



A. 1	COUNCI L DOCUMENTS	[02]
A. 2	ACCOMMODATI ON SCHEDULE	[06]
A. 3	AREA I NFORMATI ON	[09]

appendi ces

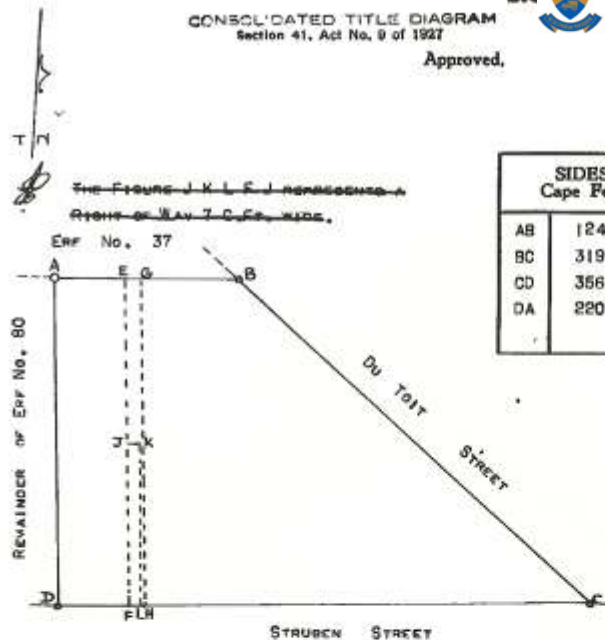


CONSOLIDATED TITLE DIAGRAM
Section 41, Act No. 9 of 1927

Approved,

[Signature]
Surveyor General
22-7-1955

SIDES Cape Feet		ANGLES	
AB	124,64	A	90. 0. 0
BC	319,60	B	136,30,00
CD	356,50	C	43,30,00
DA	220,00	D	90. 0. 0



Scale 1: 1000

The Figure A B C D A

* Now known as ~~205~~ Erf No. 3054

represents 52925,4 square feet 5249m² of land being

* CONSOLIDATED ERF No. B1 TOWNSHIP OF PRETORIA AND COMPRISES

1. THE FIGURE A E F D A BEING THE REMAINDER OF PORTION OF Erf No. 80 IN EXTENT 72 Sq.Rds. 82 Sq.Ft. VIDE DIAGRAM S.G. No. A 2664/05 TRANSFER No. ~~5586/05~~
2. THE FIGURE E G H F E BEING PORTION ~~of Erf No. 80~~ OF Erf No. 80 IN EXTENT 16 Sq.Rds. 116 Sq.Ft. VIDE DIAGRAM S.G. No. A 2665/05 TRANSFER No. 5587/1905
3. THE FIGURE G B C H G BEING Erf No. B1 IN EXTENT 278 Sq.Rds. 23,4 Sq.Ft. VIDE DIAGRAM S.G. No. A TRANSFER No. ~~1211/1855~~ 1211/1857



situate in the District of PRETORIA, Province of Transvaal

Compiled in JUNE 1955, by me

[Signature]
Land Surveyor

This diagram is annexed to Transfer Deed No. Dated In favour of <u>TR. 29627/55</u>	The existing diagrams are as quoted in the description	File <u>604/7815/55</u> General Plan No. Survey Records <u>1R5C-24</u> <u>02</u>
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REGISTRAR OF DEEDS.

1_COUNCIL DOCUMENTS

SITE: Erf 3054, corner of Struben and Du Toit Street, Inner City of Pretoria.

GISKEY	OBJECTID	ADDRESS	STREET NAME	TOWNSHIP	NAME	OWNER TENANT	ACTIVE INACTIVE	POSTAL ADDRESS
53603054	723941	0378	STRUBENSTRAAT	PRETORIA	TOITSTRU PROPERTIES PTY LTD	T	A	P.O. BOX 2233 SILVERTON 0127
53603054	723941	0378	STRUBENSTRAAT	PRETORIA	TOITSTRU PROP P/L	O	A	P.O. BOX 2233 SILVERTON 0127



Water connection points.



Sewerage connection points.



