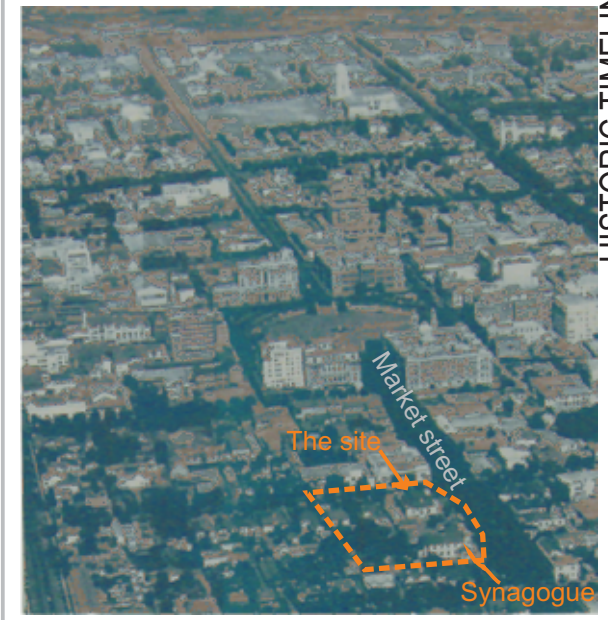
1899



- 1895 Erf 103 bought for Synagogue commissioned by Iber and Beardwood
- 1897 construction commenced

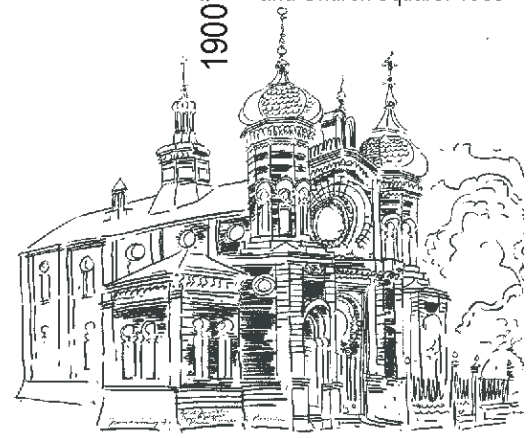
New suburbs established

1-06
Development of Pretoria
1899



1_07.1
Aerial photograph showing the then Market street (now Paul Kruger) and Church square. 1935

1900's



Old Jewish Synagogue

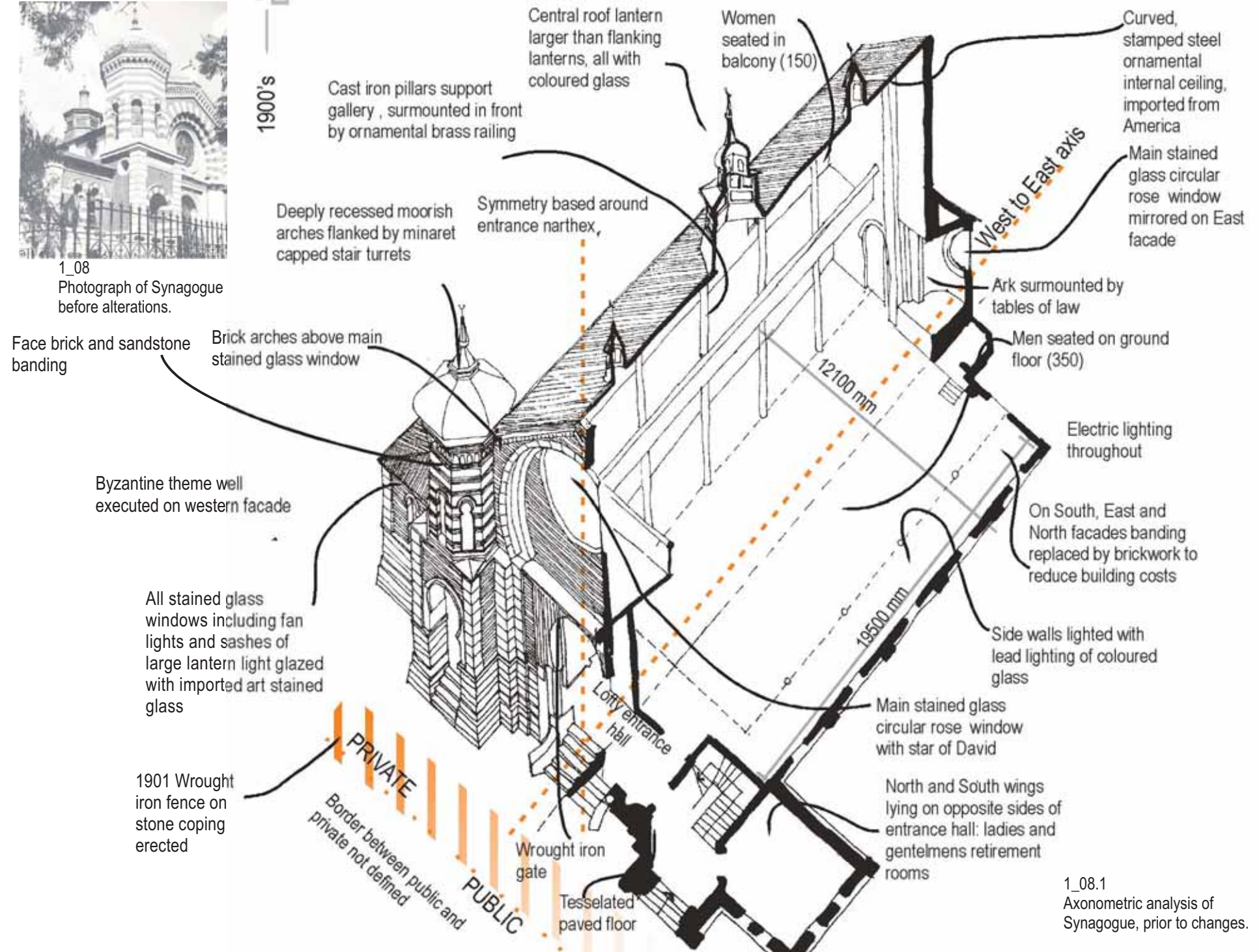
The historic significance of the old Synagogue on Paul Kruger street's historic significance lies deep in the Jewish community of Pretoria and Sammy Marks. Marks, who having strong connections with the Jewish community donated the bricks, electrical installations and often saved the Synagogue from bankruptcy.

