

Physical context

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Educational institutions

Education appears to be one of the dominant forces drawing people towards the Pretoria CBD. This has been documented and illustrated on the attached map. Apart from a few larger schools around the periphery, there are a number of small nursery, primary and secondary schools (indicated in green) scattered around the centre of the CBD. For parents, these schools are conveniently located as they are on their way to work.

Tertiary education is available at formal academic colleges and universities (indicated in dark blue) offering a variety of diplomas and degrees. However, the most common tertiary education disciplines offered in the area are computer and business courses. A concentration of these small colleges offering PC and business management training can be found towards the southeast of Church Square (indicated in light blue).

The high demand for business skills is balanced with a moderate amount of institutions offering courses which appeal to the creative sector of the population (indicated in purple). There are three cooking schools, namely Snowflake Bake for Profit Community Project and Bon Appétit Training Restaurant in Du Toit Street and Citi-col Twin Palms Training Restaurant in Schoeman Street. Other creativity focused institutions include the Sasol School of Music and Credo College, which offers training in fashion design and dressmaking. Informal training also takes place at small hair salons that offer training in hair braiding.

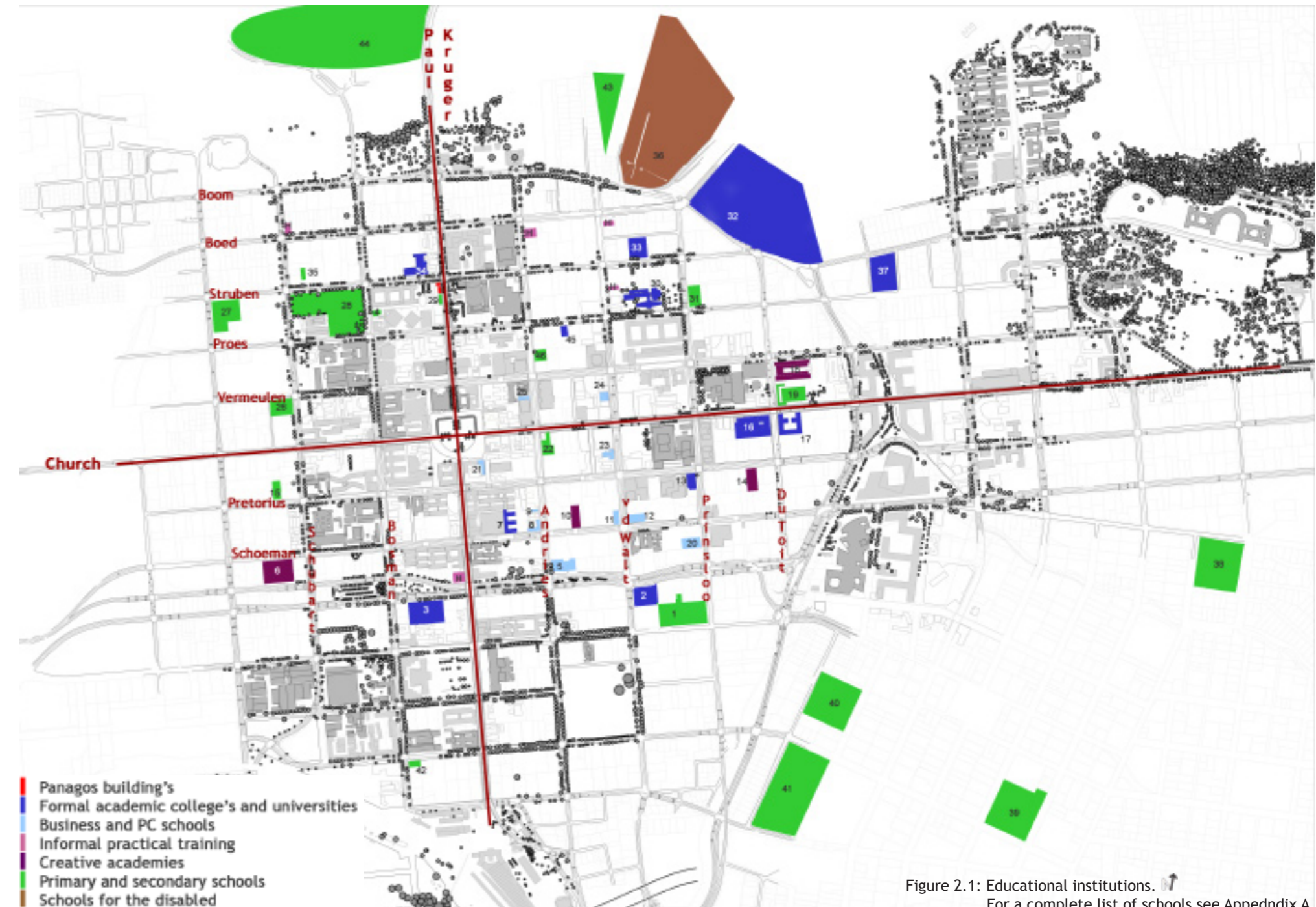



Figure 2.1: Educational institutions. 
For a complete list of schools see Appednix A

