

the wall!

broken

understand

civil war

all fully up!

even know

roll

care

lights

beats

fruits

beat

beat

the well

song

stairs

beat

stairs

water

home

streets

streets

loud

horrible

horrible

horrible

horrible

horrible

horrible

3.1 PRETORIA: CAPITAL AND CULTURAL CITY OF SOUTH AFRICA

The following discourse is based in Pretoria, Tshwane in Gauteng, South Africa. It seeks to contribute to the future proposals of the Tshwane Inner City Development and Regeneration Strategy of Pretoria. According to this Strategy, Pretoria is to become the 'Capital and Cultural City of South Africa' and 'the leading African City' (Tshwane City Vision).

Pretoria is the legislative capital of South Africa and forms one of a trio of capital cities: Bloemfontein, the judicial capital and Cape Town, the parliamentary capital. Geographically Tshwane is located in Gauteng province which is the smallest area with the greatest population in the nine provinces. Traditionally Pretoria was the capital of the Afrikaner. Named after the Voortekker leader, Andries Pretorius, in 1855 the town received city status in 1931. Pretoria became the administrative seat of the apartheid government. Consequently, the city was planned according to the urban model based on apartheid principles, in which the CBD and residential suburbs were buffered from the townships situated on the periphery of the city close to industrial areas.

The grid form of the historic CBD is within the steeping gradient towards the northern and southern mountain ridges and stretches in an easterly and a westerly direction with Church Square as the main activity node in the city.

The Apies River to the east and the mountain ridges to the north and south break the grid form giving the city an organic layout towards the suburbs surrounding the CBD. Currently the former policies of segregation are slowly starting to disappear after the democratic elections of 1994. The city is being redefined and people once cut off from the Western planning grid of the city, are now re-writing and redefining the city as to reflect a true model of an African city within a Western planning grid.

Understanding the African use of urban space in a historical Western urban layout will provide the city with a true African cityscape that is a more heterogeneous. Thus, Pretoria could become the 'Capital and Cultural City of South Africa' reflecting the cultural landscape. If a city is stripped from its physical parameters (a grid with streets, buildings, bridges, a river and mountain ranges), it is left with social space. Social space is made up of less tangible spaces that are constructed out of social interaction. These are set within, and actively link to, the wider networks of social relations which make up the city, thus contributing to its identity.

3.2 ANALYSING THE CITY

'An authentically migrant perspective would, perhaps, be based on an institution that the opposition between here and there is itself a cultural construction, a consequence of thinking in terms of fixed entities and defining them oppositionally. It might be by regarding movement not as an awkward interval between fixed points of departure and arrival, but as a mode of being in the world. The question would be, then, not how to arrive, but how to move, how to identify convergent and divergent movements; and the challenge would be how to notate such events, how to give them a historical and social value.' (Carter, 1992, p.101)

Analysing the city parallel with the traditional methods, a graphical documentation of the social activities and movement was done. This was done to understand, from a human perspective, how the city works on a two-dimensional grid form and what defines the social spaces. The most useful of these studies was the shadow map that became an indication of the movement of the users in the city. Similar to the shadows the people that create, a social space is not restricted by urban parameters and social spaces tend to move with the shadows, time and mapping. This is what makes Pretoria a dynamic city which is not confined to space or the routine events of week days. The streets change from day to day depending on the functions. On Sundays it appears empty, yet on Saturday nights there is a buzz which differs from Monday's business activities. These changes can only be experienced once one becomes part of the social space.

