



SITE ANALYSIS

04: SITE ANALYSIS



ROSINA MALATTI 63

I can count my change at the shop

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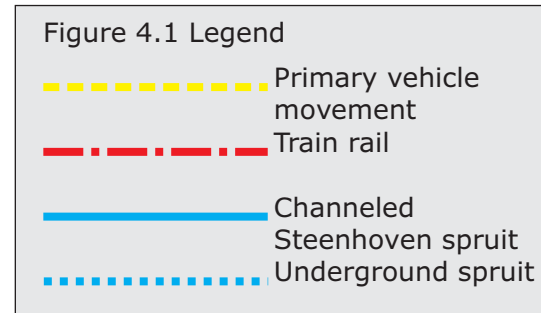
MICRO SCALE ERF 668, ASIATIC BAZAAR

1 - INTRODUCTION

The proposed site, erf 668, is located between Boom Street and Belle Ombre station (north-south axis) and 11th Avenue and the electrical sub-station (east-west axis). Two servitudes run through the site: a sewer servitude on the western side and the underground canal on the eastern side. The vacant site is located on the edge of Marabastad. The site has an elongated shape created by the unique grid of Marabastad and the border of the Steenhoven Spruit.

The primary movement of vehicles past the site is along Boom Street and 11th Avenue. Boom Street is a one-way street running towards the Bloed Street taxi rank and the Pretoria CBD. Taxis from Atteridgeville, Mabopane and Soshanguve use Boom Street to enter Pretoria. The Belle Ombre bus station area is reached from Potgieter Street. 11th Avenue, linking on to Mogul Street, is the most convenient exit towards DF Malan Street, the main route to the north and west of Tshwane.

Many pedestrians pass the proposed site moving between the transport facilities and between Marabastad and the CBD of Pretoria.



Towards Marabastad CBD

11th Avenue, linking on to Mogul Street, is the most convenient exit towards DF Malan Street

Taxis from Atteridgeville, Mabopane and Soshanguve use Boom Street to enter Pretoria.

The Belle Ombre bus station area is entered through Potgieter Street.