1_07
Artists impression of the Old Jewish Synagogue



1_08
Photograph of Synagogue before alterations.

1900's



1_08.1
Axonometric analysis of Synagogue, prior to changes.

1952

Department of Public Works expropriates the land on behalf of the government for the purpose of erecting a new Supreme Court. In view of the deteriorating situation through opposing, (banned) organisations of apartheid, the government decides to adapt the Synagogue into a Special Supreme Court



1_09
The Synagogue in 1971 when still a fully functioning Supreme Court.

Painting of external facade including brickwork and sandstone in a PWD cream

The keying and plastering of the original sandstone plinth which deteriorated and crumbled

Application of acoustic board to large percentage of inside walls

Addition of judges chambers, toilet and ante rooms.
Corrugated roofed conventional single level brick structure

Removal and bricking up of apse stained glass circular rose window

Alteration of Ark to judges bench

Conventional single brick structure used as police facilities and holding cells on either sides of Synagogue

Removal and replacement of all original timber top hung windows with side opening timber windows, including stained glass windows on Southern and Northern facades

Removal and bricking up of main stained glass circular rose window

HISTORIC TIMELINE

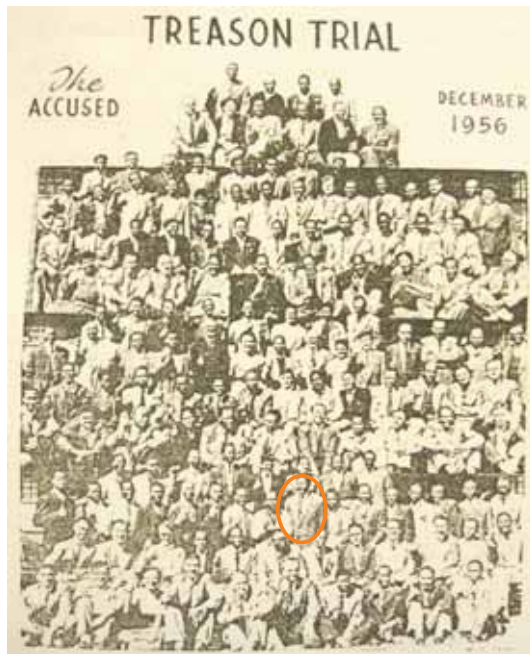
CONTEXT STUDY

1_09.1
Axonometric analysis of alterations made by the Department of Public Works

1959-1961

The Treason Trial:

The Treason Trial was the first trial to be held in the old Pretoria Synagogue after the completion of its conversion into a Supreme Court. The trials preparatory examination started on the 19th December 1956 in the Drill Hall in Johannesburg. On the 29 March 1961 judgement was passed, where all the accused were acquitted of both charges. The judgement and release of the defendants were followed by scenes of wild euphoria outside the Synagogue where a large crowd had gathered



1_10
Original Treason Trial defendants
with Nelson Mandela shown in
the third row centre.

19 Months later

The State vs Mandela :

The second appearance of Nelson Mandela in the old Synagogue was as historic as the treason trial. The ANC policy of non- violent opposition to government policies had been revised during the latter part of 1961. He was charged on incitement of the black community to strike and on accounts of leaving the country without travel documents. On the 7th of November he was sentenced to a total of 5 years in prison with hard labour. In 1963 he was again to appear as an accused in The Rivonia Trial, the result of which was a life sentence of hard labour.

1977

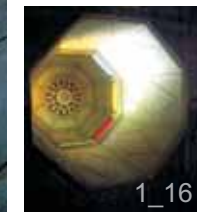
The Steve Biko Inquest :

On the 14th of November, the inquest into the death of Steven Biko began in the Synagogue. Biko's death resulted in an international outcry as it was wrongfully declared that he died of a hunger strike. On the 2nd of December it was found that the cause of death was rather due to head injuries sustained in a scuffle in the security Police offices of Port Elizabeth.

Currently

The Old Pretoria Synagogue is in dire need to regain its identity. It is a significant landmark in South African history and heritage, embodying the idea of architecture as both a life giving and life suppressing force. It has been lost and abandoned in a foreign urban tapestry to which its Genius Loci has been left intangible. The underlying questions thus stand:

- How does one recapture the spirit of place restoring it in such a way as to complement the currently incompatible surroundings?
- How does one relate the current populous to it's historical past and meaning in our Country?
- How does one integrate such a building into a greater architectural and urban framework?



HISTORIC TIMELINE

CONTEXT STUDY

Figures: 1_12 Old Germitol antiseptic holder found in dilapidated toilets, 1_13 Internal view looking at what was the old ark with and old coat of arms looming above, 1_14 Internal view of columns, 1_15 Damage to balcony caused by fire, 1_16 Stained glass central skylight, 1_17.1 & 1_17 Old magistrates chambers overgrown and open to outdoors, 1_18 Wrought iron entrance gate

THE CURRENT FRAMEWORK FOR PAUL KRUGER STREET AND THE SYNAGOGUE IS AS FOLLOWS:

TICP SDF Phase 2
Spatial Development Framework Executive Report
summary for the Paul Kruger North Precinct
(GAPP Framework proposal)

1. Synagogue Square is to be the focus of the precinct.

2. Paul Kruger street will be dedicated to public transport and to pedestrian movement.

- Trading to be limited between Proes and Bloed streets.
- Major negative impact on intersections in favour of pedestrians
- Integrate hard and soft spaces ie. Transport facility and Road
- Accommodation mostly Governmental Departments
- New 295 bay parking facility on cnr of Proes and Paul Kruger street - allowing for transfer station due to its central location
- New ring road = Proes-Bosman-Vermeulen-Andries street.
- Preserve holistic quality: urban with vegetation
- Preserve buildings with architectural quality

