

Environment

in the built environment
(Patterns)

University of Pretoria etd - Geel, A. (2005)



CONTEXT

Introduction

Weskoppies hospital is located in Pretoria West in the peaceful "Botanical Garden".

In the 1870's Pretoria West was reserved for burgher-right erven. Although there was an agreement that the Voortrekkers would receive land in the Transvaal, many preferred to remain in Pretoria West. In 1902 the city received a great influx of farmers' settling in the city. By this time Pretoria West had expanded rapidly. There was some opposition from the Foreigners and local authorities but the area retained its rural character (Meiring, 1980: 13).

The railway track runs through Pretoria West, many railway employees lived here through the years.

Pretoria West is a melting pot of a vast variety of land-uses. Here you find industrial plants, residential developments, commercial and business areas and public amenities in close proximity.

On an economic scale, Pretoria West is one of the poorer areas in Tshwane. This implies that there are many unemployed residents in this area that are struggling financially, many with substance abuse problems and many who come from dysfunctional homes.

STUDY AREA

The study area includes Pretoria West, the Weskoppies and reaches to the central business district. The aim of studying the study area is to seek ways to link the study area with the CBD and surrounding areas.

PROJECT AREA

The project area is not a single site, rather the whole of the Weskoppies campus. The development will have an effect on the entire campus.

Areas that constitute the metropolitan area of Tshwane:

1. Ga-Rankuwa
2. Centurion
3. Temba
4. Mabopane
5. Winterveld
6. The area of the Northern Pretoria Metropolitan Substructure
7. Soshanguve
8. Pretoria
9. Pienaarsrivier
10. Crocodile River
11. Wallmannsthal and Hammanskraal



Figure 3.2: Tshwane Metropolitan Region

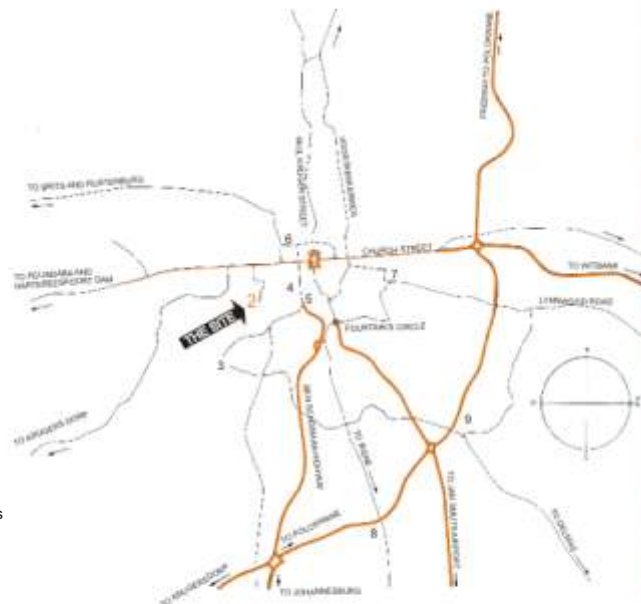


Figure 3.3: Map of the Pretoria area as drawn by Harmes Meiring.

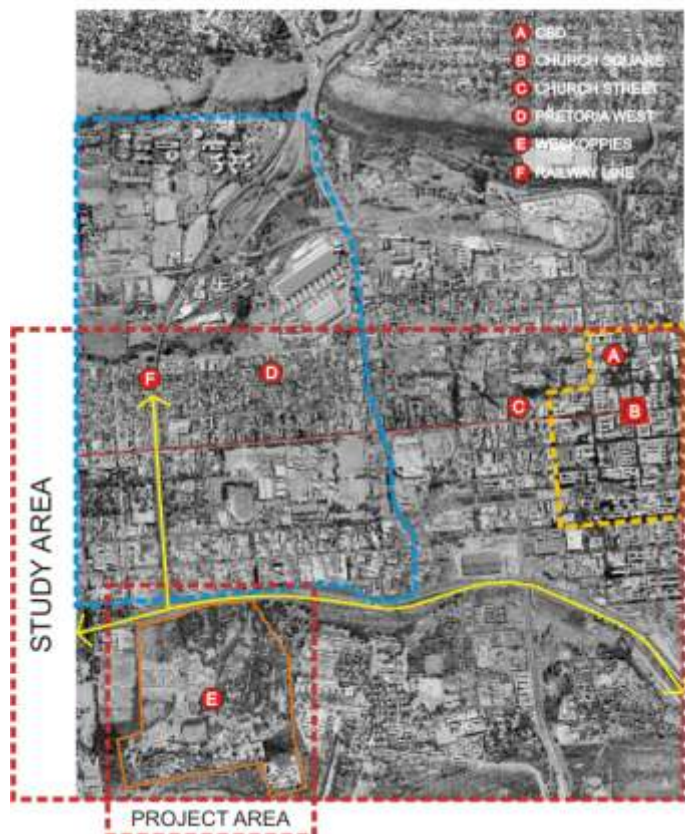


Figure 3.4: Aerial photograph indicating site location within Tshwane city context.

2.2 Historic Context

2.2.1 ESTABLISHMENT OF THE ASYLUM

By 1890 there were already several mental hospitals in South Africa, namely those at Grahamstown (1875), Pietermaritzburg (1880), Bloemfontein (1883), and Port Alfred (1889), while the hospital at Valkenberg was established soon thereafter. None of these, however, was in the independent Zuid-Afrikaansche Republiek (ZAR) (South African Medical Journal, 1992: 218).

It was decided to build the institution in the West of Pretoria in the “Old Botanical Garden”. Sytze Wopkes Wierda, then the head of the department of Public Works for the Zuid-Afrikaansche Republic, worked as government engineer and architect with his staff on the design for the hospital. In 1892 the Krankzinnigengesticht te Pretoria (Pretoria Lunatic Asylum) was established as the first and only psychiatric institution in the old Transvaal. The hospital was erected 3km west of the Pretoria railway station, where it has remained to this day (South African Medical Journal, 1992: 218).

The original buildings built in 1892 from the designs of Wierda and his staff is excellent and sympathetic. “The five three-storey buildings, of a most attractive red brick, with their pitched roofs and rows of white-painted, small-paned windows, stand in a row among the giant jacarandas and large gardens; the castle-like clock tower at the back gives the ensemble something of the air of an Italian monastery.” (Meiring 1980:17).

Although one urgent case was dealt with in 1892, the institution was only fully ready to admit patients in May of that year. Advertisements were placed in a number of newspapers to inform the public that the curators were ready to consider applications for admission and to solicit applications for the post of female attendant (South African Medical Journal, 1992: 219).

Some 25 of the earliest patients were transferred to the asylum from prisons in the ZAR, where they had been kept for want of more appropriate accommodation. This practice had to be resorted to again during the early years of this century, owing to overcrowding (South African Medical Journal, 1992: 219).

Considering the state of development of the Transvaal at the time, the institution’s facilities were initially quite satisfactory. It even had a telephone installed as early as April 1892, owing to its distant position’. However, the number of black patients, in particular, turned out to be much larger than expected and plans for additional accommodation were already under consideration before the institution was even officially opened. After some additional rooms, houses and outbuildings had been acquired during the first 3 years, no more money was available for new permanent buildings and the accommodation problem continued to worsen.



Figure 3.5: North view of the main administration building as drawn by Hannes Meiring.



Figure 3.6: North west view of the main administration building by Hannes Meiring.

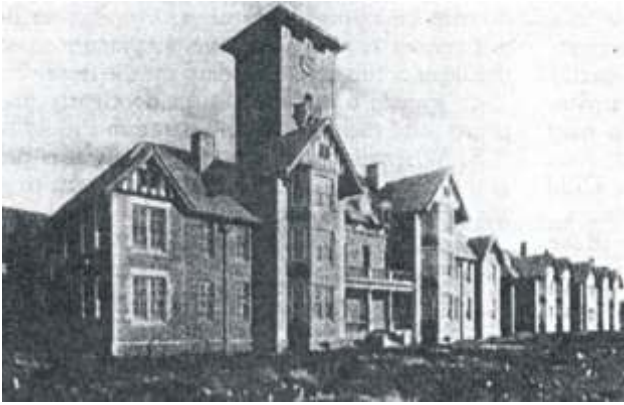


Figure 3.7: The new buildings of the "Pretoria Lunatic Asylum", completed in 1906.