**DEPARTMENT OF HOUSING,
CITY PLANNING AND
ENVIRONMENTAL MANAGEMENT**



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CITY PLANNING DIVISION

Your City, Your
Our City, Our Vision

Enquiries / Naviso: Mpho Mofokarape
Date: December 14, 2017

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE:ERF 3054 PRETORIA CENTRAL,PRETORIA TOWN-PLANNING SCHEME, 1974

1. USE ZONE: GENERAL BUSINESS

2. APPLICABLE ANNEXURE B

B 3319

3. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED OR USED OR LAND-USED:

- Business Buildings
- Government Buildings
- Parking Garages.
- Parking Sites in terms of Schedule X.
- Places of Instruction.
- Places of Public Worship.
- Places of Refreshment.
- Residential Buildings.
- Restricted Industries in terms of Schedule X.
- Retail Industries.
- Shops.
- Social Halls
- Vehicle Sales Yards in terms of Schedule X.

PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED OR USED OR LAND-USED ONLY WITH THE CONSENT OF THE CITY COUNCIL:

- Dwelling-houses.
- Filling Stations.

- Institutions
- Motor Workshops.
- Places of Amusement.
- Public Garages.
- Restricted Industries which do not fall under Schedule X but create no danger or nuisance of noise, dust, smoke, fumes or smell.
- Special Buildings.
- Sports Grounds.
- Warehouses.

5. PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED OR LAND-USED:

- Panel-beating and Spray-painting.
- Other uses not in Columns (3) and (4).

6. DENSITY:

Null

7. FLOOR SPACE RATIO:

Per attached Annexure B

8. HEIGHT:

Per attached Annexure B

9. COVERAGE:

Per attached Annexure B

10. BUILDING LINES:

Street : 3.5m
Sides : Null

11. ATTACHED DOCUMENTS:

- Schedule one
- Annexure B 3319

Kind regards



f GENERAL MANAGER: CITY PLANNING





ANNEXURE B3319

USE ZONE VIII: GENERAL BUSINESS

A. The erven are further subject to the following conditions:

1. The total coverage of buildings shall not exceed 80% of the area of the erven.
2. The floor space ratio shall not exceed the following:

Erf 115	: 1,0
The Remainder of Erf 116	: 1,0
Portion 1 of Erf 116	: 1,0
Portion 1 of Erf 157	: 0,8
Portion 1 of Erf 162	: 0,8
The Remainder of Portion 2 of Erf 168	: 0,8
Portion 8 of Erf 168	: 0,8
Erf 3031	: 0,8
Erf 3054	: 0,8

3. All parts of the erven on which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City Council.

B. Erf 3271 is further subject to the following conditions:

1. The total coverage of buildings shall not exceed 70% of the area of the erf.
2. The floor space ratio shall not exceed 1,0.
3. Parking: 23 Parking spaces shall be provided on the erf for the existing buildings. Parking shall be provided according to the Town Planning Scheme, should there be any additional development.
4. Access to the erf must be to the satisfaction of the City Council.
5. Physical barriers must be erected and maintained (if necessary) on the street boundaries (approved entrances excluded) to the satisfaction of the City Council.
6. Above-mentioned conditions A1 and 2 and B1 and 2 may be amended with the consent of the City Council, subject to the provisions of Clause 18 of the Town-planning Scheme.





public	
semi-public	
private	
services	

Core

South wing

East wing

area	related functions	requirements
main foyer	entrance reception information desk	legibility as a main entrance access security
digital gallery cafe	seating area kitchen	controlled lighting, mechanical ventilation spill-over space to street delivery access from street
circulation	'in-between' event space fire escape route storage	maximum public exposure disability access
restrooms		
basement parking	public entrance to square; private entrances fire escapes	disabled access legibility
store	control office plant room	artificial lighting mechanical ventilation
private entrance	pedestrian gateway into public square security desk fire escape access to basement mailboxes refuse area storage	legibility security access to street
restaurants & fast-food outlets	seating area Kitchen Storage	spill-over space to public square ventilation & hygiene access for delivery vehicles
offices	reception common room	flexible service access natural lighting & ventilation
circulation	event space	
residential		natural lighting & ventilation
tram stop and ticket sales	ATM	security
semi-private entrance	storage	security
circulation	event space	
workshop area	multipurpose hall public gathering exhibitions events	maximum public exposure flexible space indirect, controlled lighting spill-over to public square robust structure
multi-media room	projector room	controlled lighting controlled access acoustics
archives	reception storage	flexible service access natural, diffused lighting
conference rooms		indirect, controlled lighting
studio space	storage	flexible space