3. Pedestrian Improvements to Proes street
(link to school grounds)

Struben street

(Link to Library)

Bloed street

(Link to Taxi Rank)

Boom street

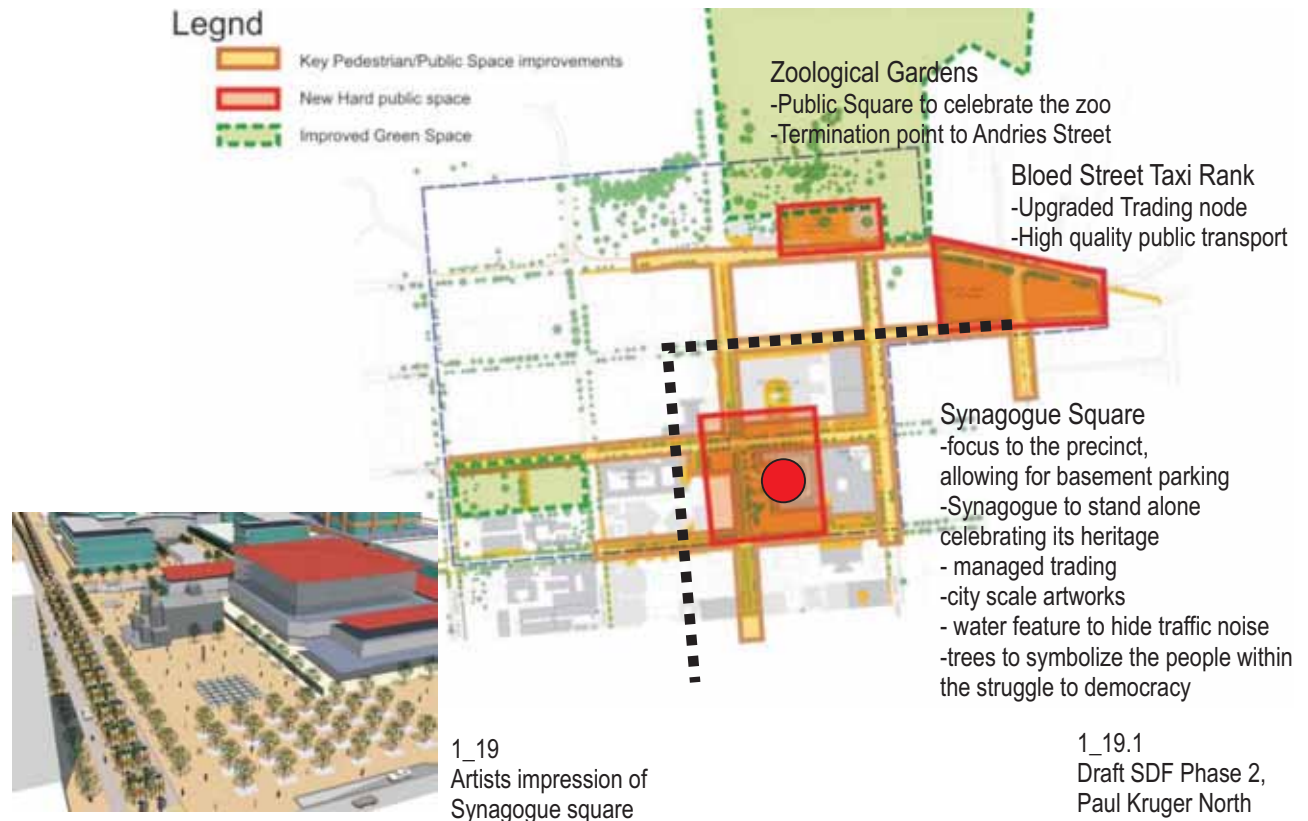
(Link to Zoo and to Belle Ombre)

4. Due to the lack of Public space, all of these must be accentuated

- school grounds (must be multi-use and could be a flagship model for a new type of schools that share their grounds with the city.)

Building guidelines:

- no high rises
- ratio: 3-4 high /1 wide
- incorporate building into surroundings
- allow for accessible courtyards.

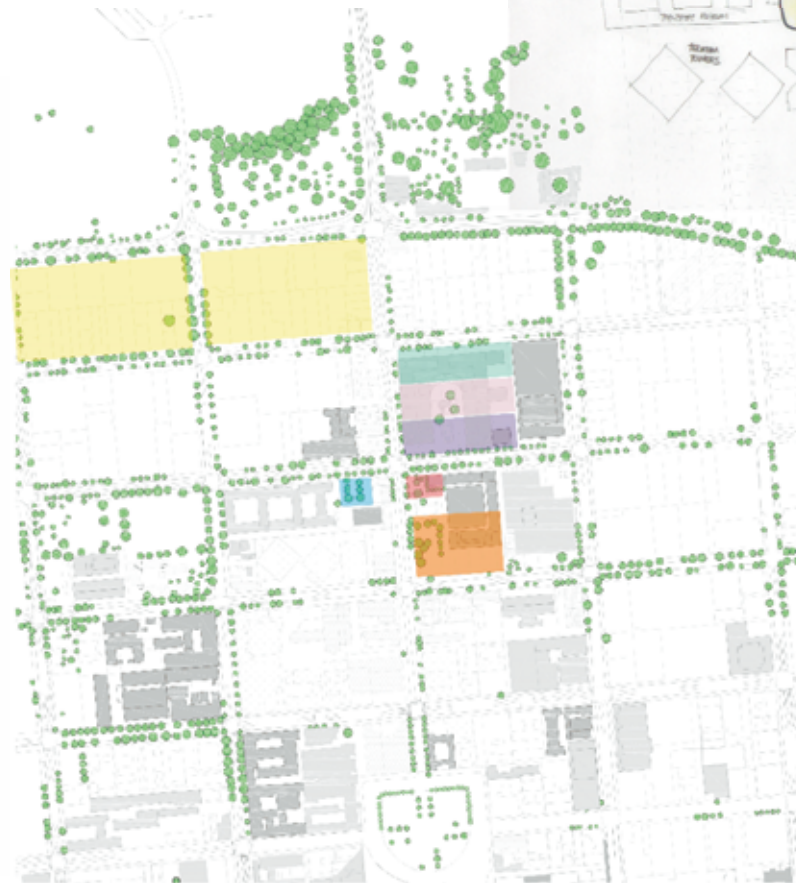
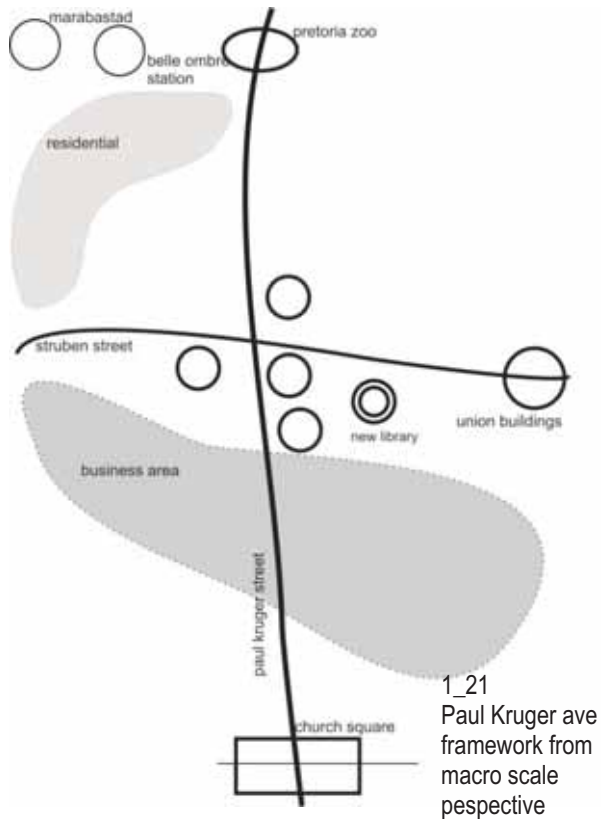


