

contextstudy



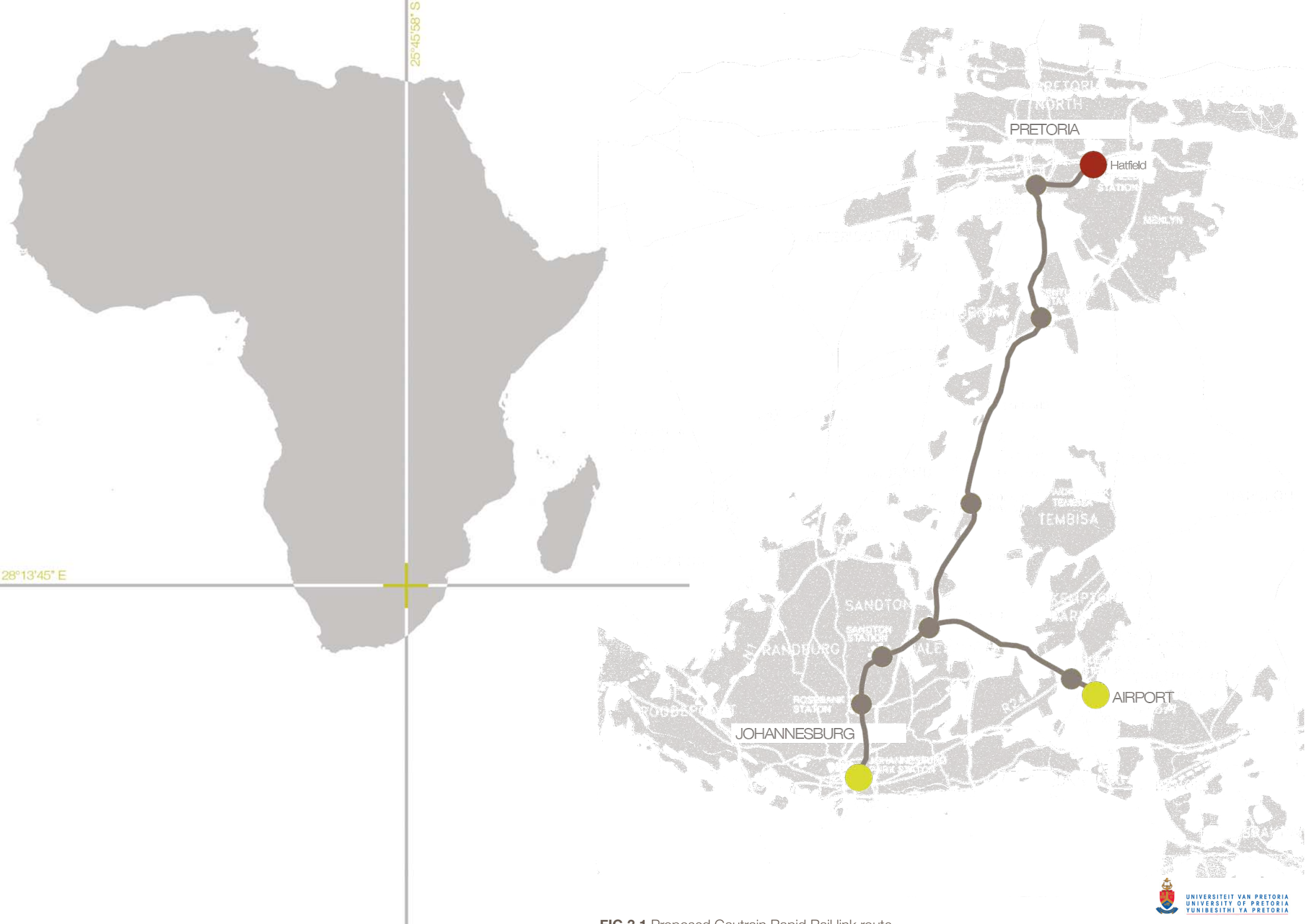


FIG 3.1 Proposed Gautrain Rapid Rail link route

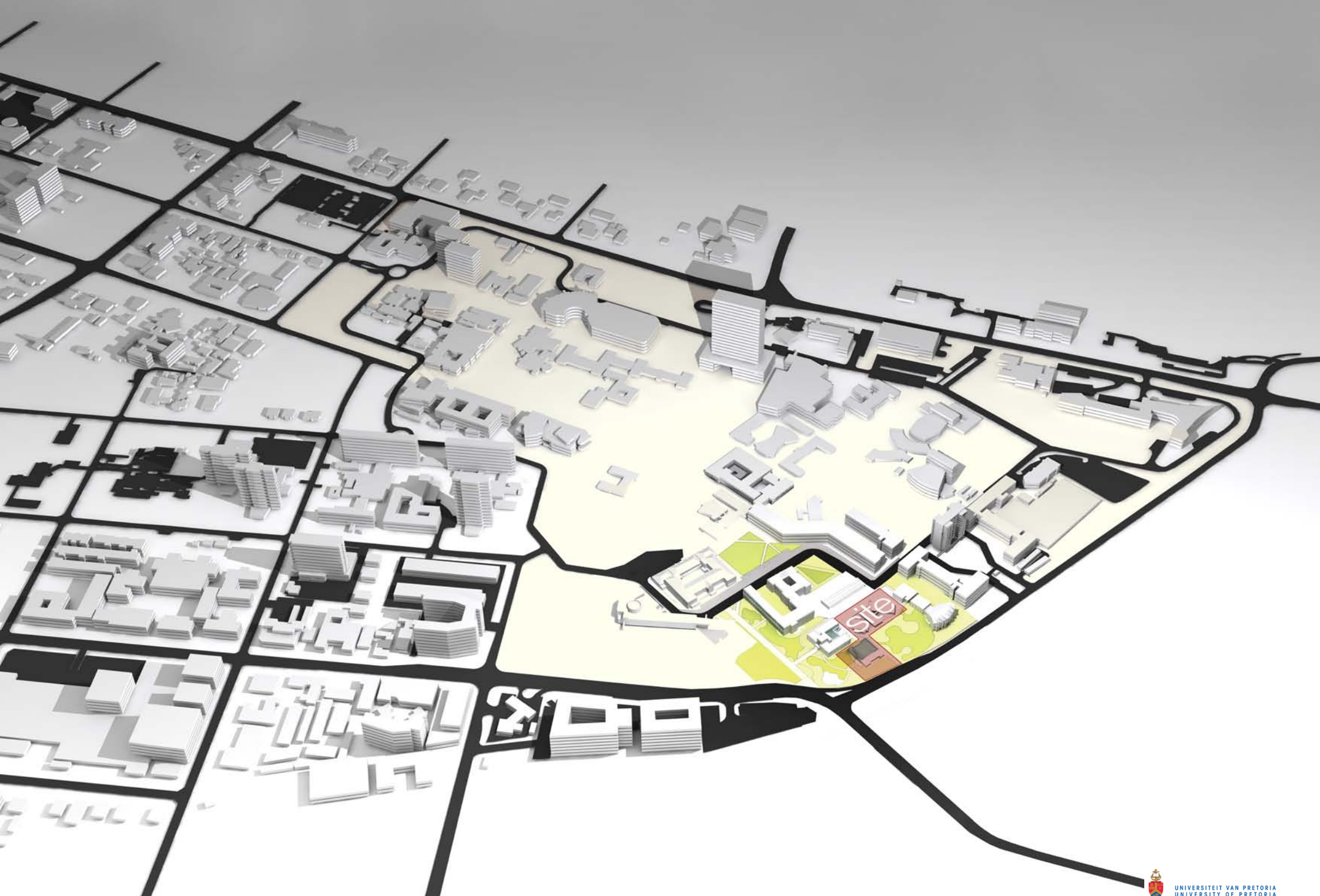


FIG 3.2 Overview of the Hatfield- and University precinct from the North

3.1 Redevelopment of the Hatfield precinct

Information on the redevelopment of the Hatfield precinct and the University of Pretoria campus has been generated from the following sources:

- The Hatfield Metropolitan Core Urban Development Framework as presented by the Metropolitan Spatial Planning, City Planning and Regional Services Department of the City of Tshwane Metropolitan Municipality, 14 August 2007.
- The Gautrain Rapid Rail Link final proposal document and impact study, March 2003.
- The vision for the University of Pretoria campus as presented by Mr. Gerrit Jordaan, 28 February 2008.
- The urban development framework for the University of Pretoria campus and surroundings, as discussed in the master's architectural studio of 2008.

In terms of the Tshwane Metropolitan Spatial Development Framework (MSDF), the Hatfield precinct has been identified as one of six metropolitan cores earmarked for densification. This is the result of market changes and an increase in the intensity of development in the area due to the proposed Gautrain Rapid Rail Link Station. Please see Fig.3.1-3.