Figure 3.8: Weskoppies 1907

2.2.2 TREATMENT

The asylum was declared as both a custodial institution for chronic patients and an institution of healing for acute patients. This approach was in line with Article 1 of the curators' instructions to employees, which required that every effort should be made to promote the expected eventual cure of patients (South African Medical Journal, 1992: 220).

Treatment options were limited and indirect. Proper physical care appeared to lead to significant improvement in the condition of many patients. The curators initially reported that: 'If we now after lengthy observation see what improvement may already be detected in the condition of several patients, who could not but worsen previously due to the often poor environment in which they were placed before their admission to the asylum, then we can declare with confidence that



Figure 3.9: Woman's ward, part of historic precinct.

the money appropriated to thereto was well spent, and wish to congratulate the county with the establishment of an institution such as this' (South African Medical Journal, 1992: 220). In a more sober vein it was noted that patients' physical condition often improved during the first 2 months, 'in general they become fatter' (South African Medical Journal, 1992: 220), but thereafter their condition remained the same owing to their 'unemployed existence'. The importance of various forms of work and recreation was stressed. Such activities were considered to form part of effective treatment on the assumption that they made constructive use of a patient's remaining mental faculties. The main advantage, however, was to counteract the deleterious effects of institutionalisation.

During later years additional facilities for treatment were acquired for treatment. These included hot baths for treating acute mania, a padded cell and a dispensary. The view that physical restraint should not be used against patients was generally accepted by then.

2.2.3 THE ANGLO-BOER WAR

Conditions during the Anglo-Boer war deteriorated considerably in the hospital. Serious overcrowding led to the erection of many temporary cells of galvanised iron. There also existed a lack of space to separate violent from calm patients and there was a shortage of suitable attendants.

During 1899 the Johannesburg newspaper, the *Transvaal Leader*, reported that the hospital was dark, poorly ventilated, overcrowded, insanitary, lacking facilities for work and recreation and run by untrained attendants, including 'a half-witted girl of sixteen' in charge of the children's ward. These were probably the most difficult time in the hospital's history.

The hospital's staff shortage was finally relieved in May 1901, when 4 attendants and 4 nurses arrived from the asylum near Grahamstown. New rules regulating the conduct of attendants were drawn up and the certification and detention of patients by the new regime were properly legalised by Proclamation 36 of 1902 (South African Medical Journal, 1992: 221).

Other improvements took more time. New buildings were soon planned, but were only ready for occupation in 1906 (South African Medical Journal, 1992: 221). Gradually, the hospital was restored to what it had been in its earliest years: a beautiful building, situated on large and pleasant grounds with a quiet and tranquil atmosphere.

2.3 Location : Study Area

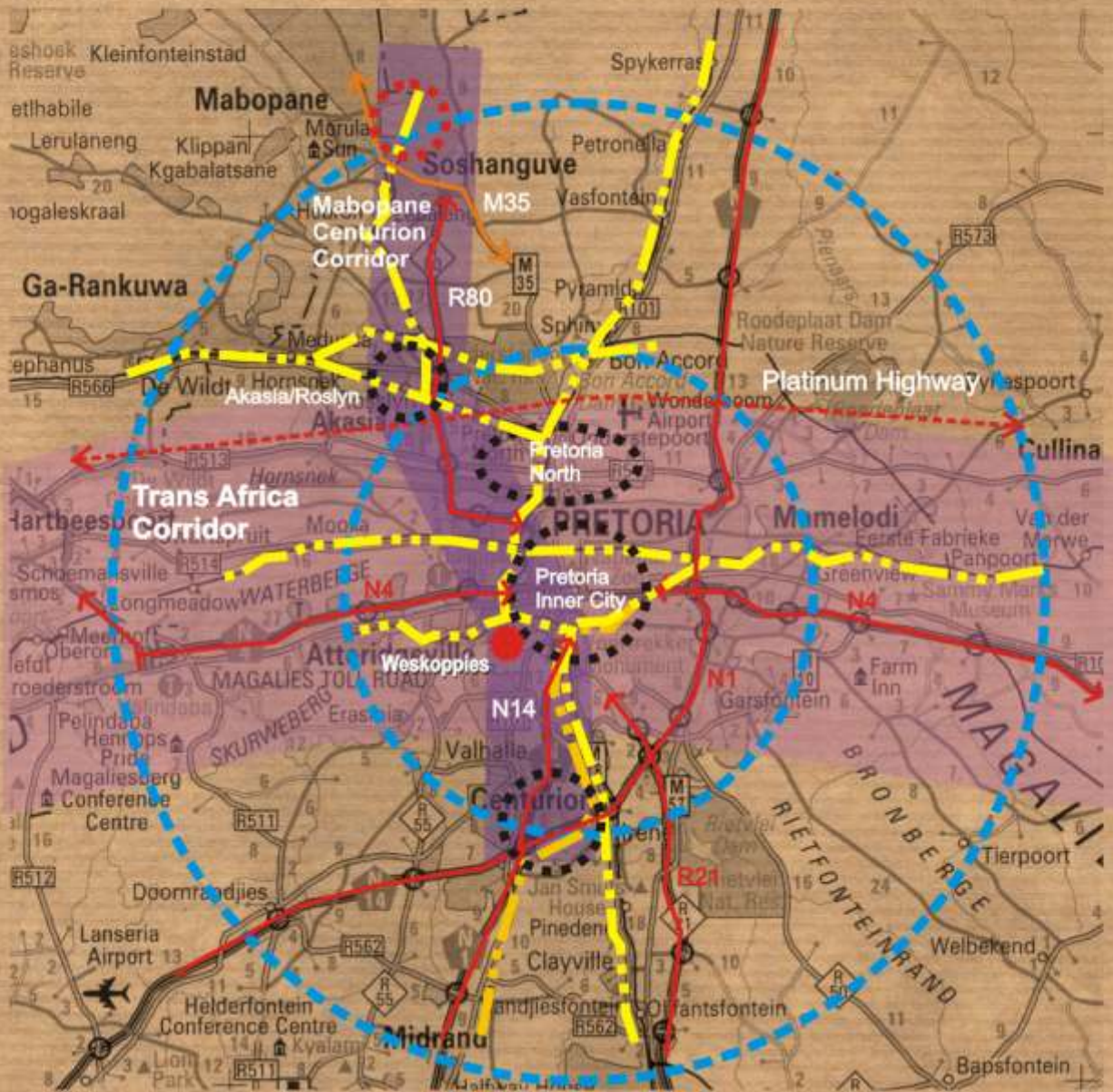


Figure 2.10: Location in the Region (Source: GAPP Satynkop Development Framework July 2002 Draft Report)

2.3.1 STUDY AREA

As illustrated in Figure 3.10, within the broader region:

- The site is situated in proximity to the Southwest Gateway to Pretoria Inner City. It also falls within both the Mabopane Centurion, Trans Africa Development Corridors (N14/N4) and the Pretoria Economic Node.
- It is sited in close proximity to several major access ways through the area, both road based and mass public transport (rail), as well as the Gautrain Project, proximate to a proposed station for the rapid rail system at Pretoria Station.
- The site is thus situated at such a location as to be accessible and usable to the greater Pretoria area.
- The site has the potential to play a role in the diverse activities made available to the cities inhabitants through the public realm.