1_19
Artists impression of
Synagogue square

1_19.1
Draft SDF Phase 2,
Paul Kruger North
Precinct, public space.

THE PROPOSED FRAMEWORK FOR
PAUL KRUGER STREET AND
THE FAMILY COURT
BY UNIVERSITY OF PRETORIA STUDENTS :

The framework previous will be the basis for
the urban design proposal .



- 1_20 Paul Kruger ave framework
- ↑ N
- Not to scale
- Formalised Transportation Interchange
- Public Based Proposal
- Tram Station
- Music Centre
- Temporary Accommodation
- Family/ Child Court
- Children Orientated Chocolate factory

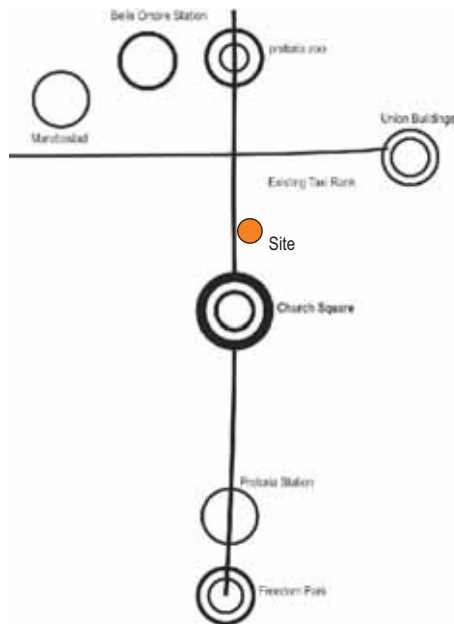
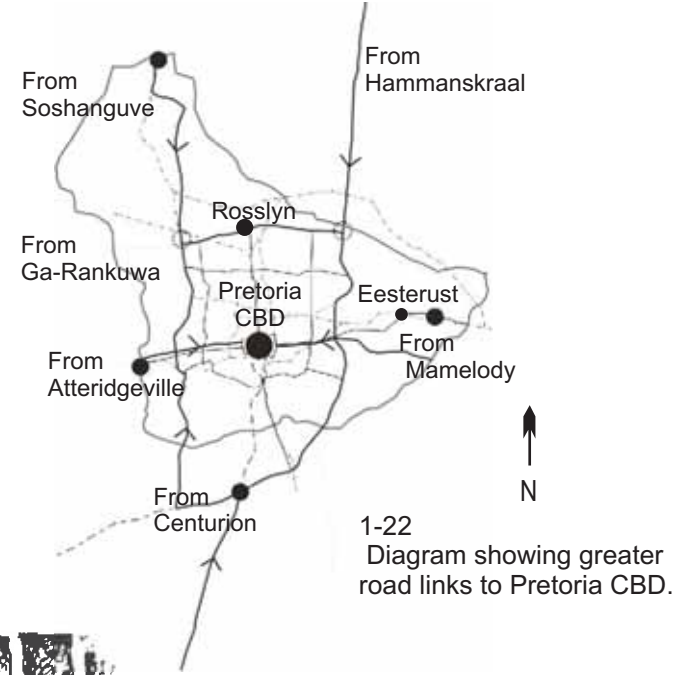
1_22 Intervention plan based around Paul Kruger, from Church str to Bloed str.

PROPOSED FRAMEWORKS

THE PHYSICAL CONTEXT:

LOCATION:

The site is located in the northern part of Pretoria's Central Business District (CBD) , (Tswane). flanked by main vehicular routes it is accessible from Pretoria station to the south and the northern suburbs via Paul Kruger street, from Arcadia to the east via Proes street and from Pretoria West via Struben street. In fig 1-24 one can see how Church Square links the proposed site as a major node where the majority of people congregate and disperse from.



1-23
Diagrammatic sketch
of city links



1-24
Site location sketch

1m 145 290 580



CLIMATE:

Biophysically the area lies in a valley between the Wiatersberge mountain range to the north and Salvokop to the South.

Temperatures

Characterized by generally high temperatures due to thermal mass of the environment which has been built up.

Relatively high local humidity can combine with high afternoon temperatures to cause uncomfortable heat.