The redevelopment of the Hatfield precinct is known as a Transit Orientated Development (TOD), which entails the creation of compact, walkable communities centered on a high-quality train system. It would eliminate the majority's dependence on private vehicle transport. The reasons for introducing such a development to a community would have the following benefits:

- Higher priority is given to pedestrian movement and access.
- The train station serves as a prominent feature of the town centre.
- A regional node is developed that contains a mixture of uses, such as civic, business, residential and retail, in close proximity to one another.
- High-quality developments are established within a ten minute walking radius of the station.
- Collector support transit systems such as light rail lines and busses are introduced.
- The system supports the easy use of bicycles, scooters and pedestrian walking as daily transport modes.

When such a development is proposed, the following challenges are presented:

- Land uses on site level intensify and become more mixed.
- Land values in the area escalate.
- Student numbers in the area are periodic – they decrease dramatically during recesses.
- The risk exists that too little allowance will be made for green spaces.



FIG 3.3 Current land use patterns

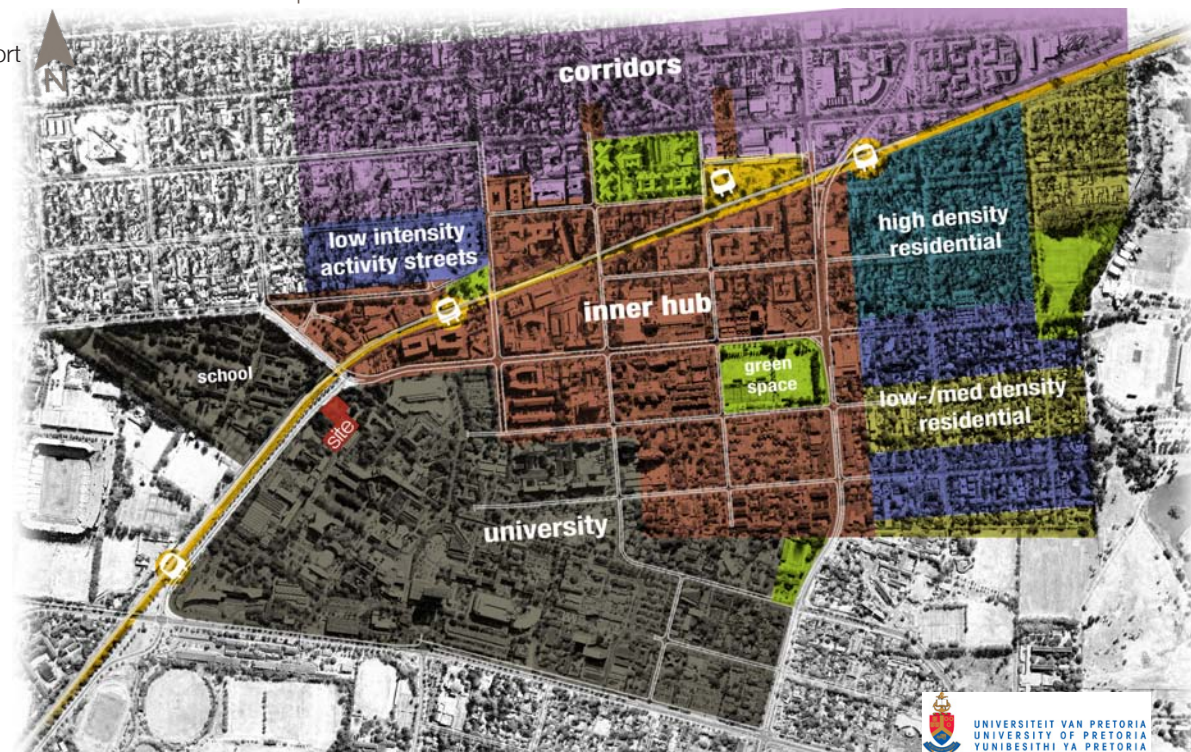


FIG 3.4 Transit Orientated Development (TOD) proposal, 2007 for the Hatfield precinct



FIG 3.5 Alteration of the TOD proposal to allow for the university campus to integrate with the precinct over time