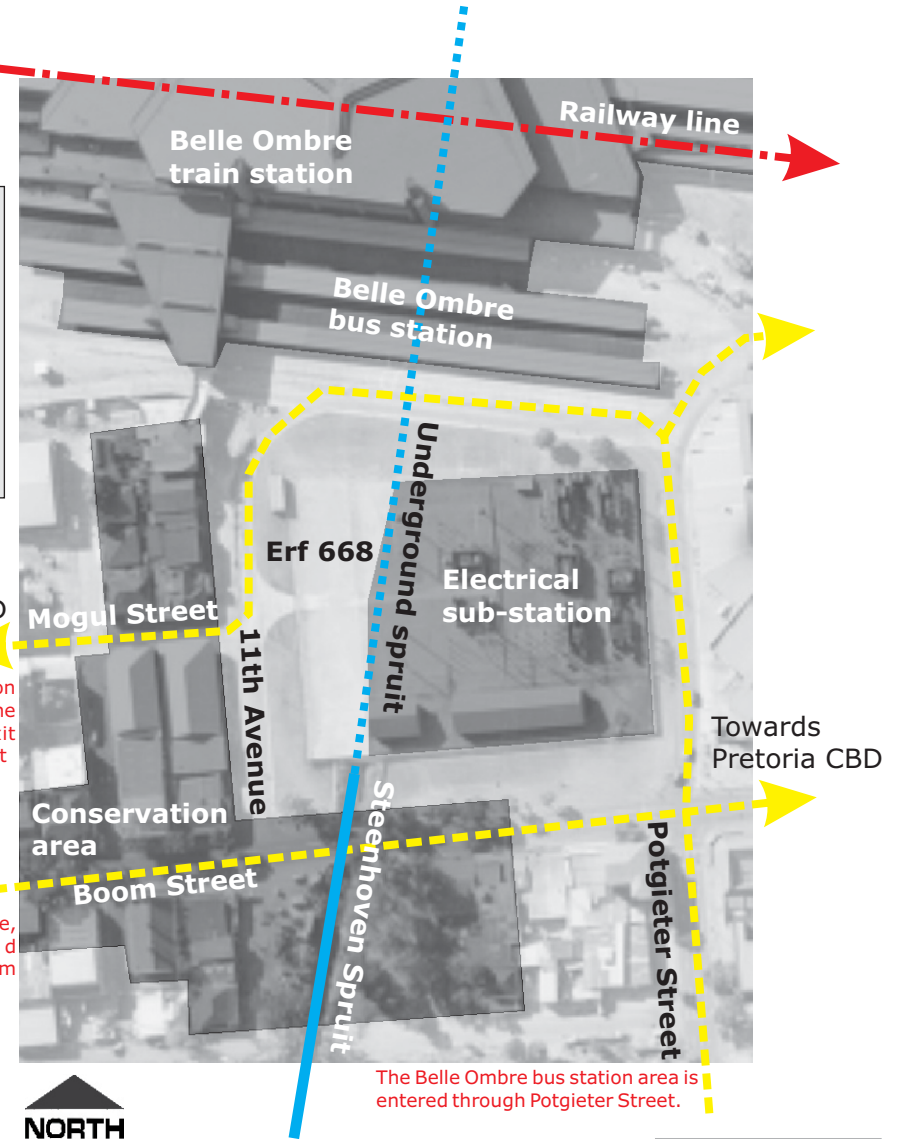


Figure 4.1: Primary vehicle movement around erf 668

2 - LAND LEGAL STATUS

Table 4.1 Land legal status

Registrar	Pretoria
Property type	Erf
Township name	Asiatic Bazaar Ext 1
Erf number	668
Owner	Local Authority
Zoning	Special
Size	7707 sqm
Height	3 storeys
Coverage	80%
F.S.R	2,0
Building line	0 m
Prescribed usage	Shops, offices, instruction, social hall, place of amusement, place of public worship