2.4 Location : Project Area

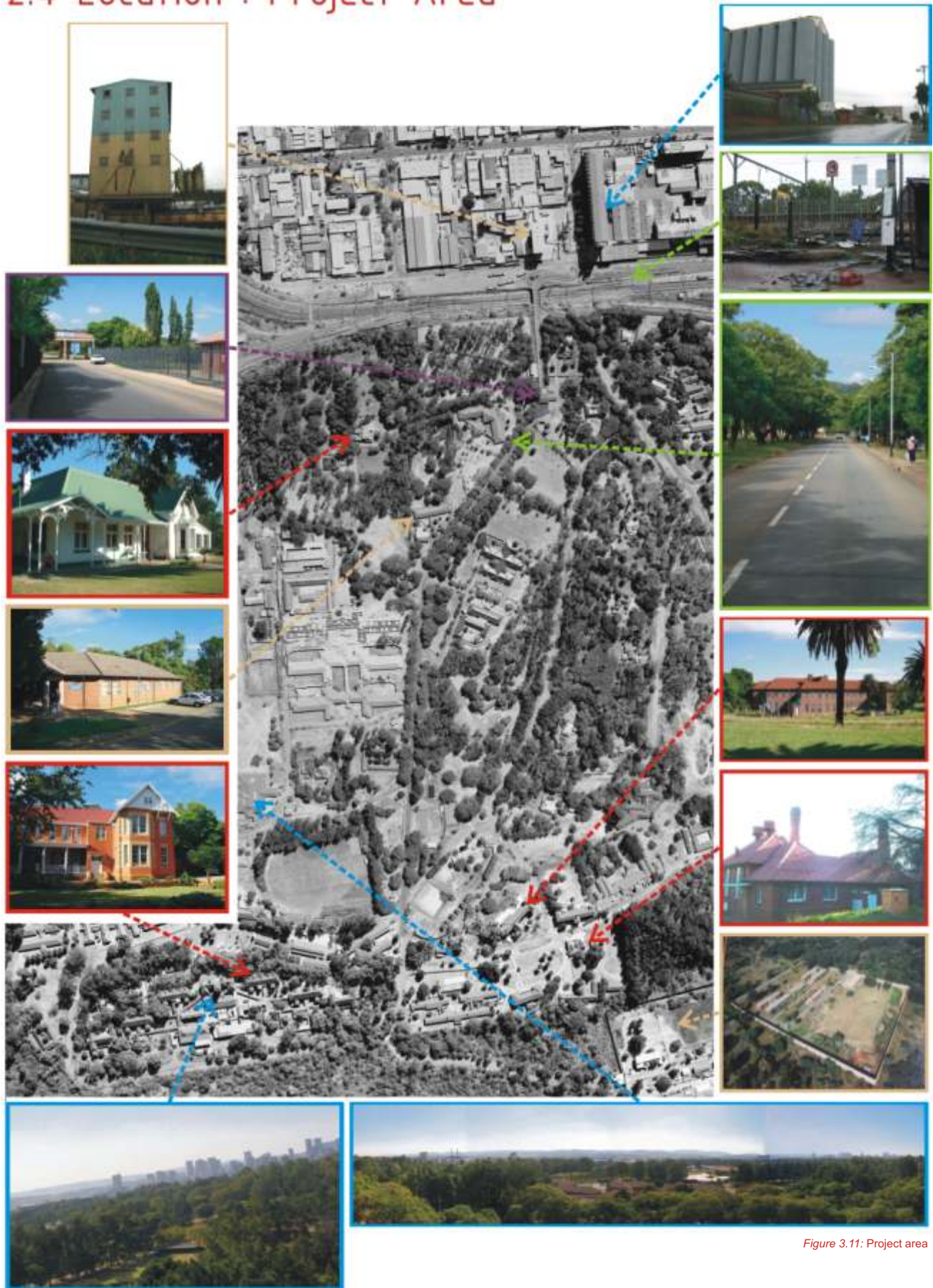


Figure 3.11: Project area

KEY



Gateway



Historic Buildings



Views



Streetscapes



Other buildings

2.5 City-Wide Context

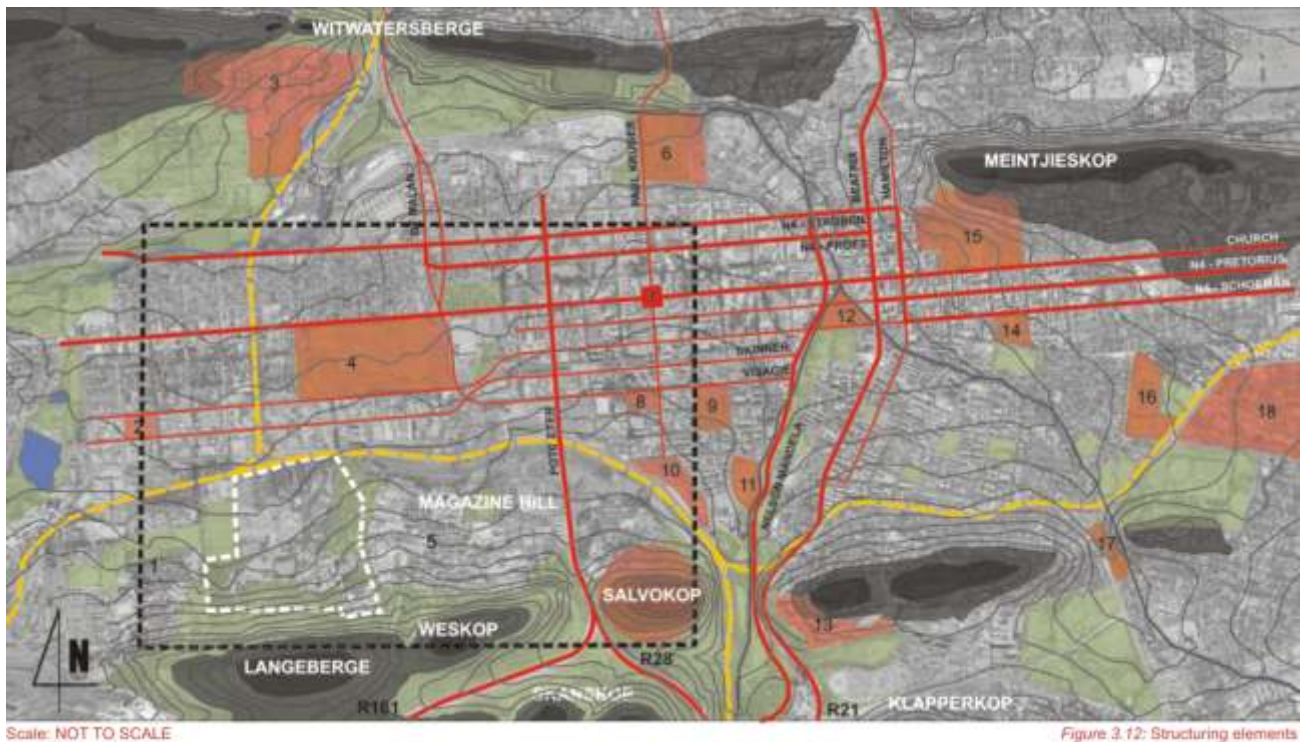
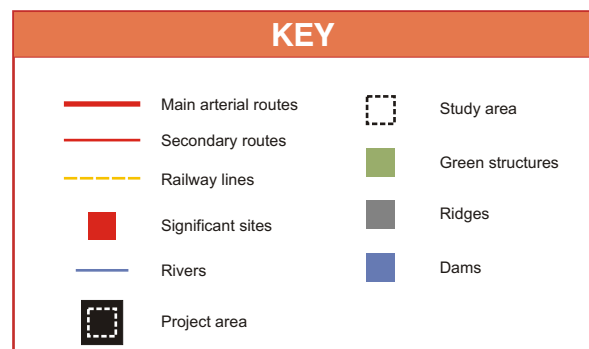


Figure 3.12: Structuring elements

Significant sites:

- | | |
|--|---------------------------------|
| 0. Iscor | 12. Caledonians sports grounds |
| 1. SAPS College | 13. Unisa |
| 2. Kruger square | 14. Pretoria art museum |
| 3. Tshwane university of Technology | 15. Union Buildings and gardens |
| 4. Pilditch stadium and Pretoria showgrounds | 16. Loftus Versfeld stadium |
| 5. Military barracks | 17. Magnolia Dell park |
| 6. Zoological gardens | 18. University of Pretoria |
| 7. Church square | |
| 8. Pretorius square and the City hall | |
| 9. Burgers park | |
| 10. Pretoria station | |
| 11. Berea park | |



2.5.1 LOCATION

As illustrated in figure 3.12:

- The site is situated on the slopes of the Langeberge,
- The site is cut-off from the Inner City due to the railway line,
- The site is removed from main arterial routes, but in close proximity to secondary arterials,
- Thus a substantial connection to the city needs to be made in order to integrate the site with the greater context.
- The site is positively situated as a therapeutic environment within the tranquil setting of the Langeberge.