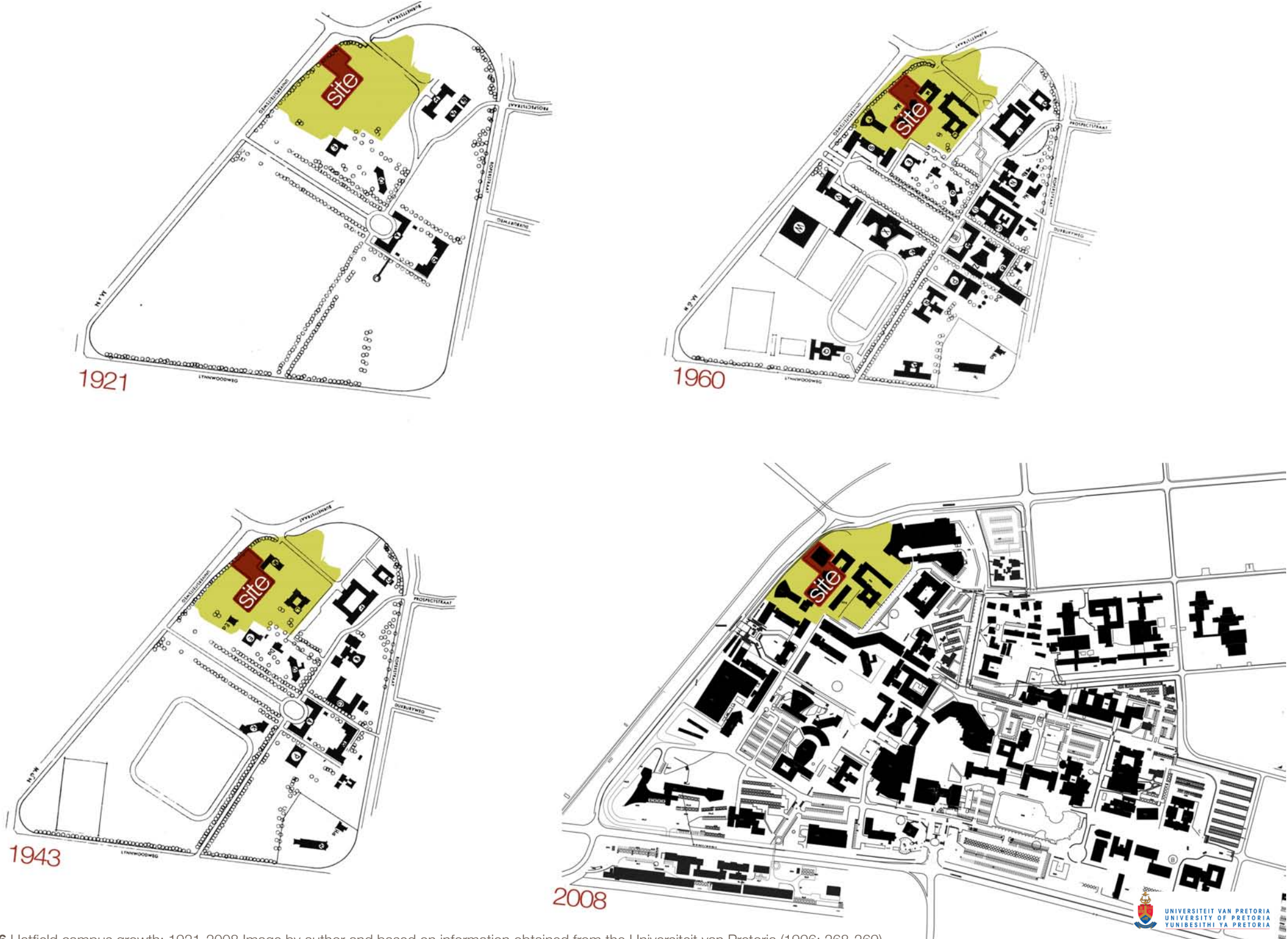


FIG 3.6 Hatfield campus growth: 1921-2008 Image by author and based on information obtained from the Universiteit van Pretoria (1996: 268-269).

3.2 Function of the University within the precinct

According to press releases on its website, the University of Pretoria has maintained its status as the top university in the country, where its research output since 1996 is concerned. The 2007-11 strategic plan states that one of its objectives is to ensure that the impact of the University of Pretoria on the local community is relevant and significant. Celebrating its centenary this year, it aims to play an integral part in the development of the nation and to encourage postgraduate research at the university to be cognisant of this objective. The university aims to be a force for social change.