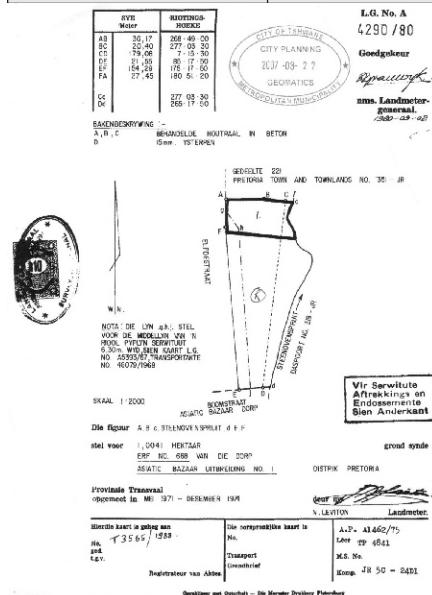


Figure 4.2: SG Diagram obtained from Tshwane Municipality

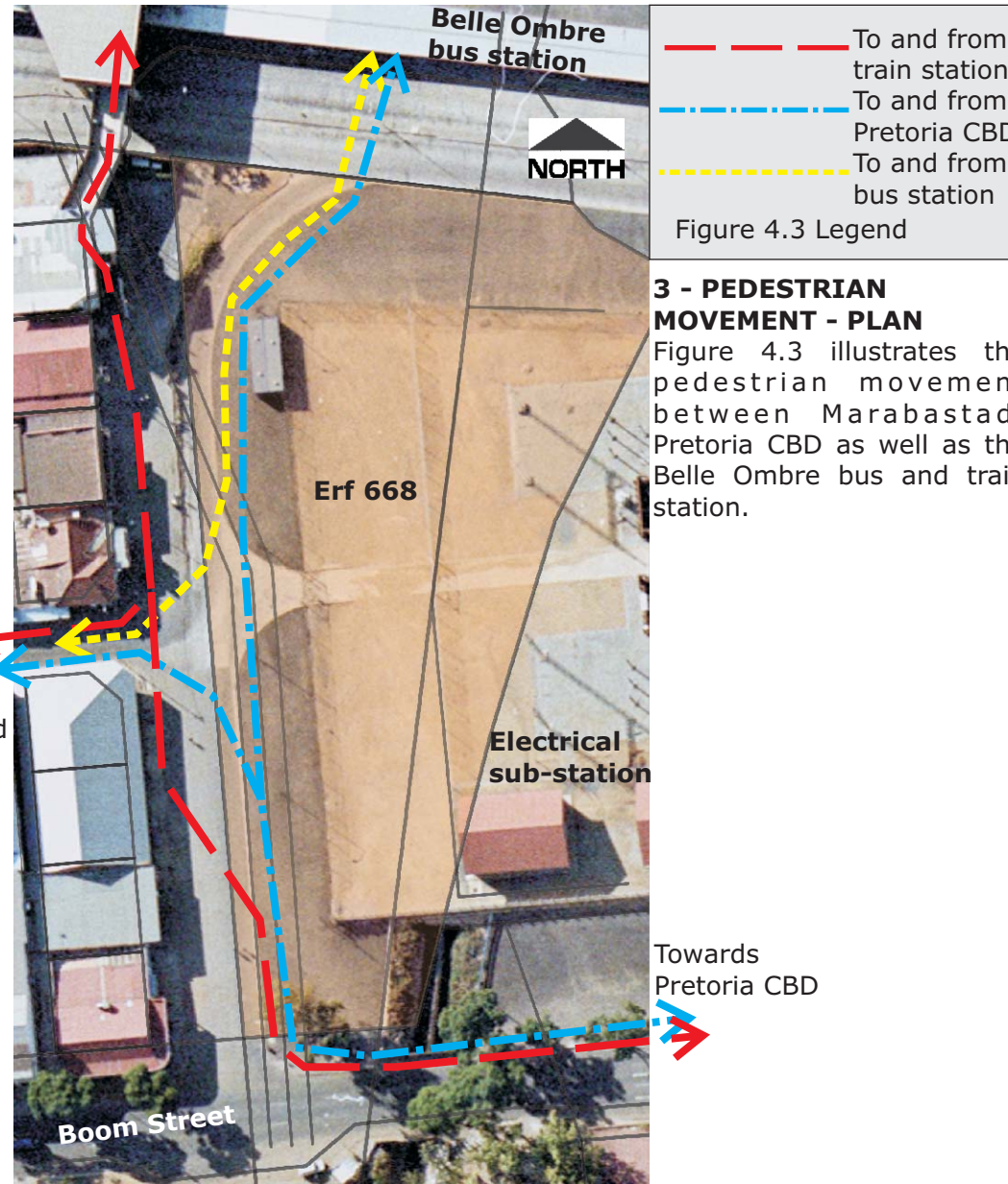


Figure 4.3: Pedestrian movement

3 - PEDESTRIAN MOVEMENT - PLAN
Figure 4.3 illustrates the pedestrian movement between Marabastad, Pretoria CBD as well as the Belle Ombre bus and train station.

4 - PEDESTRIAN MOVEMENT - ELEVATION

The elevations below illustrate the pedestrian movements as per the movement layout