Lowest min.: -5,5 °C ; Average 12,1 °C

Highest max.: 36,3 °C ; Average 24,8 °C

Humidity

Minimum: 57% @ 08h00 – 29% @ 14h00 [September].

Maximum: 75% @ 08h00 – 48% @ 14h00 [March].

Rainfall

An average of 674mm rainfall per year.

Summer rainfall region, between October and April.

Precipitation occurs mostly during thunderstorms with rates of 90 – 100mm / hour.

Severe hailstorms have occurred (In 1949 stones of 142g in weight were recorded).

Sun

Summer sun angle: 88 ° altitude.

Winter sun angle: 44 ° altitude.

Cloud Cover

Average 33%

Varying from 13% in July to 54% in December.

Wind

Prevailing winds are calm, blowing from a NE, E direction.

Occasional winter cold snaps bring winds from the south.

Turbulent wind patterns accompany summer thunderstorms.

It can be expected that the Daspoort Ridge will lessen the effect of morning winds, which will have a negative effect on the dispersion of air pollution.

Micro Climate

The proximity of the Apies River and Daspoort Ridge may influence the site-specific conditions.



Frost recorded 60 days/year @ Pretoria weather bureau.

Diurnal range of temperature difference of nearby Marabastad exceeds Pretoria average.

(Meyer Pienaar Tayob 1999: 49)
(Schulze 1986, part 8).

SITE PARAMETERS

ZONING:

Town Planning:

Use zone: Government
 FSR: 2,5
 Coverage: 60 %
 Building lines: 4,5m from streets
 3,5 m from other boundaries
 Building Height: 25 m

The site is central state owned land, it slopes 2m from South to North, with a Right of Way servitude on the East periphery.

“ We need to build buildings and places of life-renewing, soul-nurturing, spirit-strengthening qualities”(Day 1990: 187)
 In seeking to maximise the building one tends to lose the human perspective of scale.
 The Family Court proposed will thus be designed as a lower and wider structure, suggesting a more welcoming environment. It will not over shadow the Synagogue in any way, thus addressing its importance on the site and so creating a symbiotic relationship.

The SITA building obstructing the site proposed, neglects the physical context around it. It is completely ignorant in its relationship with the historic Synagogue.

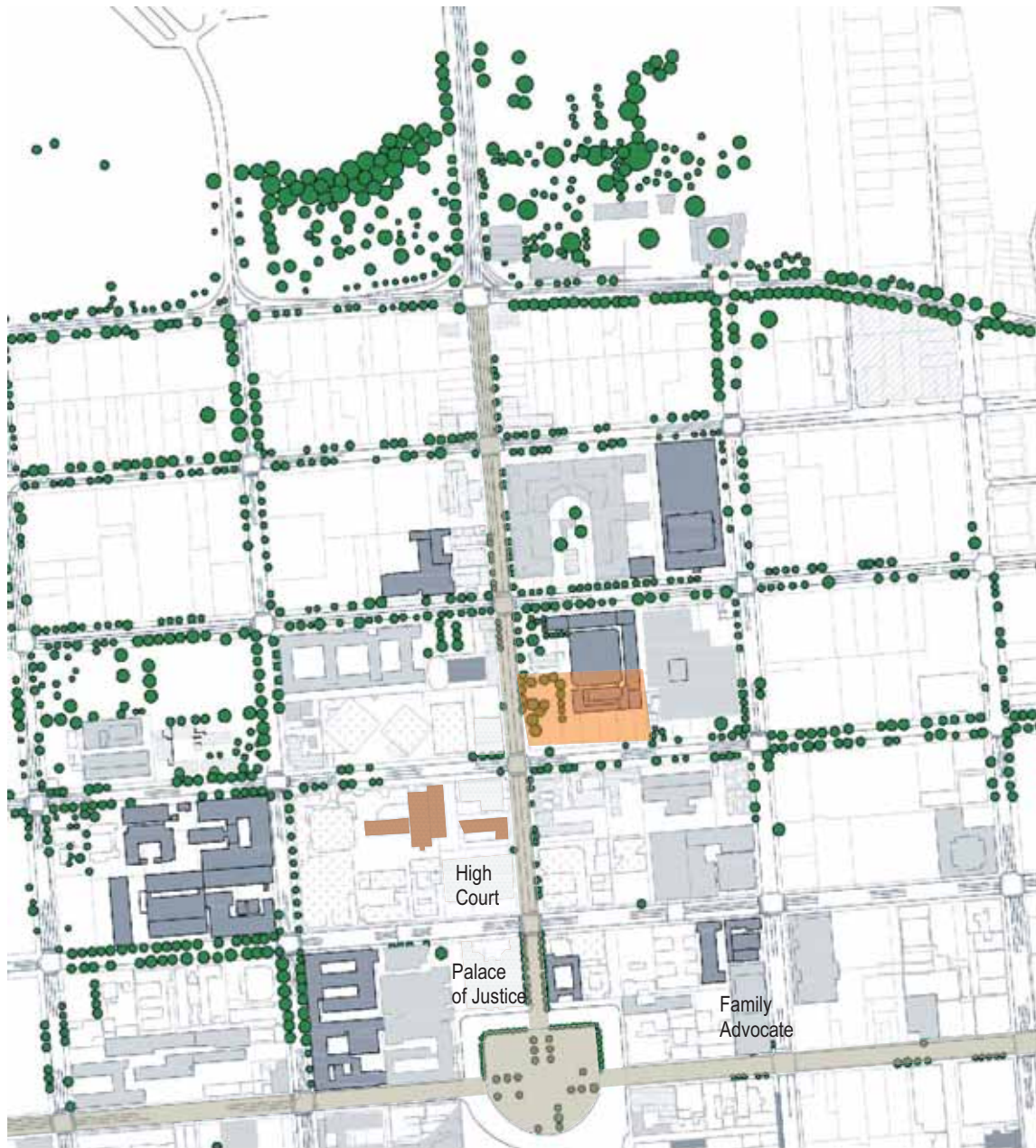
Along with the philosophy that heritage needs to be respected and celebrated this building can almost be seen as unacceptable and inadequate.