2.5.2 STUDY AREA/PROJECT AREA

Figure 3.12:

The project area is bordered by the railway line to the North, the South African Defense Force to the East, the Langeberge to the South and the South African Police Service College to the West.

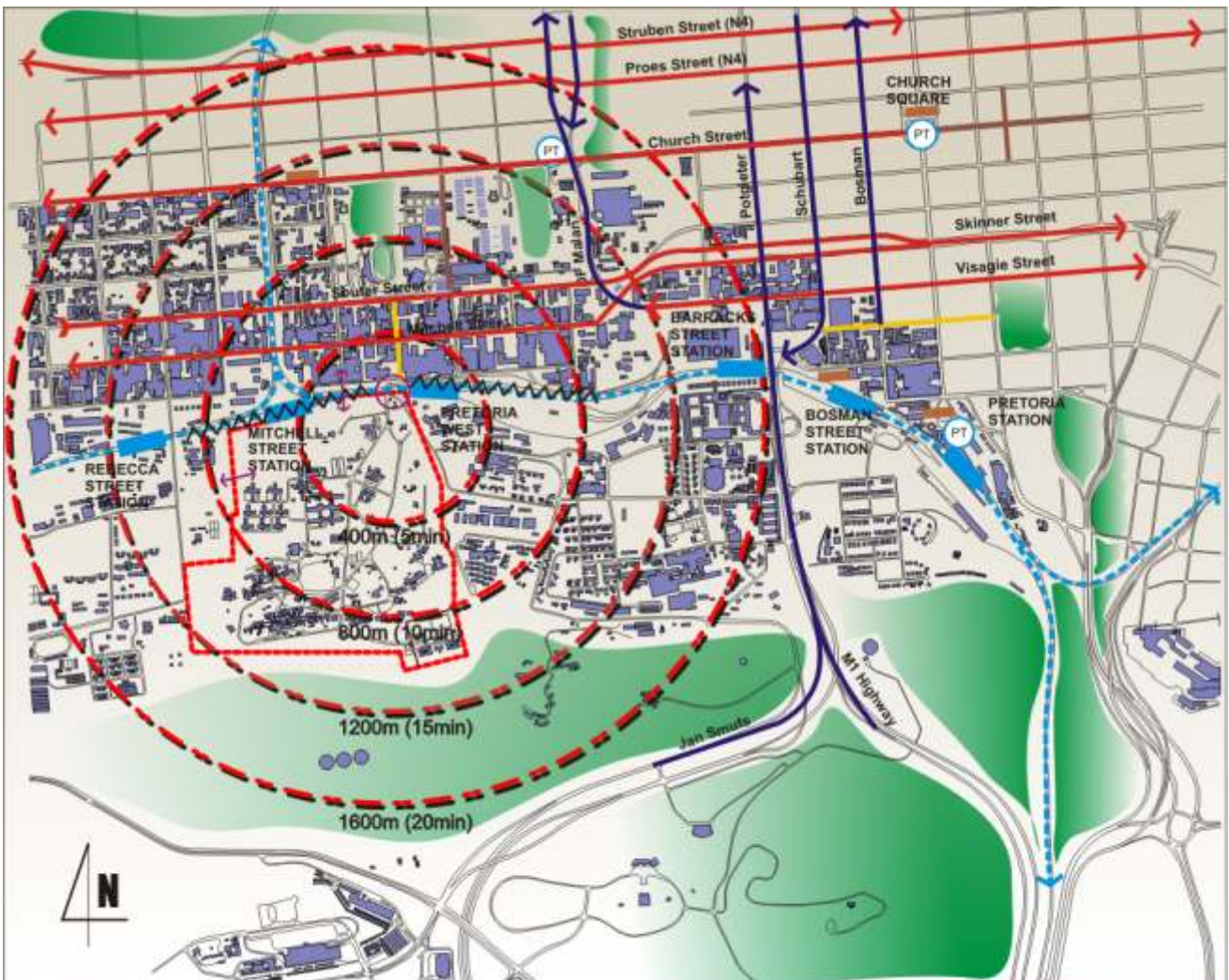
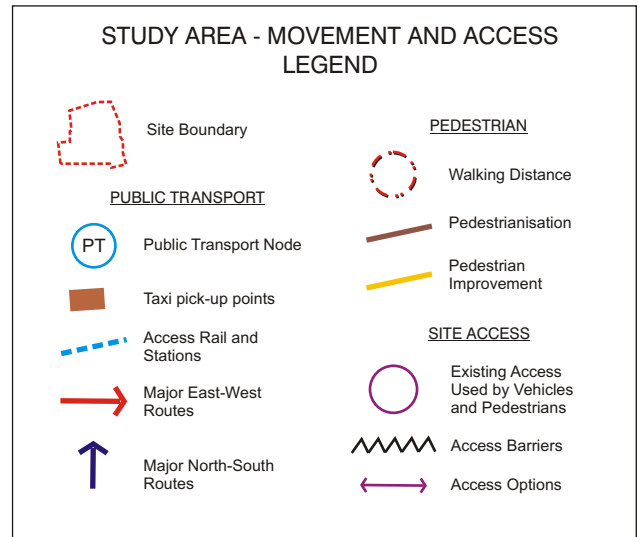
This indicates that the immediate area surrounding the hospital is of a strong institutional nature, with the city and the natural environment set on opposite poles.

2.6 Status Quo : Study Area

2.6.1 MOVEMENT AND ACCESS (see fig 3.13)

Although the site is regionally highly accessible, the local access is poor, with only a single entry point into the campus, from Ketjen Street on the Northern edge. It is severed from the main Central City arterial system by means of the railway line. However it is in close proximity to Souter and Mitchell streets that are secondary arterial roads leading in to the CBD. There are busses and taxis that frequent these roads and also some busses that accommodate drop-offs on the campus.

There exist the possibility to create direct access to other secondary roads (Maltzan Street), but this would have huge capital cost implications in terms of infrastructure.



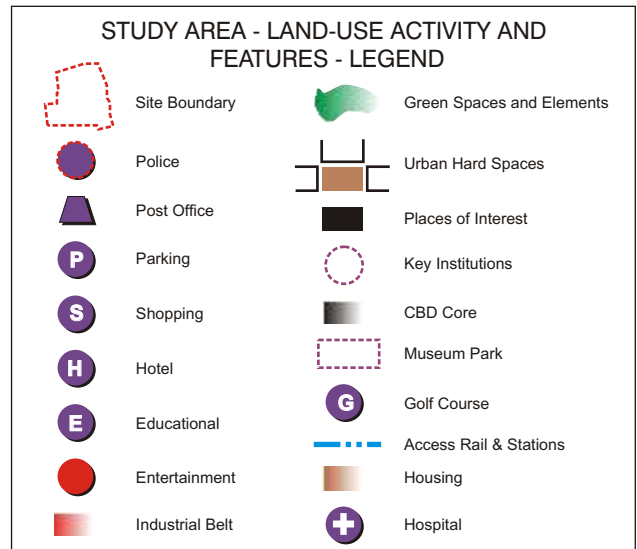
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Figure 3.13: Study Area - Movement and Access

2.6 Status Quo : Study Area

2.6.2 LAND-USE, ACTIVITY & FEATURES (see fig. 3.14)

- The campus is primarily surrounded by industrial uses, housing and the natural setting of the Langeberge to the Southern edge.
- Primary activities in the vicinity of the site include Pilditch Stadium, Iscor club, Piet van der Walt Theatre, and the Kruger Square.
- There are shopping facilities within proximity of the site.
- Freedom Park and the Salvokop precinct is also situated within 10minutes walking distance of the site.
- The South African Defense Force is situated to the East of the site and the Police Training Collage to the West.