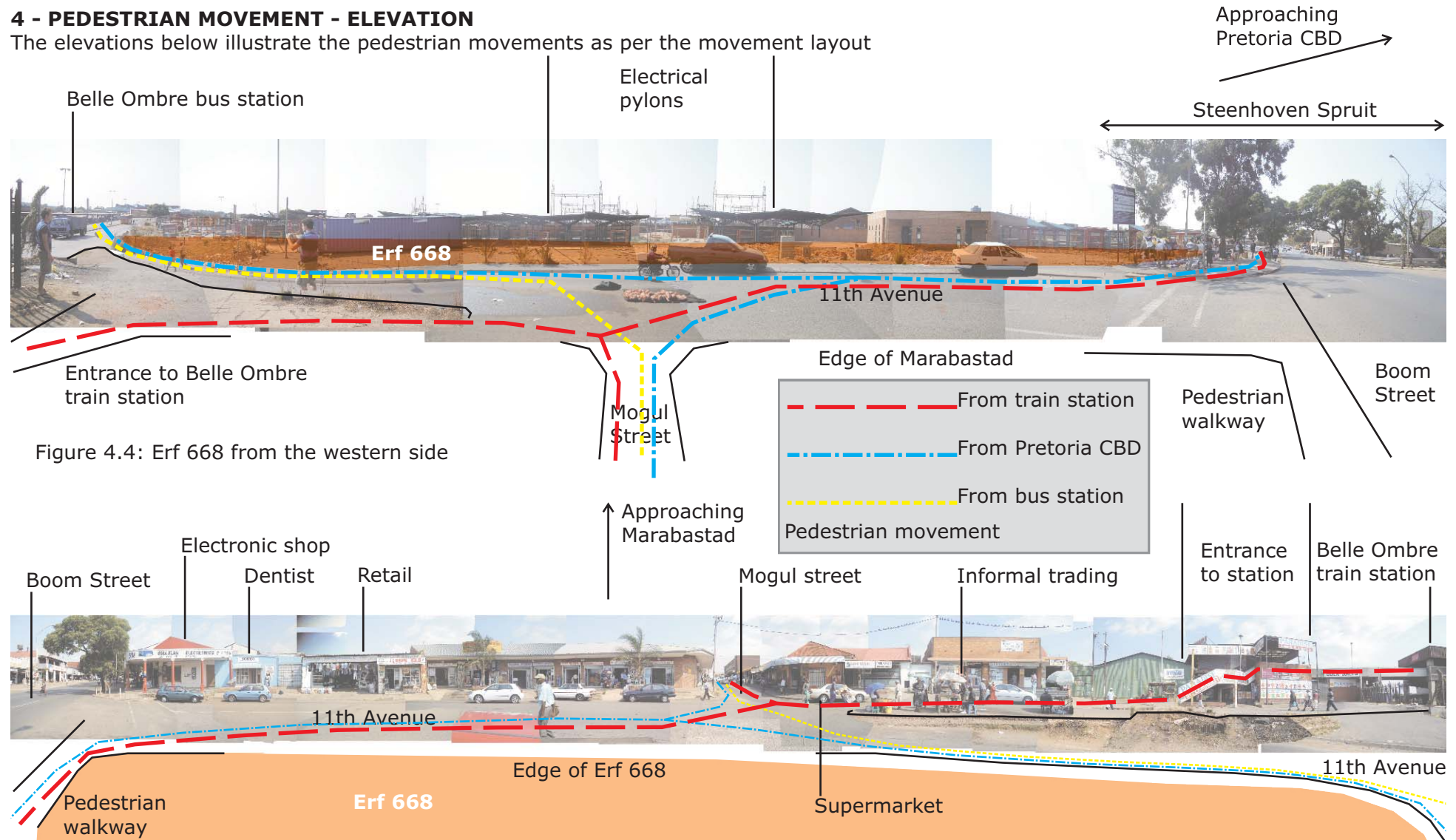


Figure 4.4: Erf 668 from the western side

Figure 4.5: Edge of Marabastad across erf 668

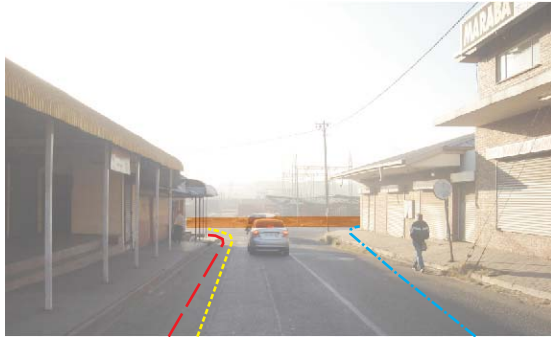


Figure 4.6: Erf 668 from Mogul Street

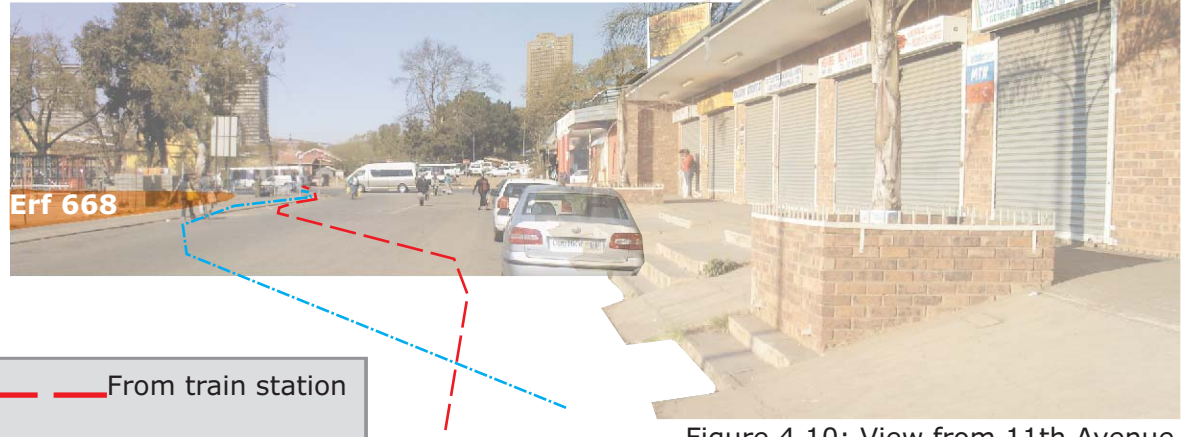


Figure 4.10: View from 11th Avenue



Figure 4.7: View of Belle Ombre from 11th Avenue

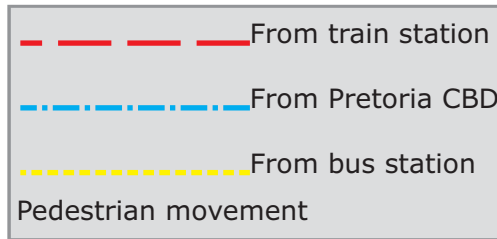


Figure 4.8: View of Belle Ombre train station and access bridge



Figure 4.11: Corner of Boom Street and 11th Avenue



Figure 4.9: View of erf 668 and electrical substation from Belle Ombre bus station

5 - INFLUENTIAL ELEMENTS

The following elements have a direct influence on the proposed site.

STEENHOVEN SPRUIT

The spruit is in an open concrete canal up to the southern edge of erf 668 and continues underground through a pipeline on the eastern side of erf 668. Pedestrians walk along the spruit between Pretoria CBD and Marabastad.

MARABASTAD FACADE

The unique grid and lack of building lines gave rise to interesting facades. The grid can be distinguished by different materials, heights and building styles.

ELECTRICAL SUBSTATION

The substation was originally placed on the edge of the city, which developed around the substation over time.

BOOM STREET

Boom Street is a very important access route to the Pretoria CBD from the north and west of Tshwane. Boom Street has retail shops on both sides in the Marabastad area.

BELLE OMBRE STATION

The train station is part of the ring railroad around the Pretoria CBD and was created in the Apartheid era to keep the transport nodes separated from the central business district. The distance between the nodes and the CBD currently forces people to use alternative transport or walk between the nodes and the CBD.