Informal trade

According to Prof Ligthelm from the University of Southern Africa (UNISA), there are more than 2 100 informal businesses in Pretoria that are concentrated largely at transport interchanges (2005:1). Of these, approximately 660 are found in Marabastad, which is situated adjacent to the Pretoria CBD.

The CBD, however, is also bursting with informal trade along important pedestrian streets such as Van der Walt and Boom streets. Ligthelm notes that informal businesses seldom grow to meet market growth; rather, new traders will establish their businesses where demands are not fully met. Through his study, Ligthelm classifies 85% of these informal traders as survivalists, making insufficient profit to support a family, and 90% show little interest in trying to seek further opportunities (2005:3).

Between 5 and 16 February 2007, several informal interviews were conducted with vendors and taxi drivers in the Pretoria CBD. Many of the vendors said that they were able to feed and send their children to school from the money

they earned. Collaboration between the street vendors and the permanent shops in the area is important. Some vendors rent overnight storage space from the larger shops in which to store their table and goods, whereas some shops offer storage free of charge based on the agreement that the vendor will use them as their general suppliers.

Fear was expressed about rumours that the South African Government was intending to “clean up the city” for the upcoming 2010 Soccer World Cup by chasing away all of the street vendors. This fear was only felt by the illegal vendors. Along Boom Street, legal vendors cook food and set up tables under gazebos (provided by the government for a monthly fee) from which they sell their wares to passing pedestrians. Their dislike for the illegal vendors is obvious, but the same partnership is established between them and their general suppliers for storing their equipment. According to one of the illegal vendors, the monthly fee to legalise her business is too high even though she will be provided with a gazebo and tables.

This reinforces Ligthelm’s findings that informal traders seem unwilling or unable to take the necessary steps to grow their businesses into larger more profitable businesses (2005:4). He suggests that a “social welfare route” should be taken, but does not give any clear suggestions of how this should be done or what it should accomplish. Presumably, by formalising the trading space and providing amenities (much like what has already been done at the Durban beach front) their work environment will improve and thus, will initiate a sense of pride in their businesses. This may eventually lead to ambition to grow ones business, but foremost, will improve the image of informal trade and attract a larger cross-section of the population’s patronage.

When a mobile market started providing vendors in Diepsloot with fresh produce in February 2007, the vendors suggested spots where the truck should be based (Diamini 2007). As in the Diepsloot example, the vendors of the Pretoria CBD area should be intrinsically involved in any undertaking to improve their work environment because they know their needs intimately.

2.3
Physical context: The city

Pretoria's Heritage

A number of buildings in the vicinity were considered as heritage buildings during a class exercise in March 2007. Decisions were guided by the book *Plekke en geboue van Pretoria: 'n Oorsig van hulle argitektonies en stedelike belang* by S. Le Roux (1991).

The SA War College is a concrete and masonry, modernist building which was built in 1954. Previously, it housed the Hotel Boulevard and before that, the Protea Hotel. It is currently owned by the government and used as an educational institution that provides accommodation for its learners.

The Panagos Building is one of the oldest buildings in the CBD that is still in use. The masonry buildings are in poor condition. They are used for commercial activities at ground level and a church and accommodation occupy the first floor.

The Old Jewish Synagogue was built in 1898 with a Byzantine western façade. The cost of

the bricks was donated by Sammy Marks, a well known philanthropist. Of special significance is the Treason Trial which started in December 1959 and ended in 1961 and which took place in the synagogue after the Department of Public Works expropriated the land in 1952. The Steve Biko inquest took place in the Old Jewish Synagogue as well. It has now fallen into disuse and is in urgent need of repairs.

Telkom west tower is an art deco building from the 1930s. It is a concrete building with masonry infill and is the taller of the two towers seen behind the Panagos building in figure.

