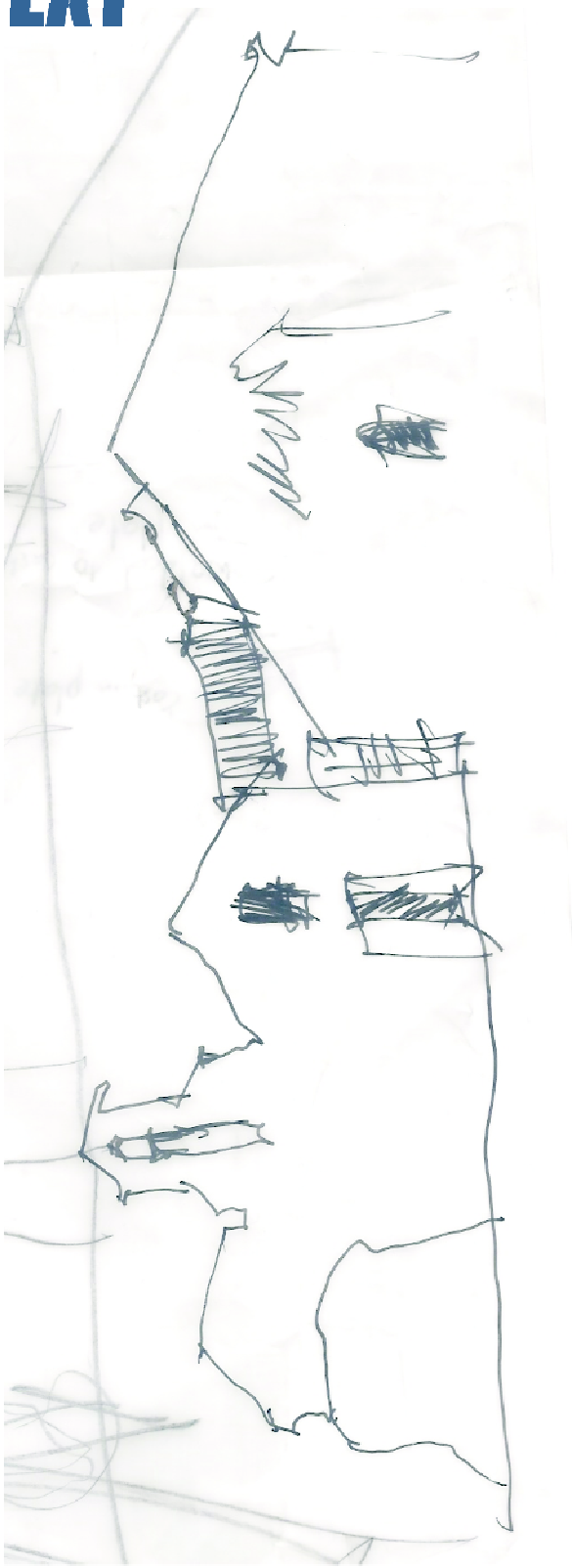
CONTEXT



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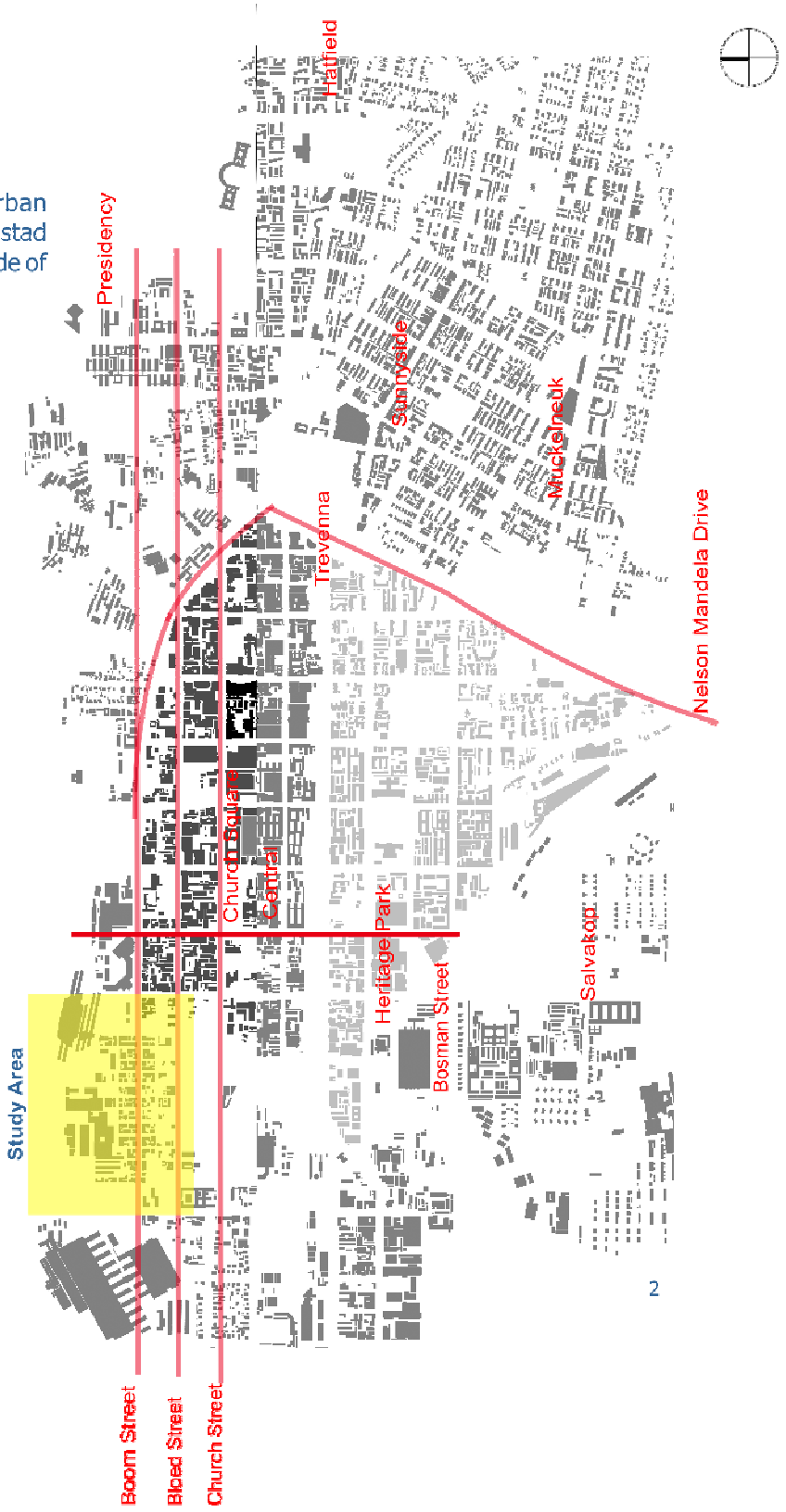
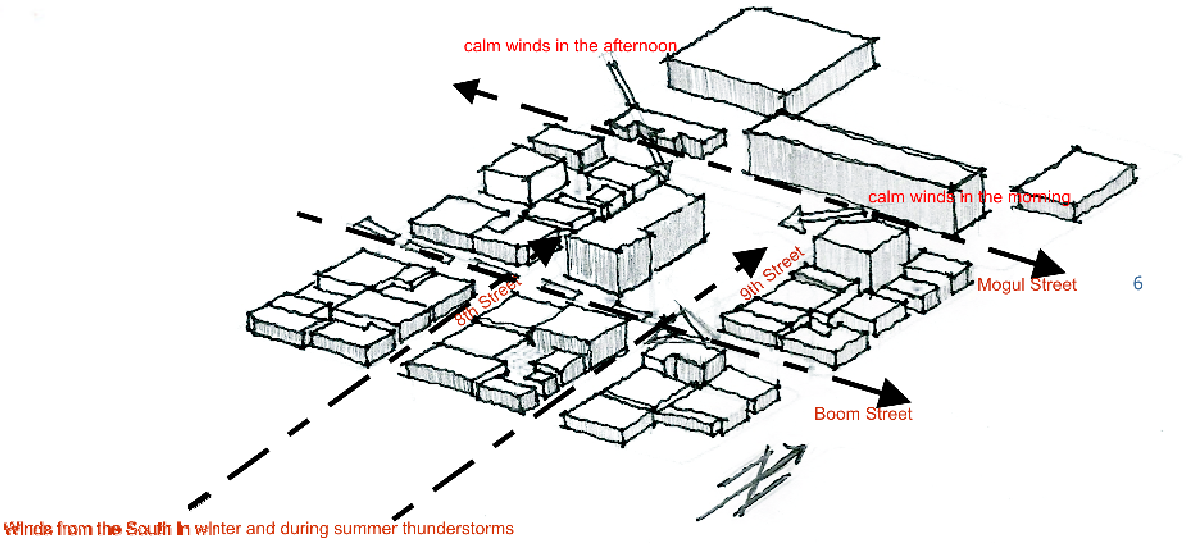
1:10 000

Marabastad

Location within the urban region of Tshwane. Marabastad is located on the Western side of the city.



2. Marabastad's location within the urban region of Tshwane



On a micro-climatic level the proximity of the Apies River valley, the sewage works and the Daspoort Ridge contribute to some site-specific conditions. For instance 89 days of frost per year are recorded on average at the sewage works, as opposed to 60 days at the Weather Bureau further up on the Eastern side of Pretoria. From the point of view of urban settlement the main problems posed by the climate in Marabastad are the high summer temperatures, the high diurnal temperature ranges, the intensity of precipitation when it occurs, and the inefficient dispersal of air pollution.