Figure 4.12: Steenhoven Spruit



Figure 4.13: Marabastad facade

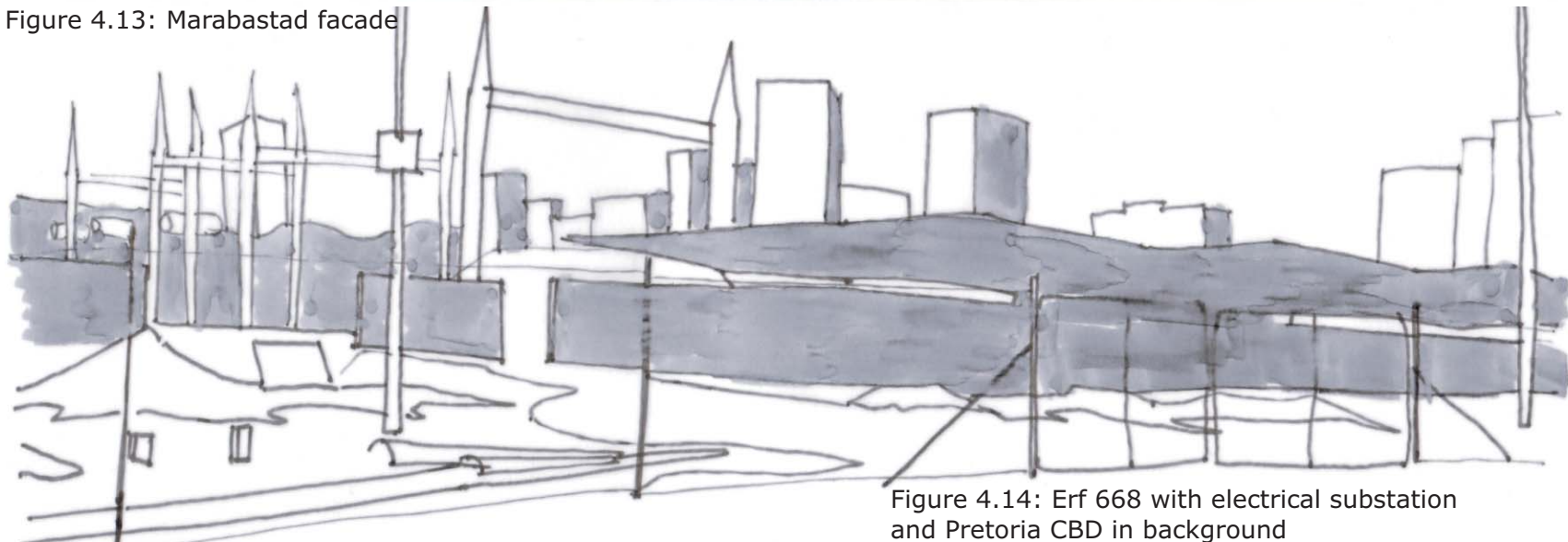


Figure 4.14: Erf 668 with electrical substation and Pretoria CBD in background



Figure 4.15: Boom Street

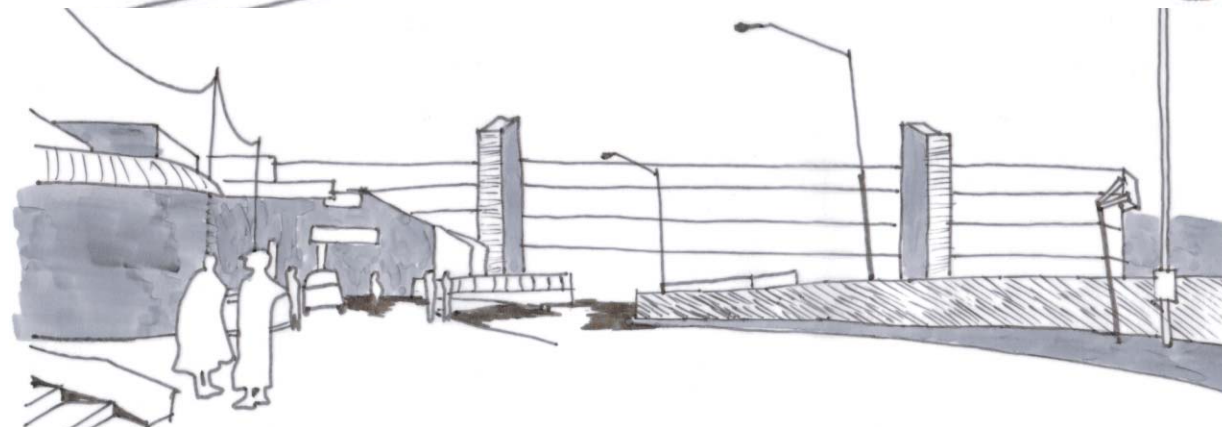


Figure 4.16: Belle Ombre
from 11th Avenue

6 - SECTIONS THROUGH ERF 668

The sections below illustrate the relation between the proposed site and its immediate surroundings. The proposed site is located in the middle of height and facility progression and between the massive train station on the northern side and the even surface of Boom Street to the south. The same progression is observed on the east-west axis. The one- and two-storey shops are overshadowed by the electrical pylons. The proposed building on Erf 668 should incorporate the existing progression of the immediate area.