On contemplation of the abovementioned, it is apparent that the processes at the University of Pretoria are always in flux and that the university recognizes its responsibility to the greater developing community. Since its beginnings, the buildings on campus have been representative of a great part of the early architectural developments that occurred in Pretoria. Influential architects that helped to shape the architectural language of the city played an integral part in developing the fabric of the campus. Currently, and with hindsight, the campus can be seen as a reflection of those times and the way in which the university's urban fabric responds to the city cannot be approached in the same way as before.

The research done by Hashimshony and Haina (2006:5-19) investigates the relevance of the university within the city, how design and planning paradigms should be oriented for future development, and if the university will still be regarded in the coming years as the primary centre of higher learning as many believe it to be today. They foresee that academic institutions will undergo major organizational and physical changes as they adapt their activities to meet present and future needs. The University of Pretoria demonstrates how a drastic alteration in political climate can force an academic institution to be more responsible to its immediate environment, in order to promote and sustain community development.

The earliest universities developed out of the needs of urban societies, and facilities were located in individual buildings no larger than a city block. Only with the creation of permanent structures were universities marked as independent institutions (Cobban, 1992:1246).

The current position of the Hatfield campus within its urban context serves as a paradox of what the university aims to be academically. Strictly controlled access and high fencing do not correspond with the strategic plan of the university to communicate its aim of having a significant local impact and to be seen as a force for social change. One can argue that, by means of academic standards,