PARKING SCHEDULE:

		m ²	parking bays
RETAIL	1/100 m ² (staff) or 1/staff	88	8
	1/25 m ² (customers)		4
RESTAURANTS	1/ household	4	4
	1/ 3 members employed	6/restaurant	24
	1/2 customers loading (min 50 m ²)	440	110
GALLERY	1/2 members (staff)		2
	1/30 m ² public display	0	18
OFFICES	1/25 m ² (staff) or 1+1/4	703.963	28
	10% staff parking (visitors)		3
RESIDENTIAL	1/ unit		18
WORKSHOP	1/ 4 members (staff)		2
	1/ 5 (visitors)	150 visitors	30
ARCHIVE / DIGITAL GALLERY	1/ 3 members (staff)		1
	1/ 300 m ² (min 4)		4
STUDIOS	1/ 3 studios		5
AVAILABLE	basement		244
	on-street		118
			12

46 secure parking bays

3_AREA | INFORMATION



Area with erf numbers.

ERF ADDRESS
NO.

NAME

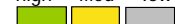
USAGE/FUNCT

UNIVERSITEIT VAN PRETORIA
UNIVERSITY OF PRETORIA
YUNIBESITHI YA PRETORIA

DESCRIPTION









HERITAGE VALUE

high med low



1	6/73	302 Struben str.		Restaurant and sport bar	2		Two storey light grey concrete building with plastered brick infill. Pink signage covers the top floors next to concrete framed windows. Street frontages are display windows covered with roller shutter doors.	The exposed slab, eave and lintel detailing on this building's features are characteristic of the modernistic era.
2	7/73	44 Van Der Walt str.		Clothing stores	1		Steel frame building with shop fronts and roller shutter doors. Single storey with build-up parapet covered with signage.	
3	9/73	7 Struben str.		Sewing market + residential	W3, E1		Three storey concrete building with face brick infill. The concrete frame is exposed and plastered. Steetfront consists of shop fronts covered with roller shutters. First and second floor apartments with steel frame windows.	
4	6/74	11 Brown str./ 11 Struben str.		Salon, panel beaters	N2, SW4, Se1		Light industrial type concrete frame building with dark brick infill and clerestory steel frame windows. Street frontage used for delivery: roller shutter garage door sized openings.	
5	2761	23 Brown str.		Motor workshop	2		Light industrial two storey brick building, plastered and painted. Standard steel frame windows in ground floor and first floor. Roller shutter door on street level. - 1m roof overhang, monopitch corrugated iron roof.	
6	2884	336 Struben str.		Panel beaters	2		Two storey concrete frame building with dark face brick infill and steel frame shop fronts on street level. Concrete edge detailing over shop fronts and windows. Curved metal plated roof.	Although not a pleasant public building, the detailing gives it merit and potential.
7	4/75	324 Struben str.		Rebel motors with flats above	3		Concrete frame four storey building with light and dark face brick infill. Concrete floor slabs exposed. Standard steel frame windows. Entrance to flats leads into a courtyard with parking and a communal stair up to living units. Retail street space.	
8	2/75	326 Struben str.		Commercial with residential	4		Concrete frame four storey building with light and dark face brick infill. Concrete floor slabs exposed. Standard steel frame windows. Entrance to flats leads into a courtyard with parking and a communal stair up to living units. Retail street space.	
9	6/76	330 Struben str.		Motor and cycle house	1		Single storey workshop with pallsade fencing in front. Parapet with painted signage, roller shutter doors.	
10	3/78	27 Prinsloo str.	Cato Tshwane Auto body Parts	Driving school	2			