The Jansen House is a single storey Victorian house which was previously the headquarters for the South African Deaf Society but has since been abandoned. Interestingly the Little girl who grew up in this house married David Panagos who's Father owned the Panagos Building.

The National Library Head Office is a single-storey colonial building and is in good condition.



Figure 2.2: SA War College on Struben Street in 2007



Figure 2.3: Panagos Building with Telkom Tower's behind in 2007



Figure 2.4: Heritage buildings

- High heritage value buildings
- 1 : War School
- 2: Panagos Building
- 3: Old Synagogue
- Average heritage value buildings
- 4: Telkom west tower
- 5: Jansen House
- 6: National Library head office



Figure 2.5: Old Jewish Synagogue in 2007



Figure 2.6: Jansen House in 2007



Figure 2.7: National Library Head Office in 1991

Existing urban environment

The land usage in the immediate vicinity of the Panagos Building is mostly a mixture of commercial and government. In addition, a church congregation meets on the first floor of part of the Panagos Building and two small schools are situated on the same block. There are also two abandoned, government-owned buildings of heritage significance, namely the Old Jewish Synagogue and Jansen House, which can be seen from the Panagos Building.

Of the commercial activities in the existing environment, there are a number of restaurants in the surrounds. The variety of places to eat would cater for the people working in the area and would attract outsiders to the CBD at night. By drawing life into the city after working hours security will increase and tenants can increase their working hours to generate more income. This is a valuable opportunity for service providers as land in the CBD is expensive.