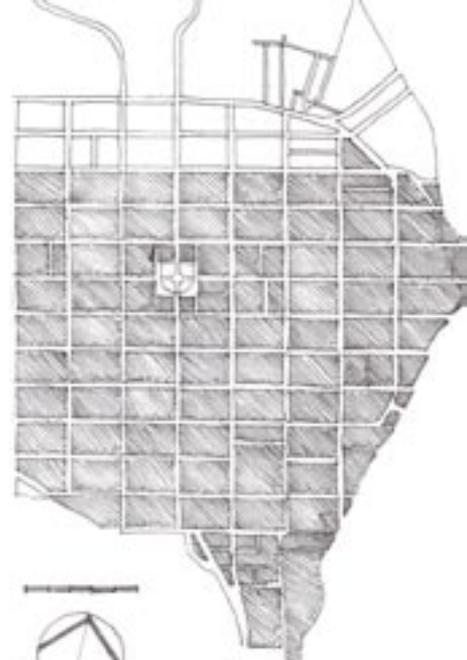


Fig.12 Pretoria grid



Fig.13 Shadow map

A photo collage was made using random selected pictures taken on the same day in each of the public squares in Pretoria. This gave extra information about the energy during a specific time period and the use of the public or social spaces in the city. As one moves from south to north in the grid of the CBD of Pretoria, it becomes clear how the energy and usage changes. The landscaping and architecture change from a very restricted, grey human dominated space to a much more free, colourful and dynamic space

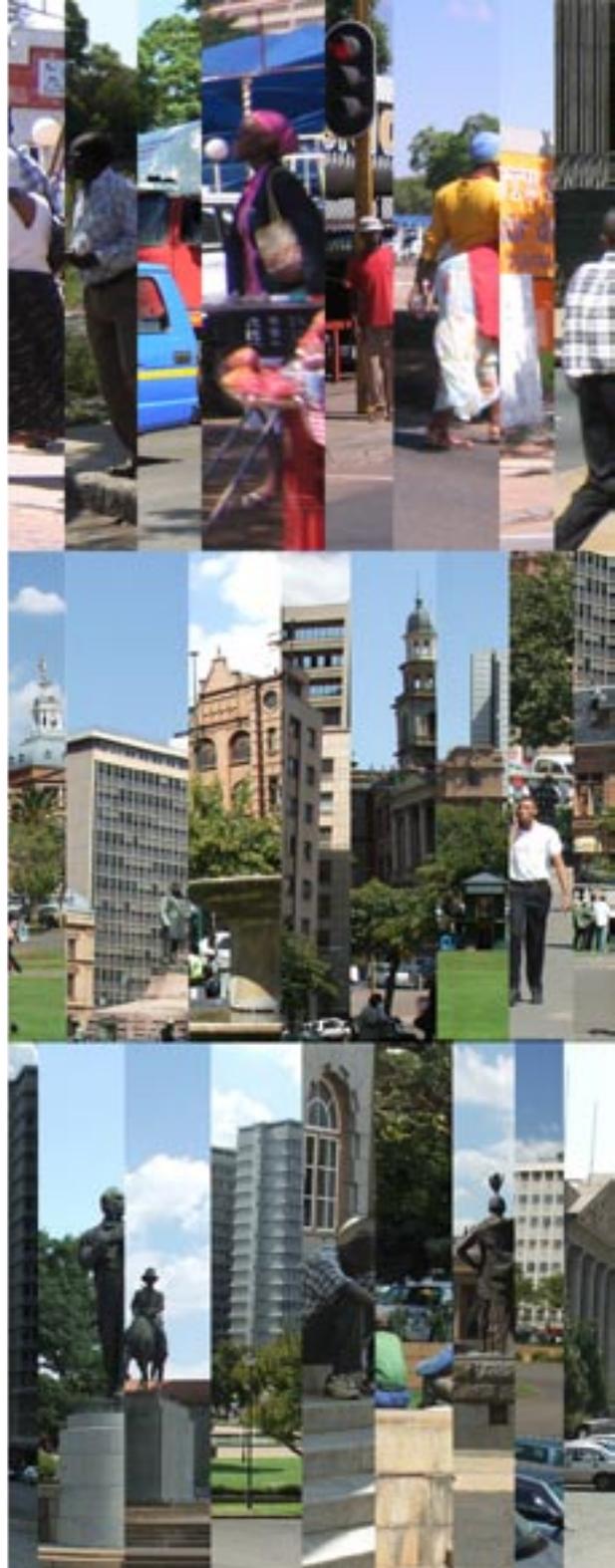


Fig.14 Public squares in Pretoria

The study area is located on the northern edge of Pretoria where the National Zoological Gardens of South Africa (Pretoria Zoo) and the Department of Arts of the Tshwane University of Technology (T.U.T) are located. Government buildings are located on the edge of the study area and taxi ranks facilitate the flux of commuters to and from the city. Paul Kruger Street acts as a northern gateway into the city with Boom Street acting as the perimeter edge of the city, creating a buffer between the natural area to the north and the CBD to the south.