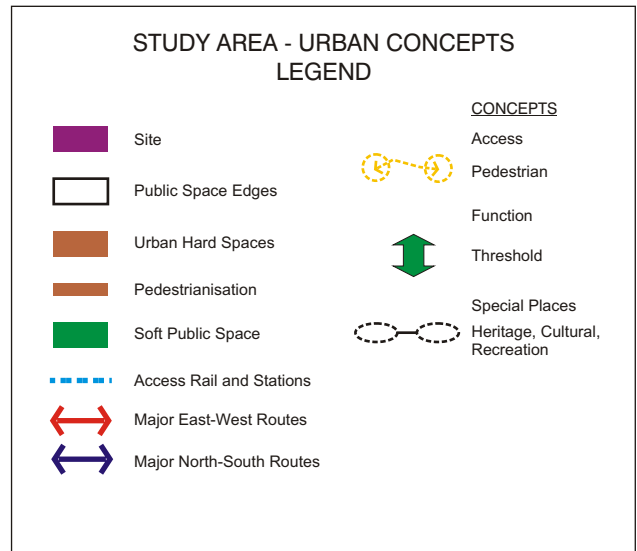
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Figure 3.14: Land-use, Activity & Features

2.6.3 URBAN CONCEPTS (see fig 3.15)

No framework has been set out for the site in terms of the Tshwane Spatial Development Framework. The following interventions are proposed:

- Develop open space continuity, definition and ecological protection.
- Investigate opportunities where heritage elements can be transformed into assets.
- Define public spaces within the streets in order to create a more public friendly environment around the site.
- Incorporate newly developed public spaces and transport nodes with existing transport systems, linking them up into the site.



Scale: 1:30 000

Figure 3.15: Urban Concepts

2.7 Status Quo : Project Area

2.7.1 ENVIRONMENTAL CONTEXT (see fig. 3.16)

The environmental context consist of the natural systems, the topography and the climate.

excellent position in relation to views into the city. The ridge is an important natural asset and contains many plant species. Generally the ecological sensitivity of the site is high.

2.7.2 NATURAL SYSTEMS (see fig.3.17)

The city is structured by a system of ridges. The site backs onto one of these ridges, the Langeberge. These ridges have an

2.7.3 WESKOPPIE'S NATURAL SYSTEM

- The quartzite ridges of Gauteng are regarded as one of the most important natural assets in the entire region of the northern provinces of South Africa.

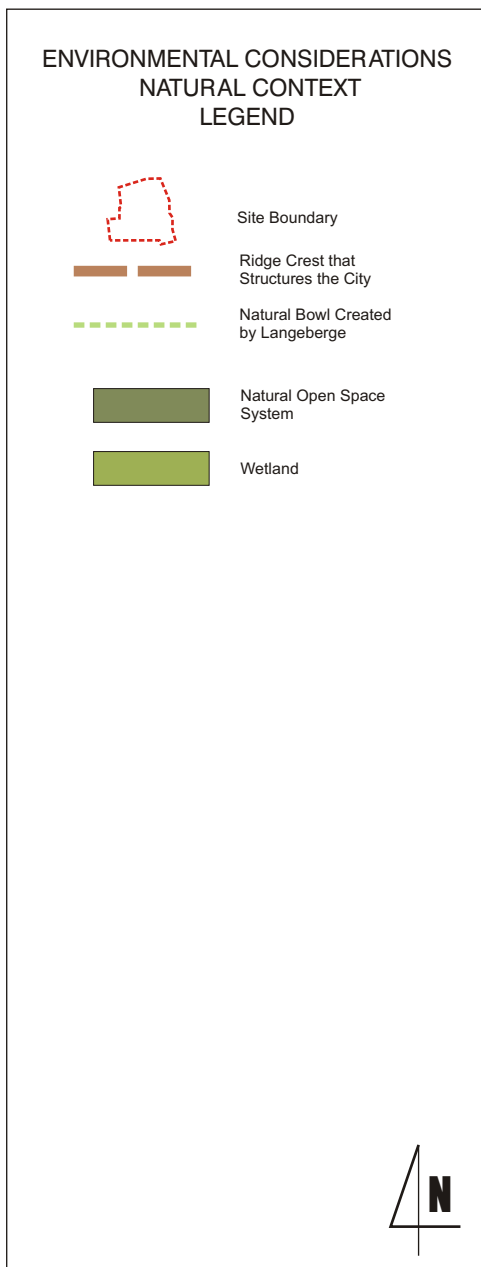


Figure 3.16 Natural Context

- They are characterized by a unique plant species composition that is found nowhere else in South Africa or the world.
- The general ecological sensitivity of Weskoppies is high.

site with maximum exposure to the Northern sun. Views to the Central City can be explored.

2.7.4 TOPOGRAPHY

Topographically the site slopes North toward the Inner City. From a climatic point of view this provides a positive micro climate for the

2.7.5 WESKOPPIES VEGETATION (see fig. 3.17)

A valuable open space which has a very high ecological value that must be protected in its natural state. The lower slopes of the hill are being invaded by alien vegetation originating in the residential area.

**ENVIRONMENTAL CONSIDERATIONS
VEGETATION
LEGEND**

ZONE 1 NO ECOLOGICAL VALUE

The area has little ecological value due to the presence of the railway line and the high level of littering.

Cleaning up of the area and the development of indigenous vegetation should be encouraged.

ZONE 2 LOW TO MEDIUM VALUE

The area is severely disturbed due to development over the years. Some indigenous species exist and many exotic plant and trees are in the process of being removed. This to the detriment of the aesthetic and cultural value of the landscape.

The planting of indigenous trees on a large scale should be encouraged.

ZONE 3 MODERATE TO HIGH

The area consist of mainly indigenous species which have a moderate to high ecological value.

It is important to keep the area free of alien species which are tending to invade the area.






Figure 3.17: Vegetation

Scale: NOT TO SCALE

Area 1

Geology	Soil	Hydrology	Rain	Vegetation	Common	Noise	Value
Shale	Mesotropical; red soil	None	650-700mm	Disturbed urban temperate bushveld	Bushveld	Road Railway	Aesthetic feature

Area 2

Geology	Soil	Hydrology	Rain	Vegetation	Common	Noise	Value
Shale	Mesotropical; red soil	None	700-750mm	Disturbed urban temperate bushveld	Bushveld	Road Railway	Aesthetic feature

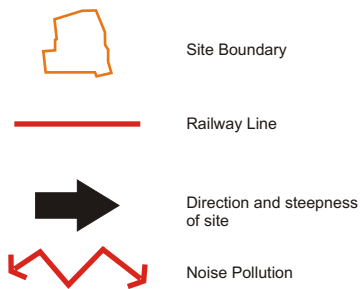
Area 3

Geology	Soil	Hydrology	Rain	Vegetation	Common	Noise	Value
Shale	Mesotropical; red soil	None	700-750mm	Euclea-Acacia caffra	Temperate mountain bushveld	None	Aesthetic, panoramic feature

Area 4

Geology	Soil	Hydrology	Rain	Vegetation	Common	Noise	Value
Quartzite	Mesotropical; red soil	None	700-750mm	Euclea-Acacia caffra	Temperate mountain bushveld	None	Aesthetic, panoramic feature

LOCAL NATURAL ENVIRONMENT LEGEND



2.7.6 SITE GEOLOGY (see fig. 3.16)

The area lies within the Timeball Hill formation of the Pretoria group of the Transvaal Sequence. The dominant rock types are shale and quartzite.