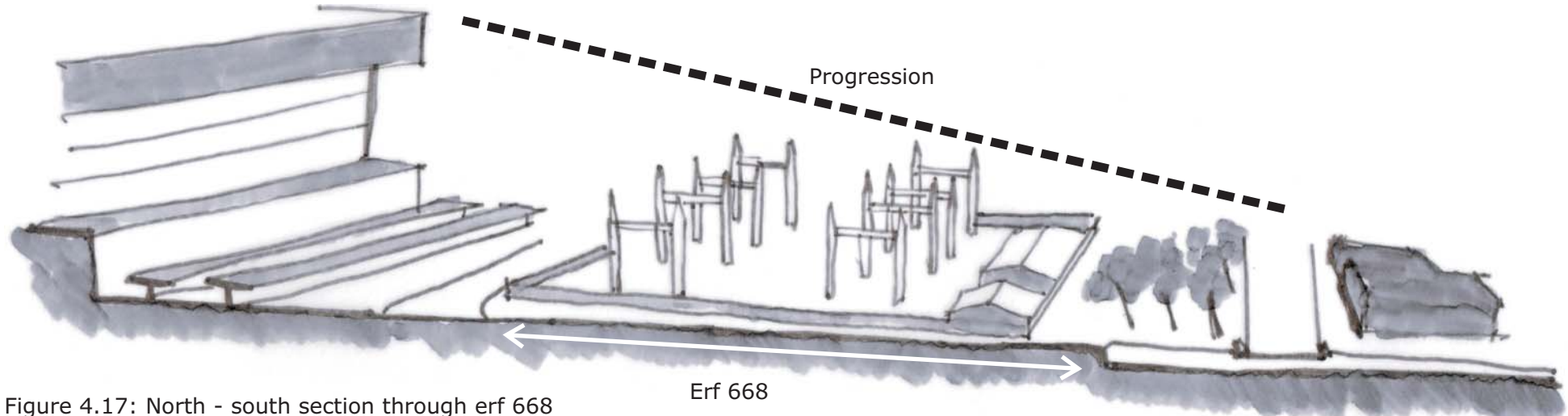


Figure 4.17: North - south section through erf 668

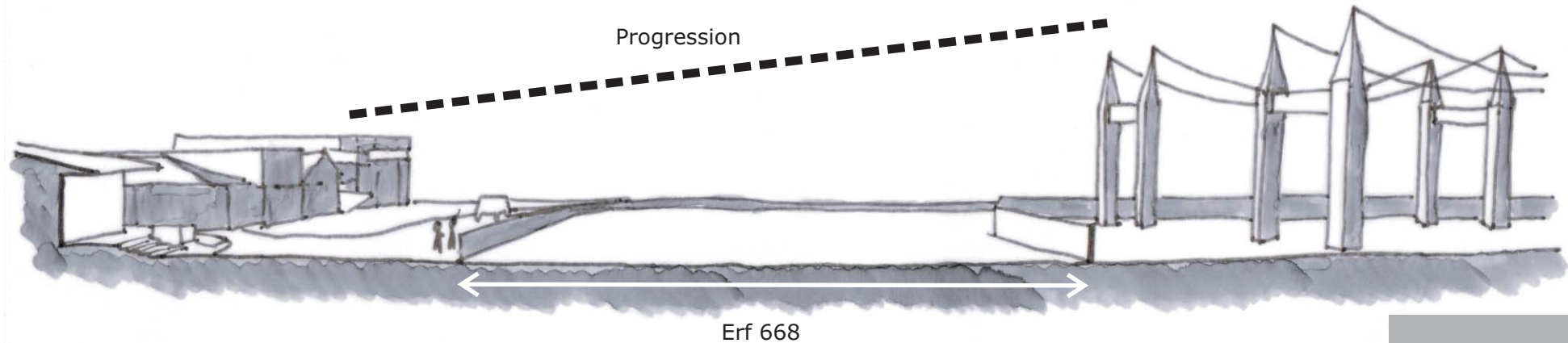


Figure 4.18: East - west section through erf 668