The function of the building has little or no social value as it is the governments Information Technology Department. It is therefore proposed that the SITA building be relocated to another location where it is best fitting.

The demolition of SITA will allow for the proposal of a Synagogue square. Which will re-establish the principle structure for civic design and spacial organization, leading factors that are lacking in the area.



1_26
 Site services diagram



The Palace of Justice, the High court, an entire office block dedicated to lawyers and advocates, along with the current Pretoria Family Advocates offices in the Saambou building all within a ten minute walking distance is further justification for site choice.

- Government leased land
- Government Building
- Public services and Offices
- Retail
- Educational Buildings
- Heritage Buildings
- Residential Buildings
- Legally Affiliated Buildings
- Taxi Rank
- Proposed Site

1_27
Diagram showing land usage based around Paul Kruger,
from Church str to Bloed str

MACRO SCALE OF MOVEMENT:



1_28
Diagram showing intensities of movement relative to the site, in a macro scale

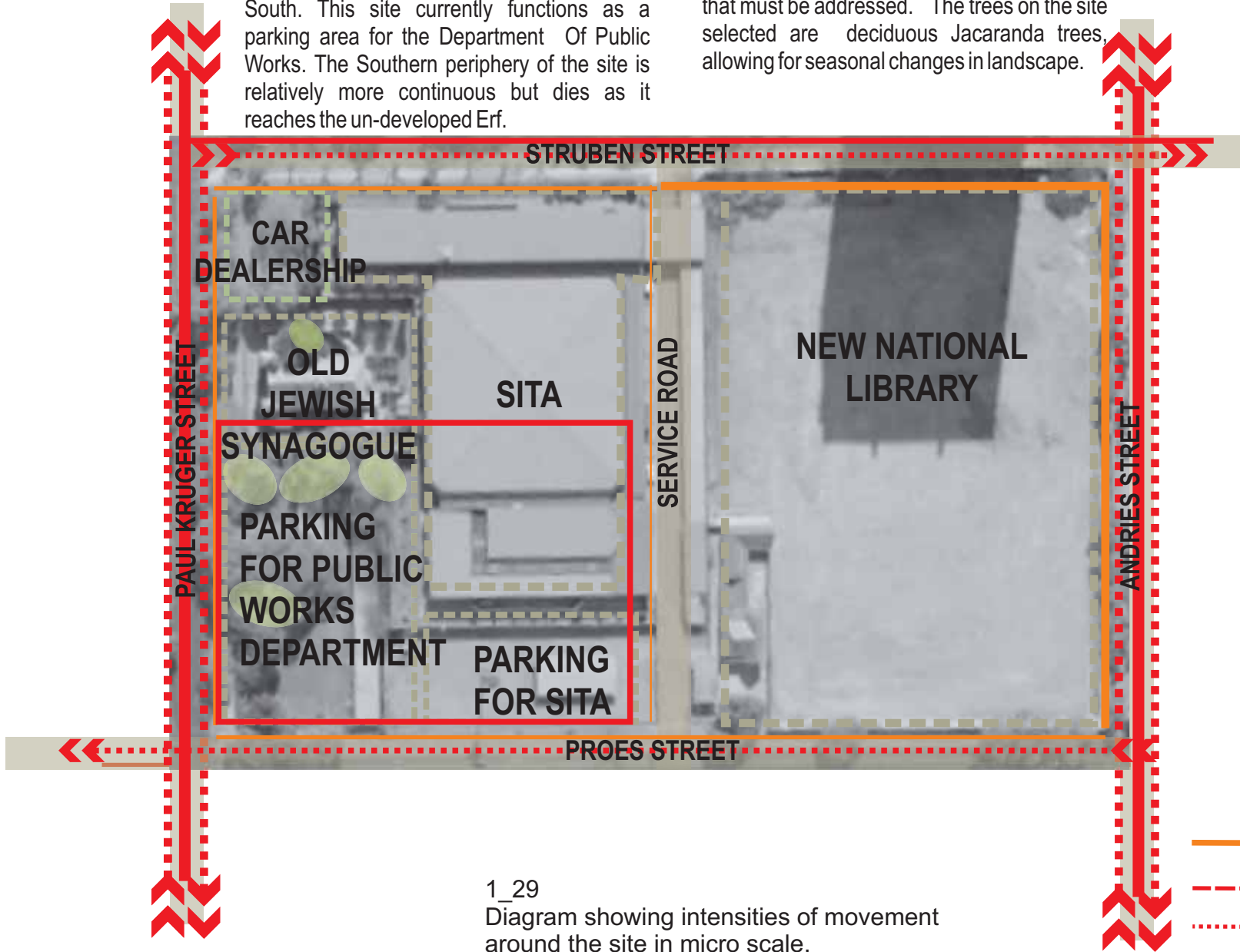
The Western periphery of the site is the only un-developed Erf on the block fronting Paul Kruger street. This abrupt change in density and scale lends to breaking the continuous street edge developed on Paul Kruger to the South. This site currently functions as a parking area for the Department Of Public Works. The Southern periphery of the site is relatively more continuous but dies as it reaches the un-developed Erf.

eter of the site fronts the right of way servitude imposed by council. this road, through the incorporation of street vendors to the Western facade of the National Library, will create a vibrant and intimate space that must be addressed. The trees on the site selected are deciduous Jacaranda trees, allowing for seasonal changes in landscape.

MICRO SCALE OF MOVEMENT

MOVEMENT

CONTEXT STUDY



1_29
Diagram showing intensities of movement around the site in micro scale.

- Pedestrian movement
- Buses
- Minibus
- Cars

Perceptual Analysis:

The area and site:

“Perception is the process of obtaining information from and about one’s surroundings. It is active and purposeful. It is where cognition and reality meet” (Lang,1987: 85)

As one makes their way from Church square to the site, the feeling perceived is of approaching a sense of place dissipating into the landscape beyond, forming an intangible edge. The surrounding buildings have no congruous scale with their environment. One often comes across a ten storey building next to a low lying house : ie the Jansen house and the Civitas building, or more appropriately in this case the Peugeot building housing the Princess park College and the Synagogue directly opposite.