ERF ADDRESS NO.	NAME	USAGE/FUNCT	DESCRIPTION	HERITAGE VALUE			
					high	med	low
11	8/78 35 Prinsloo str.	Fleet way Motors	Motor shop and tomb stone store	3		Concrete frame building with face brick covering. Stepped slab extrusion detailing. Pallsade fencing around.	The concrete detailing gives the building a certain identity within the area, and is certainly something to consider in terms of a local architectural language.
12	R/78 43 Prinsloo str.	Transvaal Motor and Cycle House	Motor shop	2		Steel frame motor showroom type building with shop fronts on street level. Corrugated iron roofing.	
13	12/78 47 Prinsloo str.		African restaurant with residential flats	4		Four storey face brick building with extended slab detail. Standard steel frame windows. Shop front on street level with bachelor flats.	
14	9/78 344 Struben str.			4			
	10/78 N/A		Servitude	N/A			
	11/78 N/A		Servitude	N/A			
15	5\31 34 Van Der Walt str.		Internet cafØ	4		Concrete frame building with concrete infill and brutalistic concrete detailing in front of windows. Shop fronts on ground floor level with roller shutter coverings.	This concrete building is similar to the façade treatment at the international terminal of the O R Tambo airport.
16	R/31 6 Brown str.			4			
17	4/31 30 Van Der Walt str.		Salon	4			
18	3\31 28 Van Der Walt str.		Wholesale retail	2		Two storey face brick building with interesting window detail and an arcade entrance. Standard steel frame windows and roller shutter doors shop fronts on street level.	
19	2\31 26 Van Der Walt str.		Wholesale retail	2		Concrete frame building with light and dark face brick covering and infill. The entire building opens up onto the corner with roller shutter doors. Enlarged parapet for signage and advertising. An overhang extends past the site boundary to form a covered sidewalk.	
20	8\32 315 Bloed str. \ 315 Brown str.		Salon	N2, S1		A concrete frame building with exposed columns and slabs. Steel frames and brick infill cover the bulk of the street façade, with shop fronts on street level and residential units on top.	A distinct modern style is visible, which forms part of the greater modern movement building in Pretoria

ERF ADDRESS
NO.

NAME

USAGE/FUNCT








 UNIVERSITEIT VAN PRETORIA
 UNIVERSITY OF PRETORIA
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DESCRIPTION

HERITAGE VALUE

high med low



21	7\32	12 Brown str.	KFC	Restaurant	N4, S2		A concrete frame band brick infill building, plastered and painted with detail standard to the KFC Franchise.	
22	R\3\3	321 Bloed str.		Commercial	2		Concrete frame building with shop fronts at street level and a parapet covered with signage and advertising.	
23	R\34	327 Bloed straat		Commercial	1		Concrete building with both corner columns used as telephone points.	
24	4\33	325 Bloed str.		Salon	E2, W1			
25	3398	329 Bloed str.			3			
26	3358	335 Bloed str.		Top score butchery	N/A		Dark face brick, brutalistic building with small clerestory opening on each floor. A cast curve concrete element covered with tiles forms the entrance canopy and on street level a curved glass façade is seen.	
27	9\35	339 Bloed str.		Spares	3		A concrete frame building with roller shutter doors on street level and brick infill on top. The entire ground floor opens up to give the impression of a continuation of the sidewalk under the building.	
28	8\36	N/A		Servitude	N/A			
29	4\36	5 Bloed str.		Salon, Muti-market, Surgery, Motors	1		Corner 'bazaar-type' building with precast columns in front to form a covered sidewalk which wraps around the corner with stairs that lead from the sidewalk into the shops. The corner shop has pressed ceilings.	This building is in dire need of restoration. Considering its location and the way it communicates with the street and the corner, it can prove to be a great asset in forming the identity of the area. One of the problems identified for that specific corner is the lack of a gateway into the area from Soutpansberg and Dr. Savage road. This building could form part of such a gateway.