The study area has become a vibrant location with commuters, visitors and workers arriving and leaving the city. Informal traders and restaurants between the street and taxi ranks create an interesting African cultural mix of people and activities. Due to the nomadic use of space, the sector reflects a true African use of urban space where function and usage of space differs daily. Formal town planning zoning is disregarded, for example, if a stall is moved, the usage of the street front changes.

The hotel should reflect this in its use of space and the interaction of the building and the street front. The hotel building will not only host the hotel schedule but will also host other function (commercial and rentable office space) to create public interaction in the mix use development. The façade should reflect the colours and the changing dynamics that is seen on the street, as to become an expression of the context

Fig.15 Arial photograph of study area





Fig.16 Location of study area in Pretoria



Fig.17 Tourist attraction in Pretoria



Fig.18 Green spaces in Pretoria



Fig. 19 Infrastructure

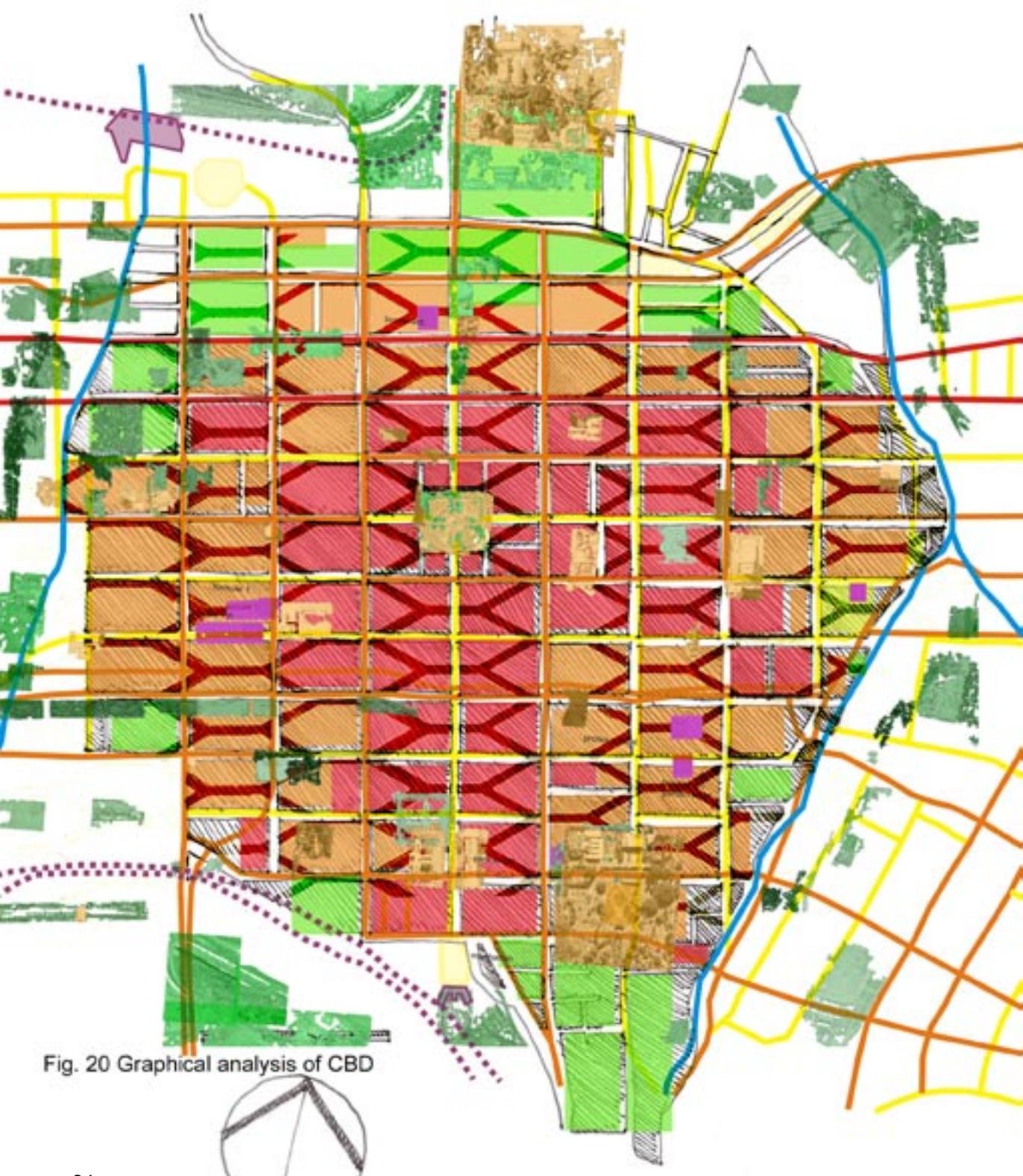


Fig. 20 Graphical analysis of CBD

3.3 FEASIBILITY POTENTIAL OF A HOTEL IN PRETORIA

Pretoria is a progressive city that has a rich historical blend of traditional African culture and European traditions. This lively metropolis combines these dynamics to create a unique cosmopolitan lifestyle, reflecting the possibilities of a dynamic African city.

3.3.1 The competitors in the area

Table 3.1 summarises established hotels in Pretoria that have been graded and are advertised to international and local hotel guests on the Internet. From this it is clear that there is a lack of lower (1star) and higher (4star) accommodation in Pretoria.

Table 3.1 Established hotels in Pretoria

Hotel	Star
Protea Hotel Capital 390 Van Der Walt Street	3
Arcadia Hotel 515 Proes Street, Arcadia	3
Court Classique Suite Hotel Schoeman Street Arcadia	3
Chancellors Court 797 Park Street	2
Sheraton Pretoria Hotel 643 Cnr Church & Wessels St	5
Holiday Inn Pretoria Church & Beatrix Streets	N/A
Courtyard Suite Pretoria Park Street, Arcadia	2

3.3.2 Tourist attractions in study area (CBD)

Appendix two list the tourist attractions close to the study area, which will be potentially utilised and visited by guests to the proposed hotel.