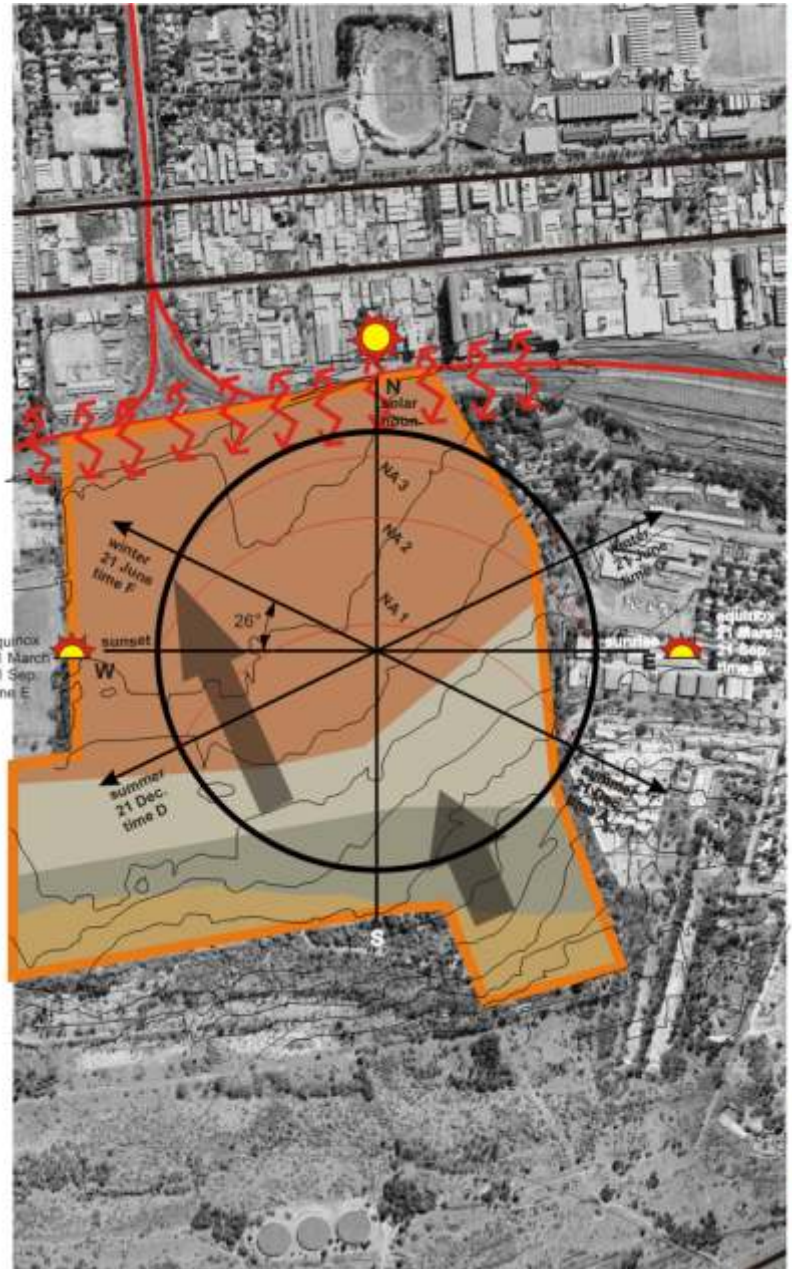


Figure 3.18 Local Natural Environment

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Figure 3.19: View point 1



Figure 3.21: View point 3







Figure 3.20: View point 2



Figure 3.22: View point 4

ENVIRONMENTAL CONSIDERATIONS
VEGETATION
LEGEND

-  Street trees with aesthetic value
-  Landscape with historical and cultural value
-  Viewing point
-  No ecological value

2.7.7 EXISTING VEGETATION (see fig. 3.23)

The existing "ring-road" on the campus is lined by dense trees indicating the importance of the road. It is proposed that existing indigenous trees be kept intact and maintained as far as possible. The landscapes planted around the historic precincts are of particular importance and can be restored in many regards to their original states.



Figure 3.23: Vegetation

Scale: NOT TO SCALE

2.7 Status Quo : Project Area

2.7.8 CLIMATE

Pretoria falls in the temperate eastern plateau region. Generally this area are predominantly grassland with scattered trees in the wetter parts. Summers are warm to hot, with fairly dry air, relieved by thunder storms generated from thermal air movement. Hail is not uncommon. Winter days are pleasantly sunny with clear cold to very cold nights (Napier, 2000).

The temperate eastern plateau regions' climate is moderate and do not necessitate extreme governing principles for the design of buildings.

2.7.9 RAIN

The rainy season occurs in November to March, peaking in January. Fifty to eighty days of rain can be expected annually.

The high rainfall in the area can be harvested and stored for domestic use. Because of the possibility of hail in the area, the design of gutters need to be considered if rainwater is to be harvested.

2.7.10 CLIMATE FACTS

January temperature:	20 to 25°C
June temperature:	10 to 15°C
Prevail winds:	N-E in summer and N-E to N-W in winter
Relative humidity:	30%
Hours sunshine:	60%
Average rainfall:	674mm
Winter solstice:	22 June - 44°
Summer solstice:	22 December 87°

SUNRISE clock time			SUNSET clock time			Na1	Na2	Na3
TIME A	TIME B	TIME C	TIME D	TIME E	TIME F	SUMMER	EQUINOX	WINTER
5:28	6:18	7:08	19:08	18:18	17:28	88°	64°	40°

1. Summer solstice (82,5 degrees)
Section shows no sun penetration on 22 December due to the roof overhang.
2. Winter solstice (35,5 degrees)
Section shows the extent of sun penetration at noon 22nd June. The roller screens allows for further sun control.
3. Equinox (59 degrees)
Section shows the extent of sun penetration at noon 21st March and 23rd September.

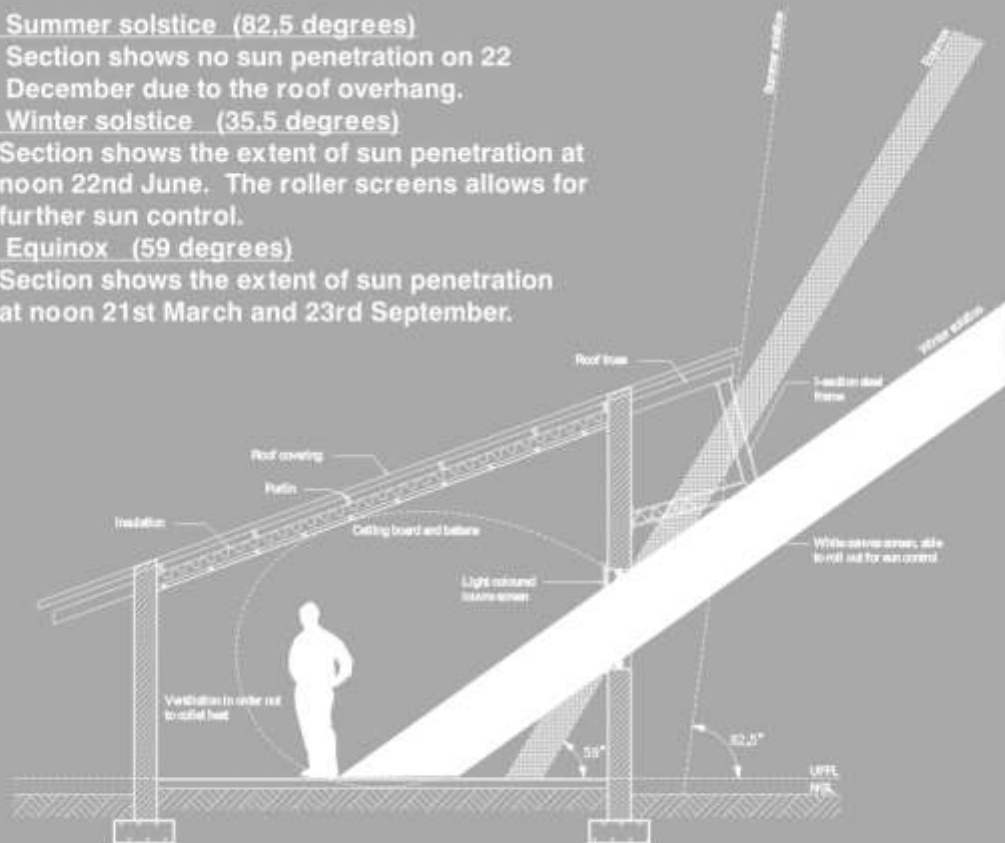


Figure 3.24: Climatic considerations

Scale: NOT TO SCALE

2.7.11 MICRO CLIMATE

Air will cool down and fall to the lowest level of the site (towards the railway line). Siting lower down the slope will ensure cooler conditions due to the air movement. Prevailing winds from the north-east can be funneled to cool down the buildings in summer, while protection against prevailing winter winds can be incorporated along the north-west facades.