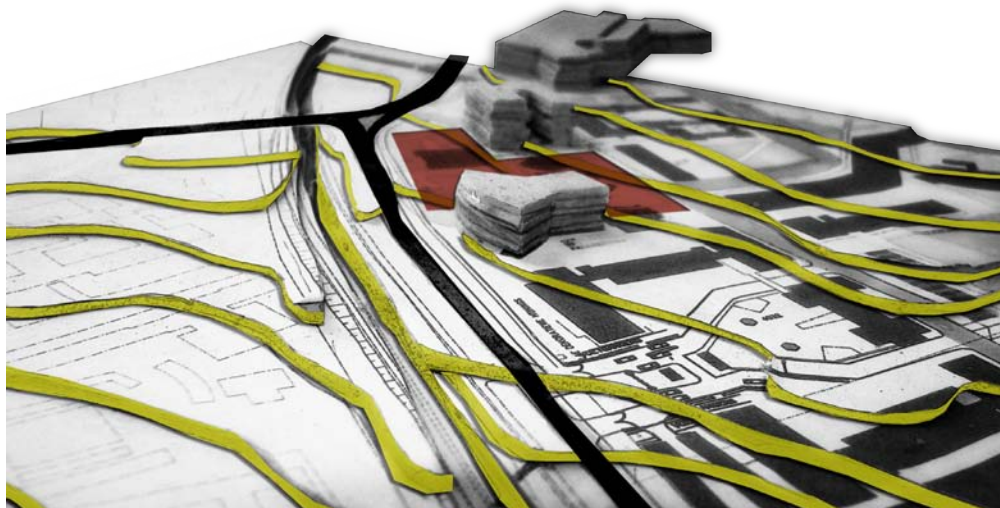


FIG 3.7 Topography of site and surroundings at 1m contour intervals

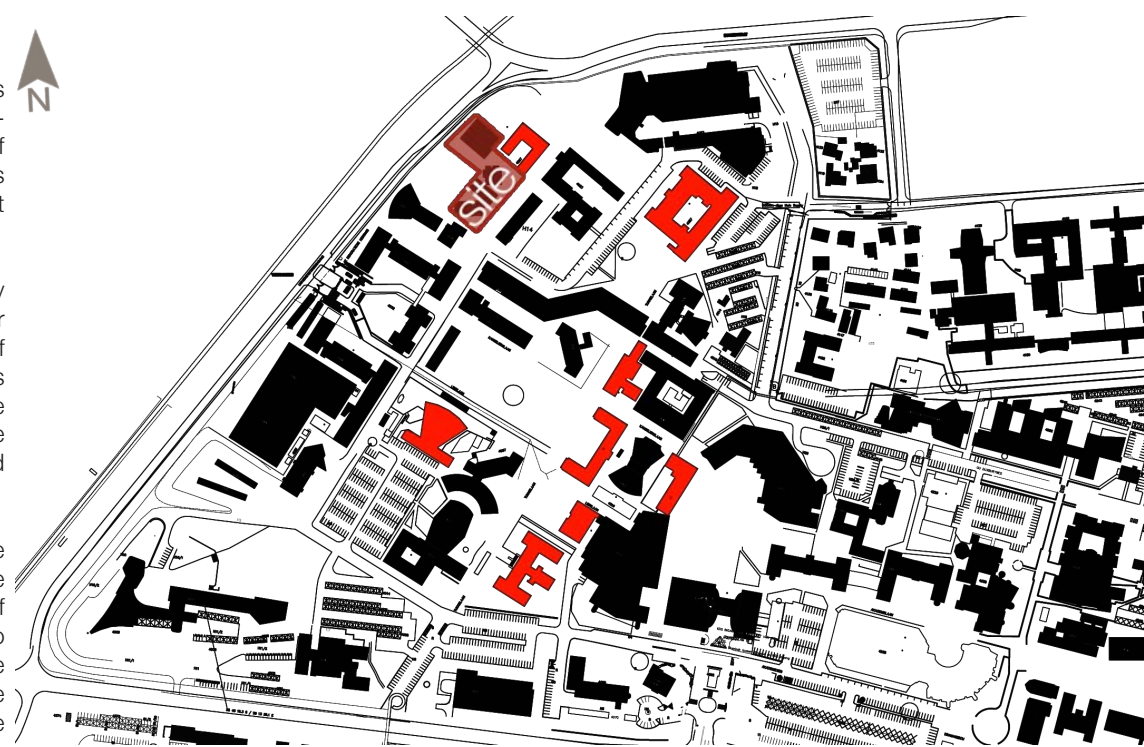


FIG 3.8 Historically significant buildings on the Hatfield campus (Older than 60 years)

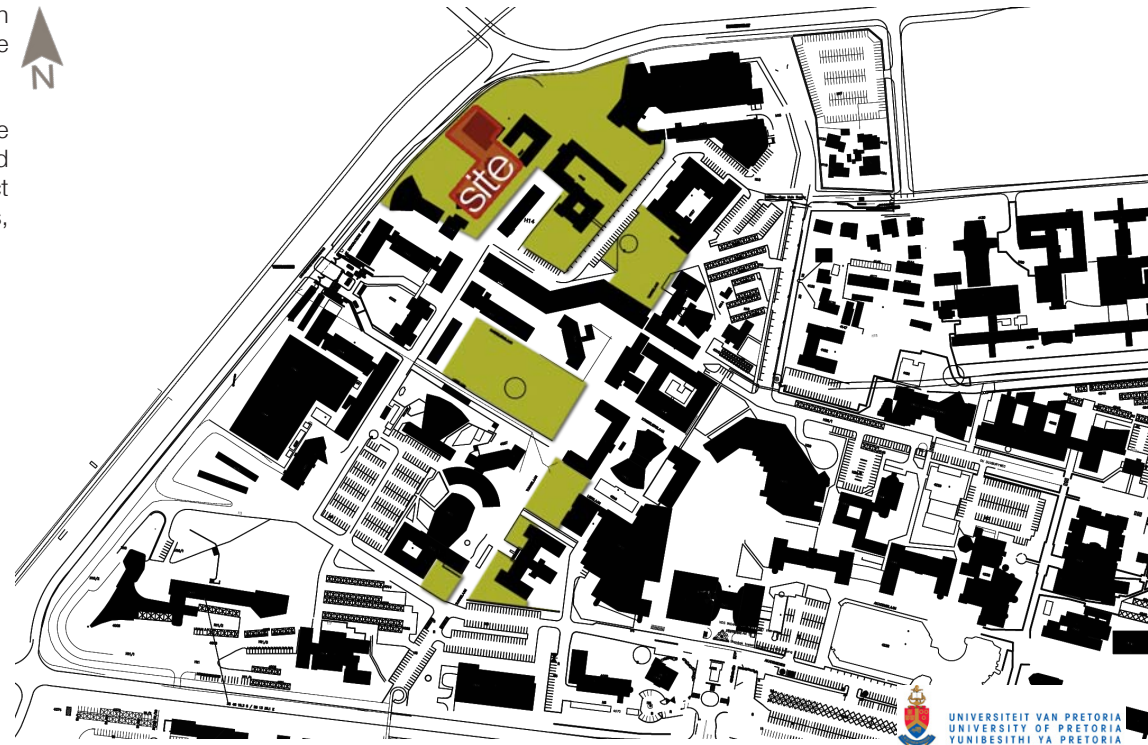


FIG 3.9 Surrounding green spaces relative to the site



existing
high energy

FIG 3.10 Space syntax diagram showing energy flows of cars and pedestrians on exiting campus and surroundings