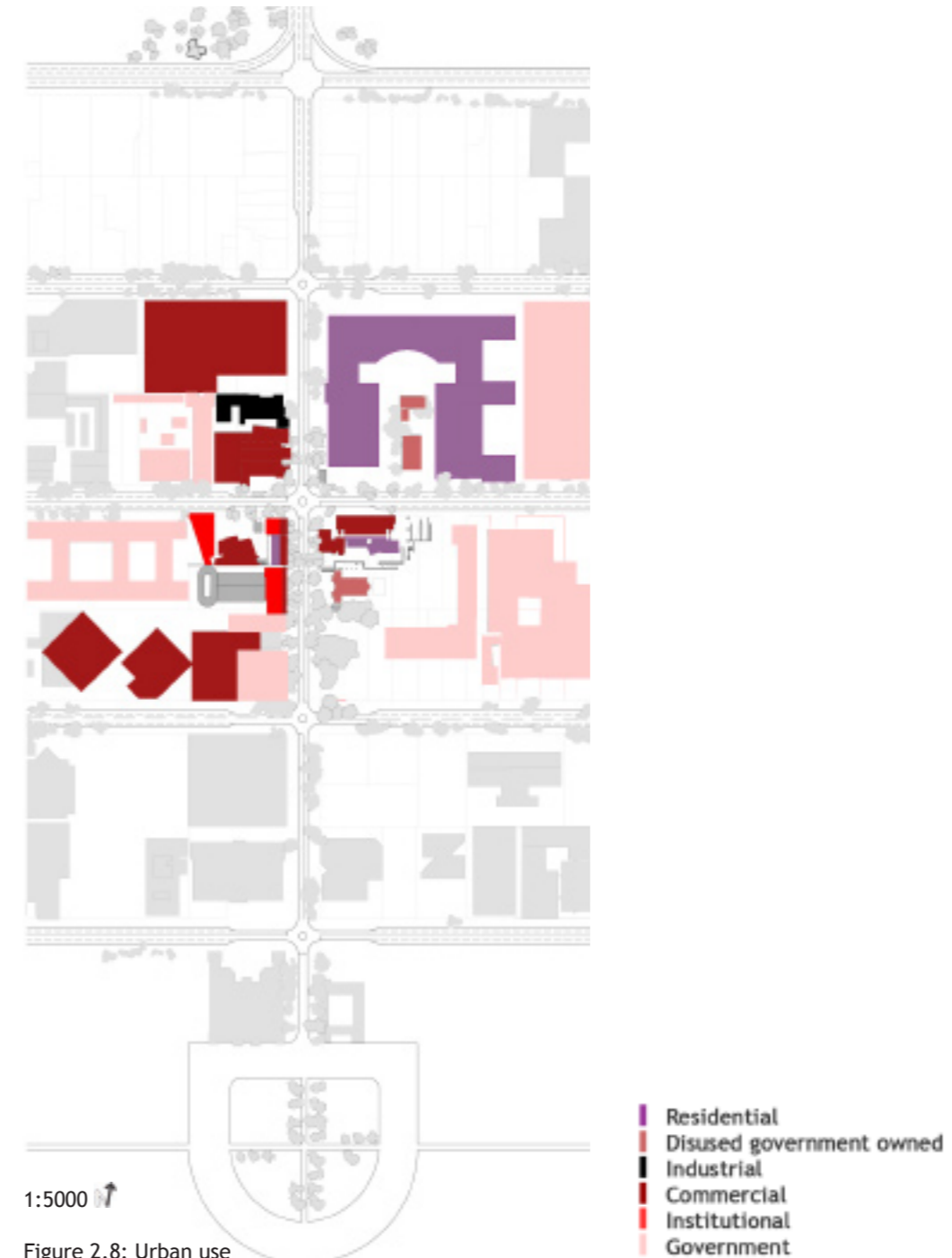


Figure 2.8: Urban use

2.5
Physical context: The immediate surroundings

Urban design proposal



Figure 2.9: Tram on Paul Kruger Street in 1922

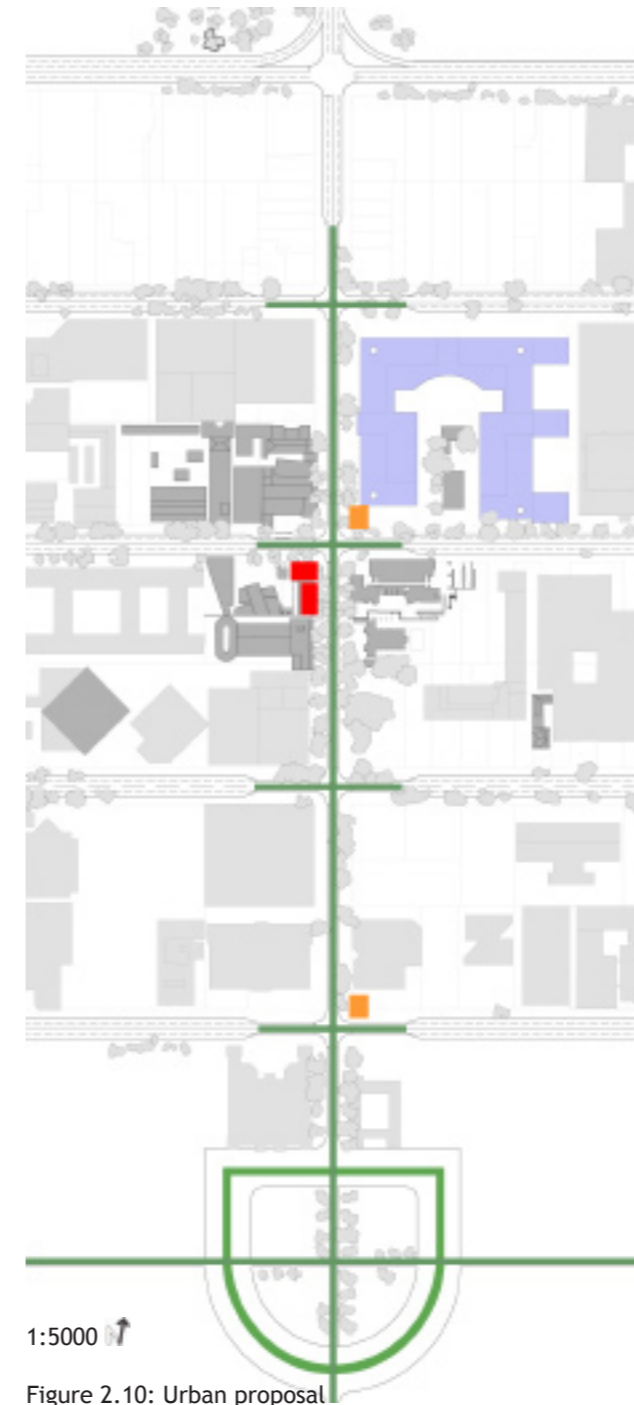


Figure 2.10: Urban proposal

The TICP SDF GAPP proposal for Pretoria city centre identifies Church and Paul Kruger streets as key movement corridors. This is further strengthened by the Union Buildings-Freedom Park visual axis.

By creating a pedestrian spine consisting of tram routes along a portion of Paul Kruger Street, services, public space networks and government offices will increase commercial opportunities. This will extend from Boom Street and will end in a pedestrian node at Church Square.

For the purpose of this dissertation a transitional zone will be created narrowing intersecting roads as they approach the pedestrian spine. This restricts vehicular access and encourages motorists to find alternative routes.