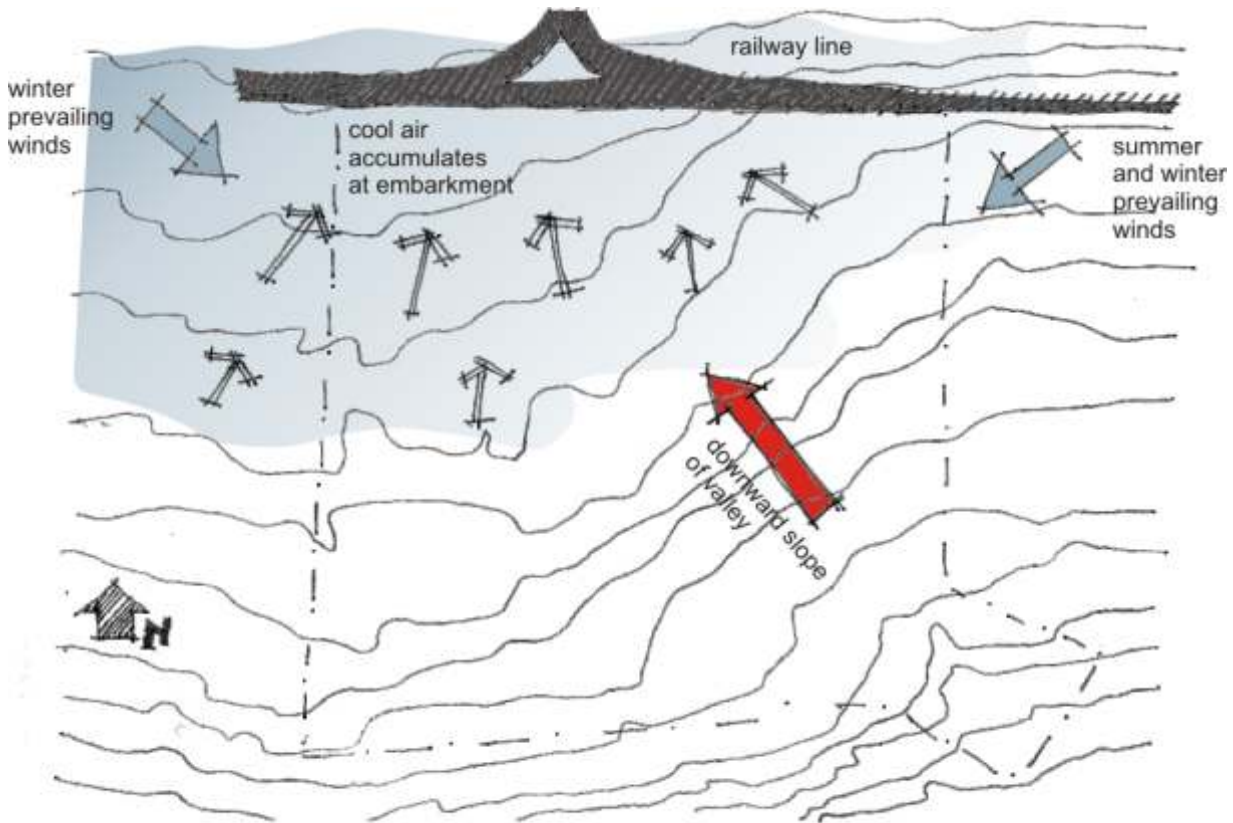


Figure 3.25: Temperature inversion from plan

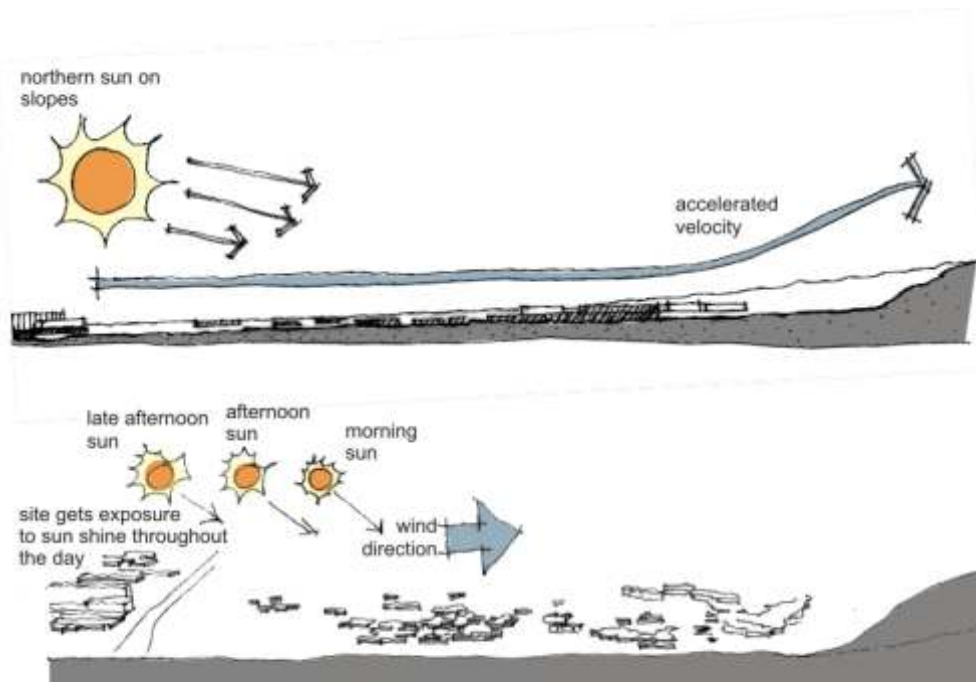


Figure 3.26: Air movement and sun

2.7.12 AIR MOVEMENT AND SUN

The slope in question (where Weskoppies is situated) receives optimum norther sun and is exposed to prevailing winds.

This creates ideal conditions for the development since the buildings will be exposed to the maximum amount of preferred sunlight, while at the same time be able to be cooled by the prevailing winds.