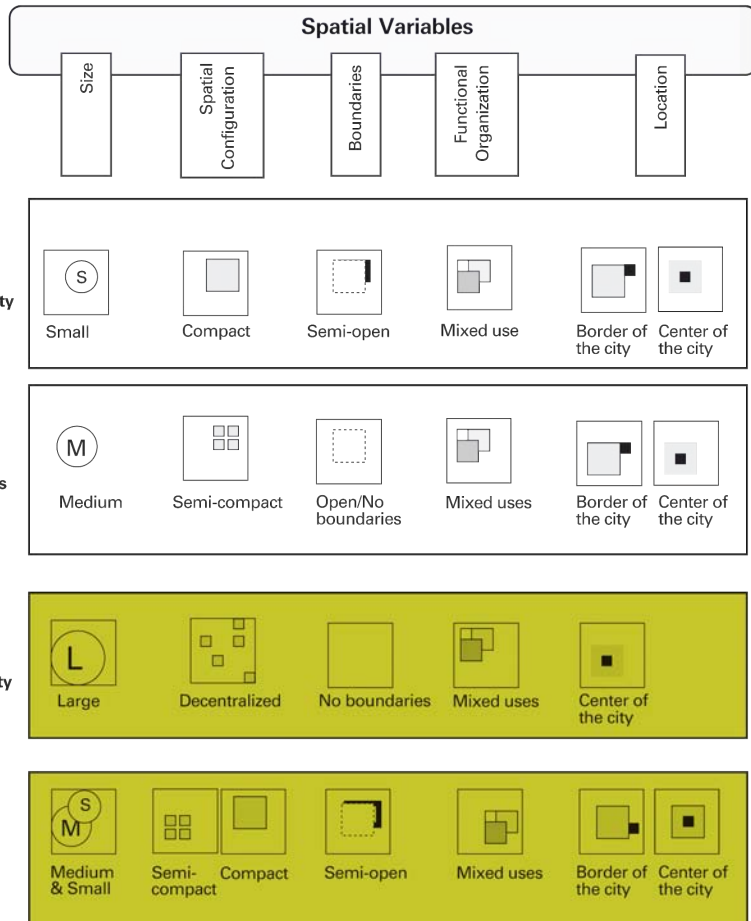


FIG 3.11

FIG 3.12

FIG 3.11 Boundary screens at Musée du Quai Branly, Paris. Image with permission of Prof. B. Jekot

FIG 3.12 Metal boundary markers in water features at Musée du Quai Branly, Paris. Image with permission of Prof. B. Jekot



◀ **FIG 3.13** Four future developmental scenarios for University campuses (Hashimshony & Haina 2006:12)

community projects and relevant research strategies, the university already functions within the local community to achieve social change. But, according to Hashimshony and Haina (2006:7), the idea behind using the term “campus” is an attempt of the facility for higher education to distinguish itself from its surroundings, and to define itself as isolated and with an independent character. Therefore the university needs to express openness towards the surrounding community. Hashimshony points out that, as a result of technology and an increase in life expectancy, people have more free time to become involved in extramural activities. As knowledge is becoming freely available, people in the community are also looking for different ways in which to promote themselves. Here the University can also play an integral role and can provide relevant lectures, special short-term courses and evening activities. These can all strengthen the image of the university and allow it to respond to the needs of society more appropriately. As a result, the linkages between the university and the outside world are starting to strengthen. The conceptual and physical boundaries of the university as an institution are becoming more permeable and accessible to the greater community.

Hashimshony and Haina (2006:14) propose four models of how the university of the future may develop, and what considerations designers have to take into account. For obvious reasons only scenarios C and D (Fig.3.13) will be referred to. The University City (C) sees the university disappearing into the fabric of the city and assimilating knowledge of the urban system. Boundaries disappear completely and the university campus has a spatial configuration of being in different parts of the city.

The above-mentioned scenario has some promising outcomes and is a novel idea for future universities located within the city limits. The case is not completely relevant though for application to the Hatfield campus. The campus is too far removed from the city centre and has a long-established history of being a well respected institution. As the Hatfield precinct is experiencing a surge of intensification in

users and densification in building uses, it becomes more relevant for the university to become semi-permeable and to again reconnect to portions of the city (Fig. 3.5 & 3.14). It will be a matter of coming full circle and returning to its origins by opening up to the community again. Advanced design techniques of passive surveillance and modes of access control can be applied in certain areas, as used at the Quai Branly Museum in Paris, designed by Jean Nouvel and illustrated in Fig. 3.11-12. The application of these techniques would be to entice people to become more involved in and aware of the inner workings of the university, while it still retains its character and stature as a well respected academic force.