The reintroduction of the tram network (Figure 2.4) will improve the public transport in the CBD and decrease the traffic of privately-owned vehicles. Tram stations will be placed periodically along the tram route, including one on the corner of Paul Kruger and Struben streets (Figure 2.5).

An underground parkade will be built on the corner of Paul Kruger and Struben streets below a block of residential flats. This parkade may be used during business hours by visitors and at night by the residents of the flats.

2.6
Physical context: Building evaluation

Life of the Panagos Building

The Panagos Building is one of the oldest buildings still in use in Pretoria. It was built in the late 19th century, but was only named the Panagos Building after 1920 when Mr Panagos bought the property from Col J.G Bush. In an interview with David Panagos, he stated that the date of completion of the Panagos Building was 1897, Meiring, however, believes that the date of completion was 1880 (1980:44).

According to Meiring (1980:44), M.W. Pretorius (1819 - 1901) owned the property and built his house there. In a handwritten student research document found at the University of Pretoria, it reveals that the Panagos Building was built on the foundations of this house (the document has not been archived and does not indicate the author or date written). The first known deed of transfer is dated 1861 and is to H.J Schoeman.

The Panagos Building is actually two buildings built alongside one another. Both of these buildings face east towards Paul Kruger Street, originally Market Street. These façades combine to create a seemingly continuous façade and thus, give the impression of being a single building.

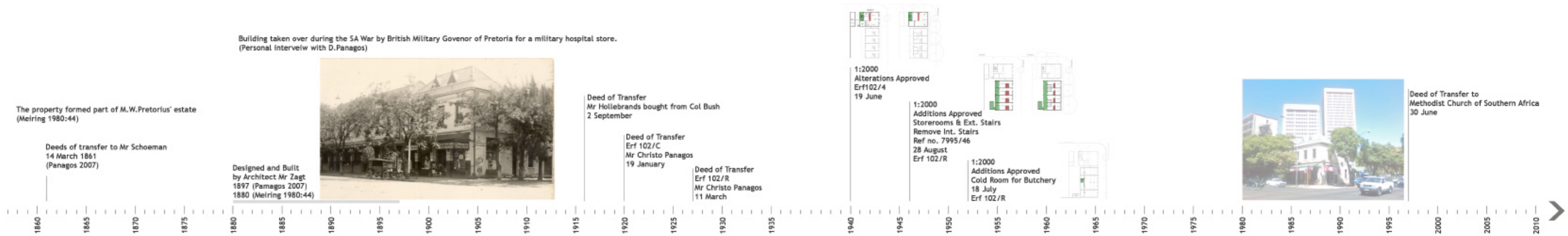


Figure 2.11: Life of panagos building

2.7
Physical context: Building evaluation

Recorded building alterations



Figure 2.12: Redrawn plans of 1940 alterations

Over the years alterations have been done to the buildings that make up the Panagos Building in order to respond to new uses. These alterations are probably the reason why they have not fallen into disuse.

1940
The corner building was converted from a house into a pharmacy on the ground floor and an apartment on the first floor in 1940. To accomplish this, the internal staircase was removed, and the veranda on the northwest corner of the house was bricked in to create a new timber staircase and a door on the northern side allowing the residents of the upstairs apartment to have their own private entrance. When the internal staircase was removed, a structural wall was replaced with a beam supported by the exterior walls (Figure 2.7).

1946
The south building was built as four double-storey apartments. The internal staircases were removed in 1946 when alterations were done to make the ground floor suitable for retail and to turn the first floor into small apartments. The new first floor apartments had access via a new communal, concrete staircase leading to the western balcony. Two concrete beams resting on columns were added to support the first floor when some of the internal supporting walls were removed. The western veranda was bricked in to create storage for the shops on the ground floor (Figure 2.8).



Figure 2.13: Redrawn plans of 1946 alterations.

1952
In 1952, approval was given to convert a storage room into a cold room for the butchery in the southern building (Figure 2.9).



Ground floor plan
1:500

Figure 2.14: Alterations done in 1952

Other alterations
Both buildings are masonry and are plastered and painted. They face east and are connected by a bridge on the first floor. A 1,5 m-wide alley between the buildings was closed in for storage.

2.8
Physical context: Building evaluation

The building



Existing ground floor plan
1:500

Existing first floor plan
1:500

Figure 2.15: Evaluation of existing building's

The Panagos Building is noteworthy because of its distinct vernacular architectural style and more importantly, because of its longevity. Other buildings found nearby which were built in the same era have either fallen into disuse, like the Old Jewish Synagogue, or been replaced with less flattering structures, like the Synagogue House which has been replaced by Struben Street Motors.