ERF ADDRESS
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HERITAGE VALUE

high med low



	ERF ADDRESS NO.	NAME	USAGE/FUNCT		DESCRIPTION	HERITAGE VALUE
30	2\36 5 Prinsloo str.	Fleet way Motors	Motors	1	 A continuation of the corner building (on 4/36)	As above
31	3417 5 Prinsloo str.	Transvaal Motors	Motors	1	 Standard steel frame car showroom building with curved corrugated iron roof covered with signage.	
32	7\36 N/A		Servitude			
	1\37 2 Prinsloo str.		Spares	2		
33	6\37 8 Prinsloo str.		Supermarket, Spares, Gold and diamond exchange	W1, E2	 A concrete frame building set back at points from the street with a red parapet used for signage. Shop fronts at street level.	
34	79 360 Struben str.	Pearl's Restaurant and Sports Bar	Cafe, Bar, Salon	1	 Single storey building with precast round concrete columns. The building is rounded on the street corner (see R\121 on the opposite corner). Informal activity outside shop (music sellers).	Corner building of typological importance characteristic of the bazaar-era.
35	R\80 368 Struben str.	Oz	Motor parts and building material shop	1	 Concrete frame building with roof overhang detail and enclosed by palisade fencing.	
36	3054 376 Struben str.	Auto Zone	Motor parts shop	2	 Two storey concrete frame building with dark face brick infill and roller steel garage doors on street level. Concrete edge detailing over shop fronts and windows. Curved metal plated roof. Corner enclosed by palisade fencing. Motor repair activity blocking sidewalk.	
37	4/157 98 Proes str.		Butchery, Offices	4	 Four storey concrete structure with steel window frames filled in with glass and red paneling. Street level activity includes a butchery and the rest is used as office space.	
38	R/15 78 van der Walt str.		Sports Pub	4	 Four storey concrete building with exposed slabs and lintels around windows to give a distinct modernistic impression. Shop fronts at street level with standard steel frame windows at residential levels.	

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high med low



39	1/15776 van der Walt str.		Linen Factory	4		Brick shed type building with corrugated iron cladding over roof edge. Sidewalk covered with canopy. Shop fronts on Street with roller shutter doors. Joint shops with merchandise in front and restaurant/eatery at back. Merchandise includes cellular phones, clothing and accessories.	
40	3059 319 van der Walt/ 319 Struben str.		Furniture/ Butchery	2		Brick shed type building with corrugated iron cladding over roof edge. Shop fronts on street with roller shutter doors. Uses include Joshua Door furniture store and Prime Butchery.	
	1/1173 27 Struben str.		Parking			Bare earth surface with random trees.	
	1/1183 31 Struben str.		Parking			Bare earth surface with random trees.	
	R/11 335 Struben str.		Parking			Bare earth surface with random trees.	
	2/1183 37 Struben str.		Parking			Bare earth surface with random trees.	
	R/11 339 Struben str.		Parking			Bare earth surface with random trees.	
	2/1193 41 Struben str.		Parking			Bare earth surface with random trees.	
41	1/1193 41 Struben str.		Parking			Bare earth surface with random trees.	
	3360 349 Struben str.		Take Away/ Trading Store	2		Concrete frame building with shop fronts at street level. Corrugated iron roof detail painted red and white gives the building a distinct postmodern quality.	
42	R/16 79 Prinsloo str.		Parking			Bare earth surface with random trees.	
	2/162 91 Prinsloo str.		Parking			Bare earth surface with random trees.	
	1/1623 44 Proes str.		Parking			Bare earth surface with random trees.	
43	R/16 340 Proes str.		Parking			Bare earth surface with random trees.	
	3060 332 Proes str.	Justice College	Academic institute.	4		Four storey symmetrical building, lifted on column 'fins' with cantered edges. Three rows skew steel frame windows on either side of the central entrance, covered with mosaic tiles. West of the main building is an open staircase with half rounded concrete wall. In the north a six level, L-shaped building with piloti, painted concrete, mosaic and steel frame windows. The focus is on the horizontality of the windows and bays. The buildings are centrally set in landscaped green spaces.	Architect Brian Sandrock's Pretorian Modernism is apparent in this building. (Date: 1959)
44	R/16 84 Prinsloo str.		Cash Loans/Tombstones/Clothing/Salon/Herbal/Bottle store/ Confidence College	4		Face brick building with standard iron frame windows. Street front usage include a cash loans centre and Scorpion Legal Protection services. Rest of building is used for the Confidence College, with entrance located on street level.	The red window frame detailing and façade treatment on this building gives it a distinct post-modern identity, and greatly contributes to the overall identity of the area.
45							