3.3.3 Proximity to where potential guests live, travel and work

As previously mentioned, the study area is located on the northern edge of Pretoria. The Pretoria Zoo (National Zoological Gardens of South Africa) and the Department of Arts of the Tshwane University of Technology (T.U.T) are both located in the study area. This area attracts a lot of tourists to the Pretoria Zoo and the Union Buildings.

Various government departments, embassies, foreign missions, trade delegations, consulates and international bodies are located close to the study area

3.3.4 Accessibility to study area

Paul Kruger Street acts as a northern gateway to Pretoria.

Paul Kruger Street will be a link with the Gautrein station.

Boom Street has several taxi ranks, providing local city links and provincial links.

Propend tram station provide easy axis to site

3.3.5 Master area development plan

The gateway development to the city will formalised according to the concentration of government headquarters in Paul Kruger Street creating a welcoming boulevard where public squares are linked with a pedestrian movement axis.

The gateway development consists of:

-A basement parking: block proposal.

-Hotel and orientation building becoming land marks into the city.

-Orientation building and African market with public squares connected with a pedestrian promenade.

-Proposed developments around the square will be multi-functional buildings: uses will range from general residential and commercial to civic buildings.

-Semi-private infill residential development coupled with commercial buildings

3.4 SITE FOR PROPOSED HOTEL

Currently the area is zoned as light industrial and residential. The respective block on which the hotel development will take place is covered with car ports of a second-hand car dealership. The block to the east of the proposed hotel development is currently under demolition, where the new taxi rank mall is being built. The taxi rank mall does not acknowledge this node as a gateway into the city. For this discourse of the hotel development, the proposed orientation building and accompanied public square that acknowledge this node as a gateway will be regarded and responded to in the urban context versus the taxi rank mall.