An ever present sense of neglect is reflected specifically on this block as every other heritage building is seemingly being recognized and upgraded. This leads one to the conclusion of a lack of priority in the renovation of Heritage buildings, to which the government can not deny.

Perceptions of public environment informs one that there is no communal sense within the area. This could be very closely related to the lack of public congregational facilities or urban parks to which an integrated Populus could gather.

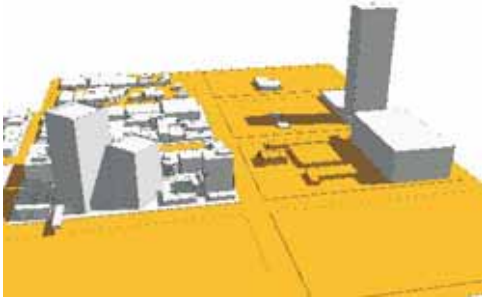
Furthermore, qualities of light and its progression in time are analyzed through an annual shadow study of the area.

Observations of this rhythmic transformation of light may lead to ones intrinsic psychological nourishment. According to architect and sculptor Christopher Day, this quality of life in light is as necessary for biological as for psychological health, the pituitary gland and the soul both being nurtured by living light and both deprived by dead light. (Day. C,1990: 21)

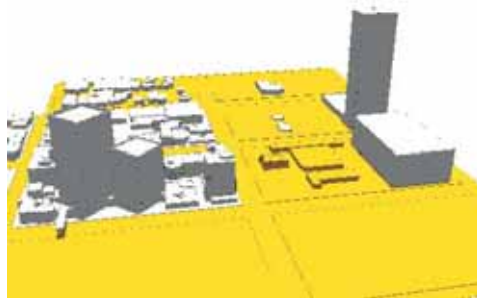


Shadow studies:

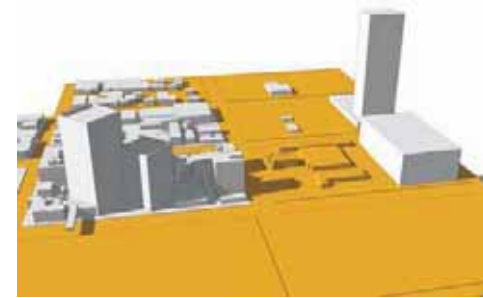
Summer



1_31
Perspective of area and site.
Jan 9:00 AM

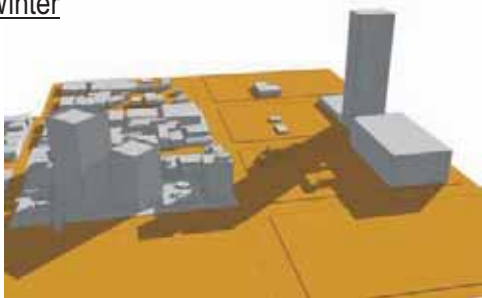


1_31.1
Perspective of area and site.
Jan 12:00 PM

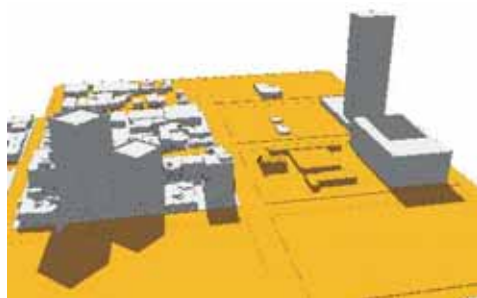


1_28.2
Perspective of area and site.
Jan 16:00 PM

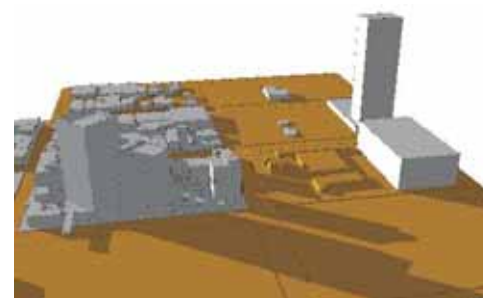
Winter



1_32
Perspective of area and site.
Jun 9:00 AM

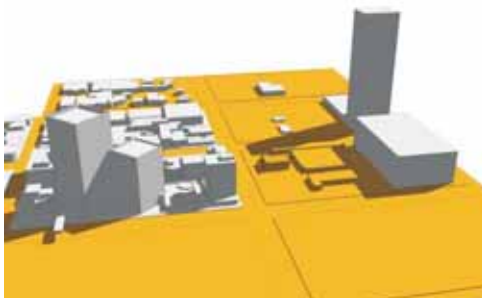


1_32.1
Perspective of area and site.
Jun 12:00 PM

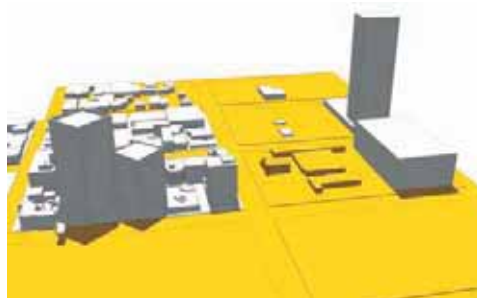


1_32.2
Perspective of area and site.
Jun 16:00 PM

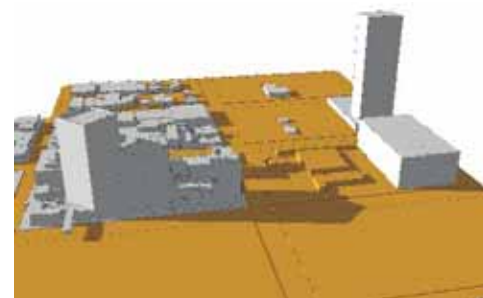
Spring



1_33
Perspective of area and site.
Sept 9:00 AM



1_33.1
Perspective of area and site.
Sep 12:00 PM



1_33.2
Perspective of area and site.
Sep 16:00 PM

SITE PERCEPTION

Site Context :

The area and its Buildings:



1_34.1

A : Civitas building:

A square office complex currently undergoing renovation. 32 storeys built on a podium. The building represents late modernism with its emphasis on the horizontal and abstractions of artwork on the exterior and interior of the building.