The building's endurance is partly due to its response to the changing demands of the CBD. With each new tenant came new interventions. Unfortunately, the renovations were disrespectful towards the original buildings. A roughly made brick wall was added to give security to the cash loans employees, the back veranda facing a garden has been bricked in and now faces a service yard, and a monstrous brick and concrete staircase currently provides access to the balcony. As disrespectful as these renovations were, they remain part of the buildings history; therefore, some of these structures will be refinished, but the building materials of others will be reused onsite.

Great attention has been given to the detailing of the front façades. The doors and windows create a rhythmic pattern, and are framed in timber and separated by columns. The façade seems to wrap around the corner building onto the northern façade and stops abruptly after approximately 3 m. The rest of the buildings have received little thought, and doors and windows are placed haphazardly wherever needed.

The interior space receives the most natural light in the early morning as the eastern façade has the most windows. This light is quite sharp and hard on the eyes. At sunset, a very soft,

pleasant light fills the building, but this light is unsuitable for tasks and must be supplemented with artificial lighting.

Corner building layout

The corner building faces east, with little fenestration on the other façades. There are four entrances into the building. Firstly, there are two large doors entering into the biggest ground floor room, one on the eastern façades and one on the northern façade. A back door is found on the western façade, leading to the kitchen. The final entrance is found on the northern façade and opens onto a staircase, acting as an entrance to the first floor. From the stairs there is a succession of small rooms leading to a large room currently used as a church hall.

The south-western corners of both floors house the services such as kitchens, a toilet and a vestry that was previously a kitchen. A chimney rises from the first floor kitchen level, passes through the first floor kitchen and out the roof. The toilet was originally located outside, but toilets have now been installed on both floors.

South building layout

This building has little fenestration on the western façade and none on the northern and southern façades. The building may be entered on the western and eastern sides of the building. Four identical entrances, originally the front doors to four apartments, are found on the eastern side and there are four back doors on the western side. An external staircase gives direct access to the western balcony, onto which four more doors lead.

Water and sewerage services, which run along the outside of the building, were probably in-

stalled when the upstairs apartments were created. All of the pipes are placed on the outside of the western façade of the building and are an eyesore. Bathrooms were built for each apartment and water is provided to the back rooms of the shops. An additional bathroom is located behind the garage where the old outhouse was.

Detailing differences

On closer inspection, the two buildings reveal different details suggesting that they were not built at the same time. This may account for the different completion dates available for the Panagos Building as mentioned before.

Although the buildings appear to be identical at first, creating a single, continuous front façade, subtle differences are easily identified with further investigation. These differences include the columns, window frames, doors, windowsills and first floor construction (Figures 2.11 - 2.15).

Columns decorating the front façades of the buildings differ in proportion and the corner building's columns are more ornate (Figures 2.12 - 2.13).

The timber window frames at ground level of the northern building's front façade have an arch design, cannot be opened and are underlined with an ornate windowsill. Those of the southern building are rectangular with small opening windows at the top, and the windowsills are less ornate. The size of the large windows is roughly the same. The most distinct design difference is mainly hidden by the corrugated roof sheltering the walkway and is above eye level; therefore, it does not break the continuity of the front façade.



Figure 2.16: South Building column base (left).
Figure 2.17: Corner Building column base (right).

In figure 2.14 the original timber doors of the corner building can be seen. These have since been removed and replaced with stacking-folding doors. The southern building still has the original timber double doors and these are in a good condition.

Structurally, the buildings differ as well. The corner building has a timber board first floor, whereas the southern building's first floor is concrete to support the brick bathroom walls.



Figure 2.19: Panagos building in late 1900's

Due to the meticulous attention to detail found in the corner building's construction, it is reasonable to assume that it was built first. In addition, the building footprint resembles that of a house and is likely the one built on the foundations of M.W. Pretorius's house as suggested by the student assignment mentioned earlier. This conclusion is also supported by the fact that the first floor of the southern building is concrete, which is a more contemporary material.

As the southern building must have been built at a later stage when the original building components were no longer available, similar windows, doors and even cornices had to be sourced.

The corresponding fenestration, floor heights and roof height, and the exterior walls' matching colour preserved uniformity.



Figure 2.18: Southern building ground floor facade in 2007



Figure 2.20: Corner Building ground floor facade in 2007