The following streets frame the block:

North: Boom Street

East: Paul Kruger Street

South: Bloed Street

West: Bosman Street

Heritage buildings on block:

199 Boom Street c/o Paul Kruger

Erf no: 841/R

Second-hand car dealership

Zoned Residential

Single storey Late Victorian residence, Plastered Brickwork, corrugated roof sheeting

177 Boom Street

Erf no: 3134

Sabat Battery centre

Zoned Light industrial

Single storey workshop with arched high level windows, Plastered Brickwork, corrugated roof sheeting

Erf numbers of the proposed development:

r/2/841

3/814

6/817

3.5 URBAN DESIGN

The following are guidelines set for urban design development and gateway development by the students who have design proposal in the study area.

- Unified street furniture and landscaping
- Similar paving design throughout
- No boundary walls
- Vernacular architectural language
- Each building to contribute positively to urban space (pedestrian side walk) by:
 - defined strong street edge
 - activity on street front
 - balconies on upper levels encouraged
 - mixed use development

Infrastructure

The intersection of Paul Kruger Street and Boom Street (which both have four traffic lanes respectively) is treated as a public square. The surface of the road will be paved to slow down traffic in this respective square. Edges of the square are demarcated with bollards.

The entrance of the basements to the hotel and to the other proposed designs east of the hotel is located in Paul Kruger Street. This will slow down traffic for pedestrian crossing.

Public squares are linked with a pedestrian promenade. This pedestrian axis links the different blocks in the study area providing an urban texture and allowing a stimulating environment to orientate the pedestrians. The pedestrian axis becomes an interactive edge for trade.

Structure

A bridge connecting the orientation building (proposed building east of hotel in Paul Kruger Street) and the hotel across Paul Kruger Street will form a visual gateway into the city. It will also act as a pedestrian gateway to the respective public squares and semi-private infill development

Spatial organisation

The hotel becomes a linear building that acts as a buffer to the proposed semi-private space to the west of the building. Pedestrians are redirected through the commercial ground floor of the hotel to the edge of the block where another public square is proposed around the existing heritage building.

Quality aspect of space

The ground floor level is treated with the same paved material used in the gateway development. Landscaping is done according to each proposed development to the square for block orientation. Paul Kruger Street is formalised with a tree boulevard to strengthen the formal entrance to the city. The commercial space opens onto a public square, creating a more vibrant street atmosphere.

West infill (semi-private) proposal

To the west of the hotel the proposed infill of commercial units is coupled with residential units. The quality of space in this area is more intimate and less monumental to define the semi-private space. Smaller squares are created according to the needs of the residents to this area.

Phase one

- Pedestrian introduction to centre of block, 10m clear pedestrian promenade
- Similar paving design throughout
- No boundary walls

Phase two

- Three to five storey infill built to 5m from centreline of pedestrian promenade
- Vernacular architectural language
- Balconies on upper levels encouraged
- Maximum five storey, mixed use, buildings with retail at the street level, office on the first floor and residential or office above

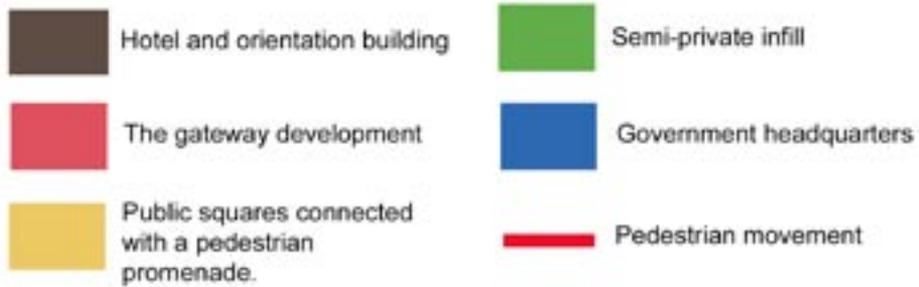


Fig. 21 Urban design concept and analysis



Fig. 22 Urban design plan