(Le Roux, 1999: 23)



1_34.2

B : Jansen house:

A single storey house with detailed gable wall, a tower with fish scale tiles and veranda.

Dates back to 1880 and is a preserved example of Victorian architecture in the city.



1_34.3

C: Panagos Building:

Duplex type building named a heritage building. Dating back to the 1900's.



1_34.4

D: Peugeot building (Princess Park College):

Building is made up of a typical lower level of shops and a cantilever. The remainder of the building is used by the college, catering from gr 0-12.

1_34

Aerial of site and its surrounds





1_34.5

E : Apollo building (& Government printers):

Two buildings connected via a shaded, unused green square without seating.

The right wing being the Government Printers is a single storey building.

The left wing of the complex is made up of the Apollo building. It is a 10 storey building housing mainly legal firms and the Department of Correctional Services. The ground floor level has the Apollo restaurant frequented by many legal firms in and around the vicinity.



1_34.6

F : Law Towers:

A 7 storey building separated from the public realm with a palisade fencing. It is primarily used by a law firm and a canteen and roof garden are located on the 7th floor.



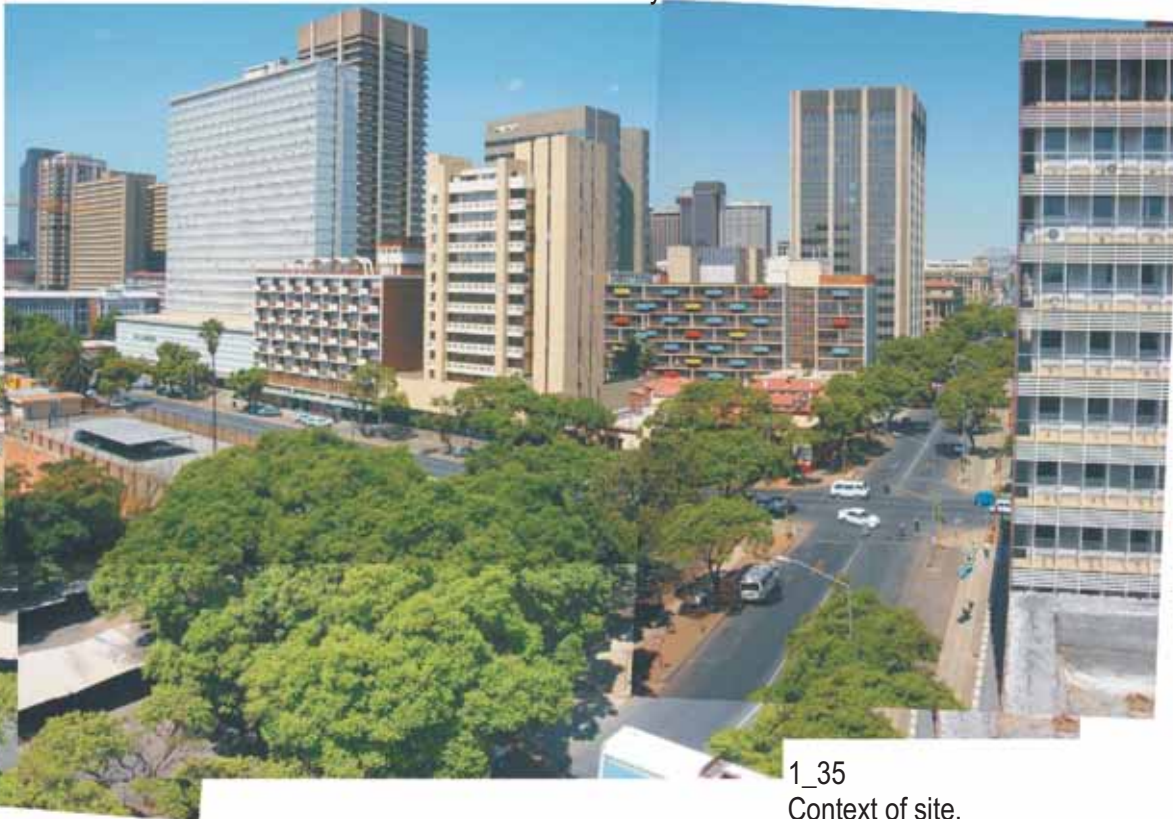
1_34.7

G : Old German Club:

A single storey building dating back to the 1930's, currently used as fast food restaurant with dining area and bar.

SITE CONTEXT

CONTEXT STUDY



1_35

Context of site.



1_34.8

H : Woltemade Building:

An 8 storey building with strong logical ordering. It's cantilevered balconies are clad with colourfull mosaic tiles. The top 6 storeys are of residential use. The 1st floor houses offices and the ground floor has a commercial component.



1_34.9

J : Office Building:

A 13 storey building with strong modernist influences. The majority of the building is clad in cream mosaic tiling. The ground floor houses shops and the building has the characteristic cantilever over the pavement, as most other buildings of the area.



1_34
Aerial of site and its surrounds (contd)



1_34.13
N: Old house :
A single storey house with its characteristically corrugated pitched roof, gable wall and stoep. It is currently under renovation and will be serving as offices for the National Library.



1_34.10 a



1_34.10 b



1_34.11
L: The Old Synagogue :
Currently it is unoccupied and in a state of disrepair. The Department of Public Works is looking for an appropriate re-use for it.



1_34.12
M: SITA Building:
A 2 storey building clad with IBR sheeting to its front facade. It houses the government IT department and has its own printing press area.



1_34.14
O: The National Library:
A 4 storey building under construction making allowance for a semi-basement. Its main entrance and pedestrian ramp is situated on the corners of Struben and Proes streets. A right of way servitude separates the block vertically where hawker stands have been allocated.

1_34.10
K: Koopkrag Building:
An 8 storey building built in 1954. Along with the surrounding buildings it has a strong modernist intent. Its balconies are cantilevered and has a roof garden with a sculptural concrete roof.