Temperature
The temperature of an area influences the choice of building material e.g. dark or light coloured finishes for the surfaces.

Pretoria has hot summers, moderately cold winters, and moderate humidity levels. are between 18°C and 29°C; in winter temperatures range between 5°C and 20°C.

Rain
The annual rainy season is between November and March with an average rainfall of 674 mm. Rainfall in summer is mostly limited to afternoon showers.

Winds
Prevailing winds are calm, and blow from the north-east in the morning, backing to north-west in the afternoon. During winter occasional cold snaps bring winds from the south, while summer thunderstorms are accompanied by turbulent wind patterns.

Clounds
Average annual cloud cover is 33%, varying between 13% in July and 54% in December.

Climate influences buildings with regards to their comfort level.

6. Micro climate analysis of site

The Orientation of the building influences its performance. A building mass with a predominantly east-west axis maximising the northern and southern facade where effective climate control can be maximised. However, because the site chosen does not allow for this, creative ways will be explored to solve the problem. The solution will be to make use of shading devices.

The shadows created by massing around it and its influence on the micro-climate should be taken into consideration.

Surface temperature: the minimum and maximum temperatures have an influence on the surface articulation. Dark surfaces would have a higher temperature than light surfaces. Characteristics such as reflection, absorption and resistance are important considerations when one has to choose surface materials.

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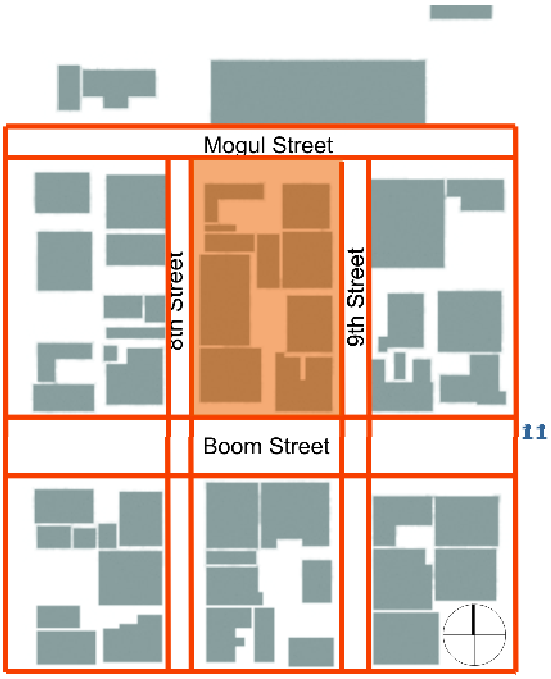
7-10. Architexture on site

Immediate context
sense of place

The site forms part of the Marabastad CBD. To the north is Belle Ombre, to the east is the Pretoria CBD and to the west taxi and bus ranks.
The site as mentioned earlier forms part of the heritage of Marabastad as proposed by the Marabastad Development Framework. Due to the site's history and location it has potential to be the cultural hub of the area.
It is situated in an area of the city, which is in a derelict state, but which has potential to be redeveloped to recover the vibe and energy it used to have. The choice of the site reflects the author's enthusiasm towards the diverse history of the area and its potential as a major cultural attraction of the capital city of our country. The aim is also to bring back what the place is in peoples imaginations - a site of nostalgia and, through the intervention, a site of progress. The function of the building will enhance the site as the cultural cornerstone and gateway to the area of Marabastad.

One of the things that the area does not lose is its vibrance and colourfulness. Marabastad was the only cultural hub that black people could go to for entertainment. The area brings feelings of nostalgia to people who used to live there. Major concerts, movies and all sorts of cultural events, that catered for black people used to happen in Marabastad.
The site is situated on the block formed by 8th street on the west, Boom street on the south, 9th Street on the east and Mogul Street currently used as retail space. Retail shops surround the site. The Orient cinema is the only building on site that will be retained.

The strategy and motivation for demolishing and adding buildings, as well as the site development and framework will be discussed later.
The site still represents the cultural hub the area used to be. Marabastad today is a vibrant business district . The locals that were interviewed said Marabastad is the only place one gets anything at a good price.