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high med low

46	R/12 855 Prinsloo/ 355 Struben str.	Sportsman's Bottle store	Bottle store/ Insurance Centre	2		A double storey building rounded around the street corner with precast columns. The first floor is set back. Typologically important corner design, with cantilevered verandas over the sidewalk. Informal activity on sidewalk.	Corner building of typical importance, characteristic of the bazaar-era.
47	R/1/ 22 385 Struben str.		Driving School	3		Concrete frame building with exposed, plastered and painted slabs and lintels. Exposed eye detailing. Standard industrial steel frame windows. Building is set back from the street to provide parking.	
48	3478 378 Struben/ 378 Shepherd str.		Taxi Parking			Open site fenced of with palisade fencing and partially covered with trees.	
49	R/1/ 23 383 Struben str.	Glory Christian Centre	Church	2		Steel frame shed type building with tinted glass façade. Enclosed by palisade fencing.	
50	3/12 385 Struben str.		Residential	4		Concrete frame building with steel frame windows and an exposed coffer roof on first floor level. The façade is interestingly stepped to give more depth. The building is enclosed by palisade fencing.	
51	3226 395 Struben str.		Industrial building	3		Industrial type concrete frame building with steel frame clerestory windows and interesting steel covered column details.	
52	4/12 451 Du Toit str.		Christian Centre	2		Concrete frame building with a potentially useful public entrance area. The brick infill is of both light and dark face bricks. Concrete detailed overhangs form balconies on first floor level and wrap around the corner. The building is enclosed by palisade fencing.	The corner overhang treatment is important. The fact that the building is closed of from the public is a problem.
53	3/12 Corner of Struben and Du Toit str.			Empty			



ERF ADDRESS NO.	NAME	USAGE/FUNCT			DESCRIPTION	HERITAGE VALUE			
						high	med	low	
54 R/2/1 68	79 Du Toit str.		Children's Church Ministry/Carburator Store	1		A concrete frame building with corrugated iron parapet detailing. Shop fronts on street level.			
55 1/1688	Du Toit str.			1		A brick structure with tiled pitch roof and parapet used for signage. Windows on street level used for advertising.			
56 6/168	398 Du Toit/ 398 Proes str.		Liquor Store	1		A concrete frame building with corrugated iron parapet detailing. Shop fronts on street level.			
57 R/167	386 Proes str.		Dry Cleaners	1		Standard concrete frame building. Advertising and signage on corrugated iron parapet.			
58 3234	377 Shepherd str.		Audio Car Fitment Centre/ Supermarket/Bunnins	2		Brick covered concrete structure with enlarged corrugated iron parapet and one entrance into shop. No shop fronts on street level.			
59 R/164	367 Proes str.		Audio Centre	1		Curved roof detail of this concrete structure consists of a timber beam holding up a corrugated iron roof. The façade is filled in with industrial styled clerestory windows.	The detailing on this building is well maintained and can form a strong identity node for the area.		
60 R/22		Tshwane University of Technology (TUT) Arts Campus	University	1 or 2		Single and double storey brick administration buildings and prefabricated classrooms. Large green spaces next to the Apies River, currently used as parking area.			



bibliography

1. FILMOGRAPHY	[02]
2. READING LIST	[03]
3. CITATION LIST	[09]
4. IMAGE REFERENCES	[11]



1_FILMOGRAPHY

Waking Life, 2001.

Director: Richard Linklater

The film expresses the crossing of boundaries of different artistic genres.

The Pillow Book, 1996

Director: Peter Greenaway

The film is a visually rich expression of the use of text (calligraphy) on a living surface, the skin. The movie portrays how text can be used to cross and transform cultural boundaries.

(Pi - Faith in Chaos), 1998

Director: Darren Aronofsky

The main character in this film theorizes that everything in nature can be understood through numbers and through universal patterns found in nature. He believes that everything is connected; that beneath random behaviour there is an underlying order. 'Paranoia is faith in a hidden order behind the visible'.



2_READING LIST

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