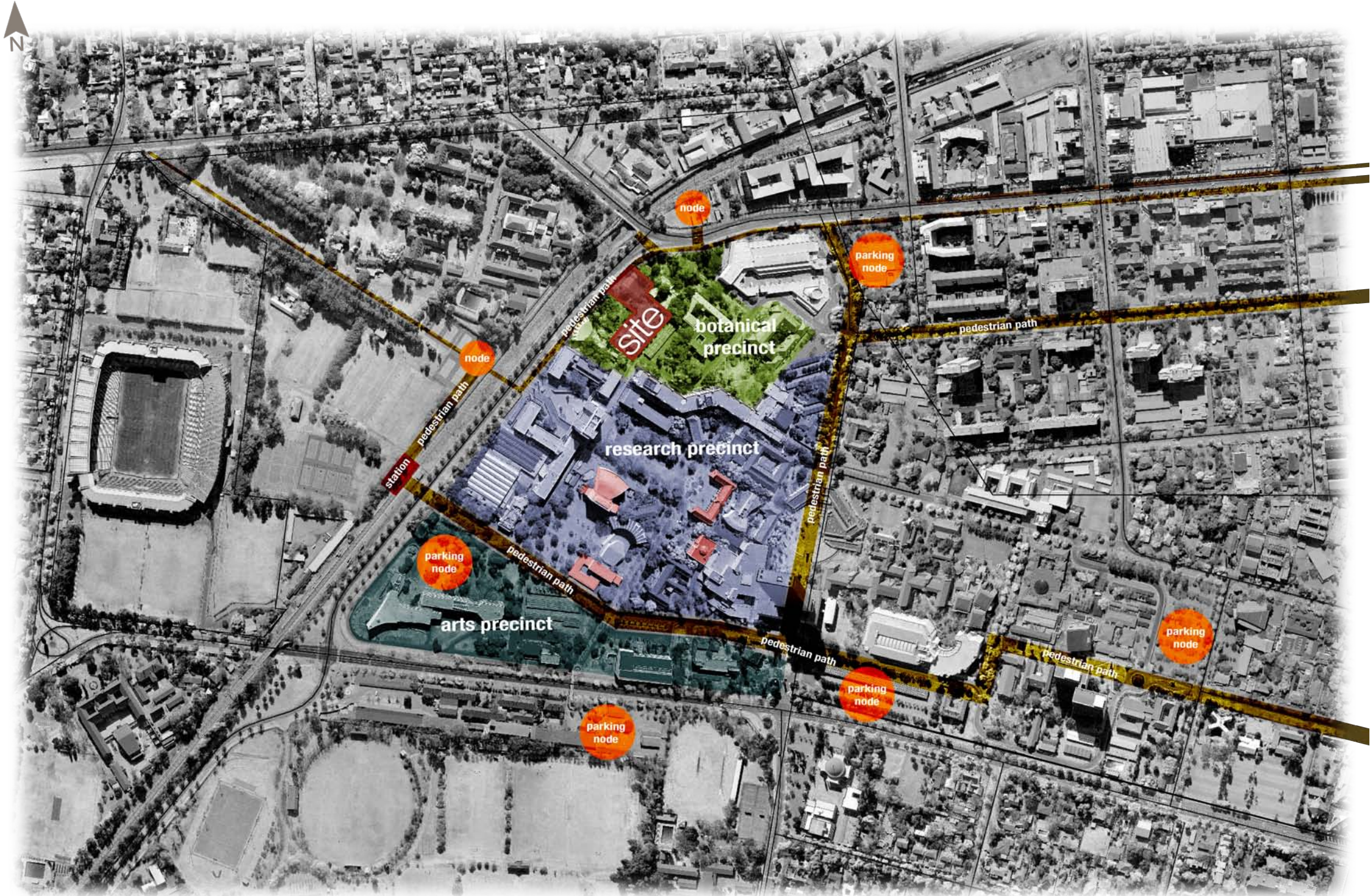


FIG 3.14 Proposed developmental strategy for the Hatfield campus