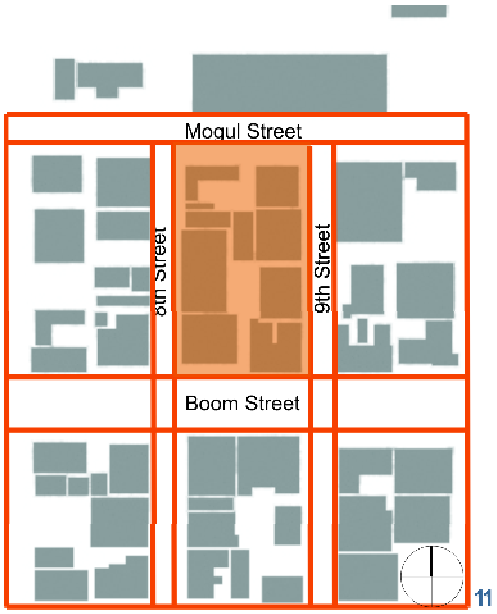
The site is characterised by:

- A gentle slope towards the North-East.
- Verandahs over public pavements, especially along Boom street.
- Pavement trading.
- Orientation, which allows for a building mass with a predominantly north-south axis
- Hardscape around the site with established jacaranda trees along Boom Street.

11. Figure ground map of site

8th Street

8th Street is a pedestrian street. It is on the Eastern side of the site. All the buildings on this street are retail shops. Due to the fact that 8th street is not busy, it is used for off-street parking. All the buildings along this street are single storey.



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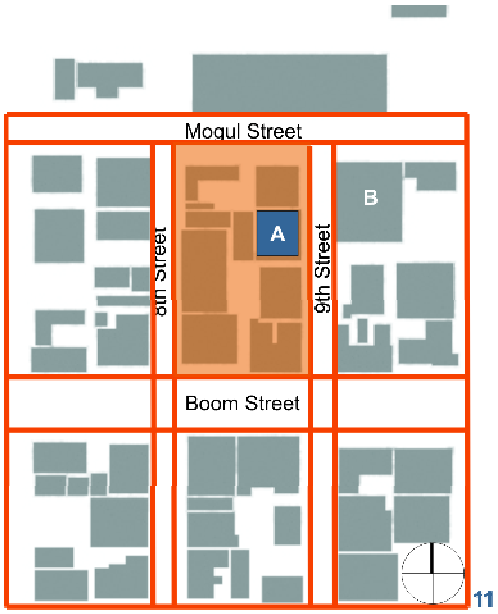
28. 8th Street looking South

9th Street

9th Street is a pedestrian street. It is on the Eastern side of the site. All the buildings on this street are retail shops. The buildings along this street are single storey except for two buildings (**A** and **B** on the map). A is used as a liquor bar on the ground floor and the rest of the three floors in the building are neglected and unused.



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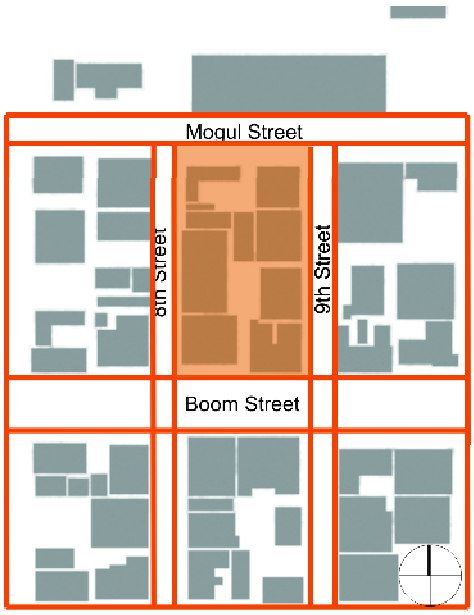
29. 9th Street looking North
30. 9th Street looking South @ 6:30 am

Mogul Street

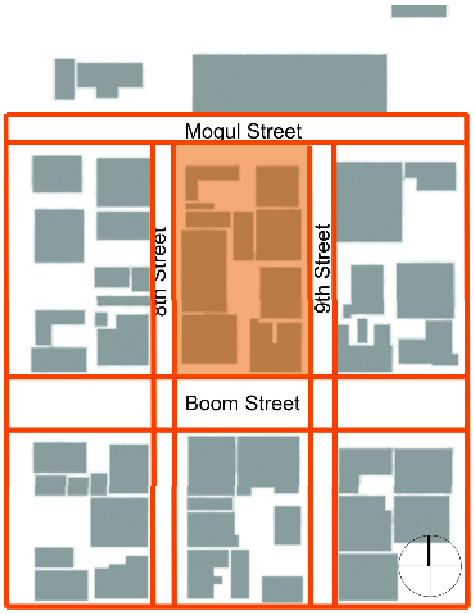
Mogul Street is a street with high pedestrian activity. Pedestrians use Mogul Street to and from the bus and taxi ranks and the train station. There is a market on Mogul Street south of the bus rank.



31. Mogul Street West
32. Mogul Street East

Boom Street

This is the main heart of Marabastad. It was converted into a one-way running from West to East. The street has dedicated drop-off zones for buses and taxis. Boom Street has historical structures like the Meriammen Temple, two cinemas and two mosques.



33. Boom Street West
34. Boom Street East