2.7 Status Quo : Project Area

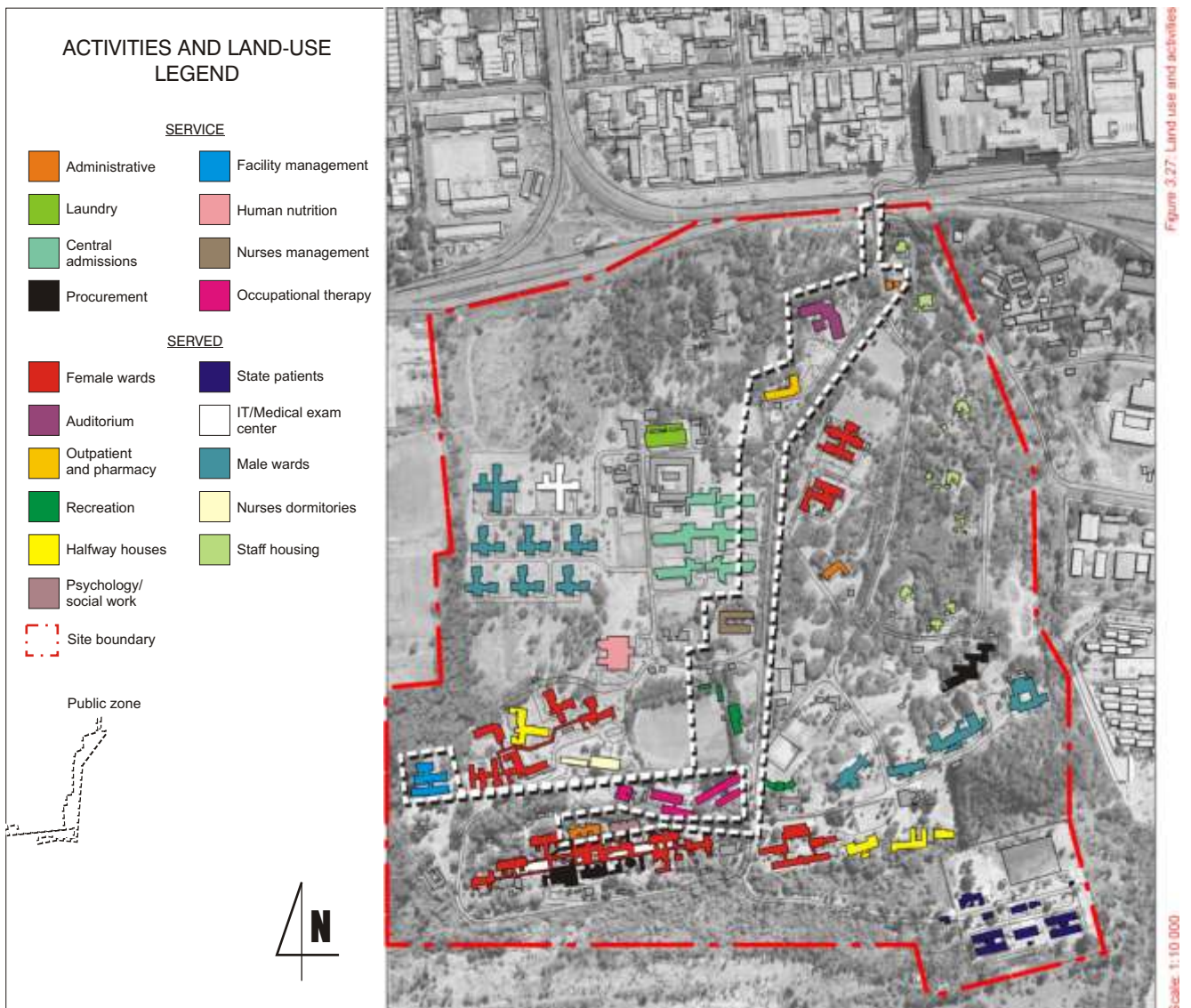
2.7.13 LAND USE AND ACTIVITIES (see fig. 3.27)

As mentioned, Weskoppies is a tertiary in-patient mental institution. The land uses include all the facilities needed for the infrastructure, treatment and housing of the patients and staff.

From the diagram it becomes clear that both service and servant uses exist within the public realm.

It also becomes obvious that there exist a lack of open space and recreational facilities. The strongest open space system that exist on the site (that is used by the patients and public) is the main arterial road linking the gate building and the administration facilities, leading visitors deep into the site to the heritage buildings that also accommodate the female patients.

There exist no independent information facility.



2.7.14 DEVELOPABLE LAND (see fig. 3.28)

The majority of the developable land is situated on the periphery of the site. A "island" within the heart of the campus comprises of a substantial amount of open land within close proximity.

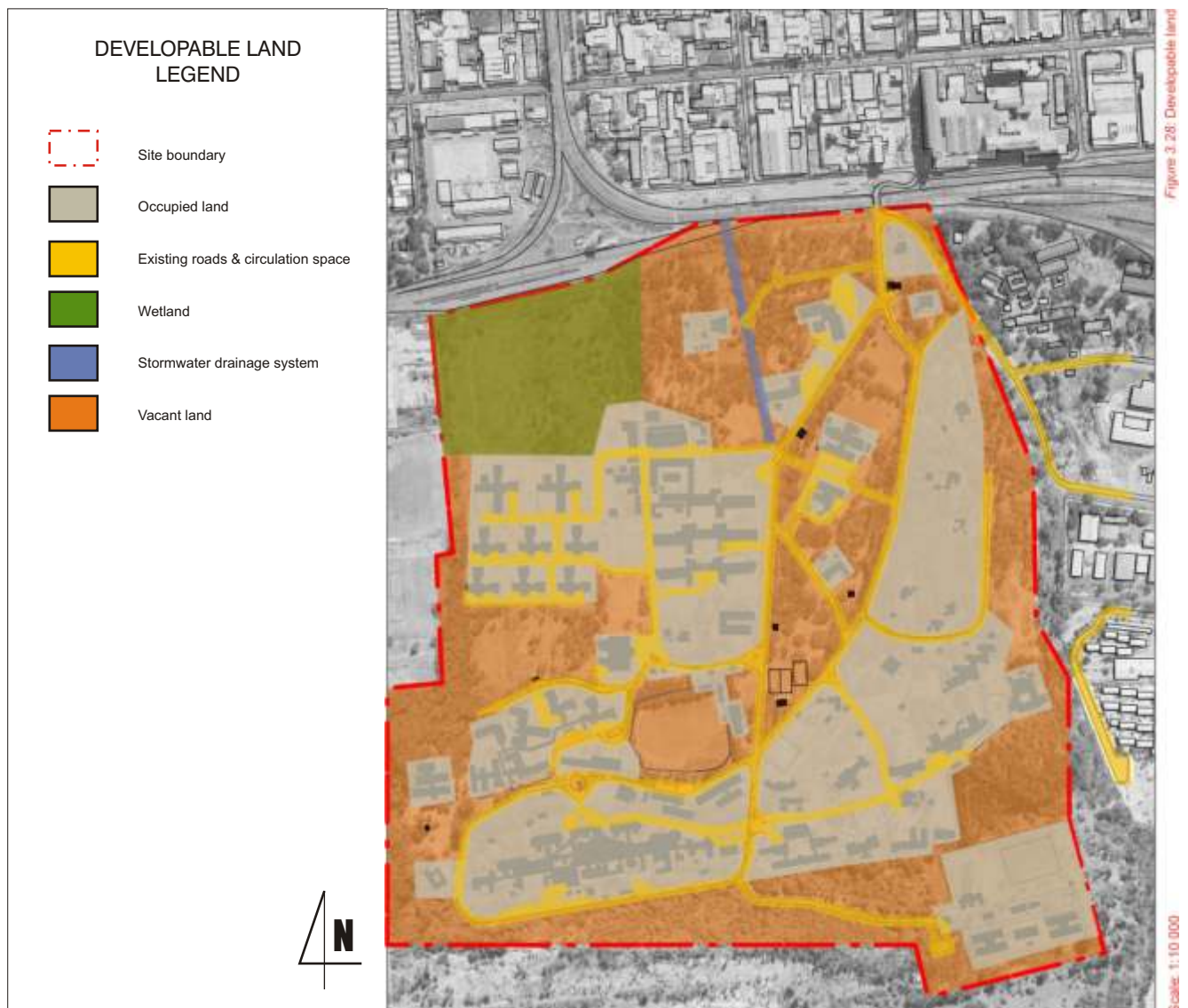


Figure 3.28: Developable land

Scale: 1:10,000



2.7.15 MOVEMENT AND ACCESS (see fig. 3.31)

Nature of pedestrian movement

There exist no formalized pedestrian movement systems and many of the pedestrians move along the vehicular roads. A formalized movement system is of integral importance since many patients working during the day walk to work and many outpatients use the public transport systems to reach the site.

A bridge provides access to the campus and is utilized by vehicles and pedestrians. Since the bridge is very narrow this creates an environment that is not ideal for pedestrian movement.

Nature of public transport systems

Busses accommodate drop-offs and pick-ups on the site and use the high order connector route for this purpose.

Movement needs

The vehicular movement systems are well developed ad serve the site appropriately. The pedestrian movement systems need to be formalized to ensure pedestrians moving comfortably across the site away from public scrutiny .

Bus stops on the site are placed as singular elements on the site and do not relate appropriately to public spaces. Their singular aim currently is to provide protection from the elements.

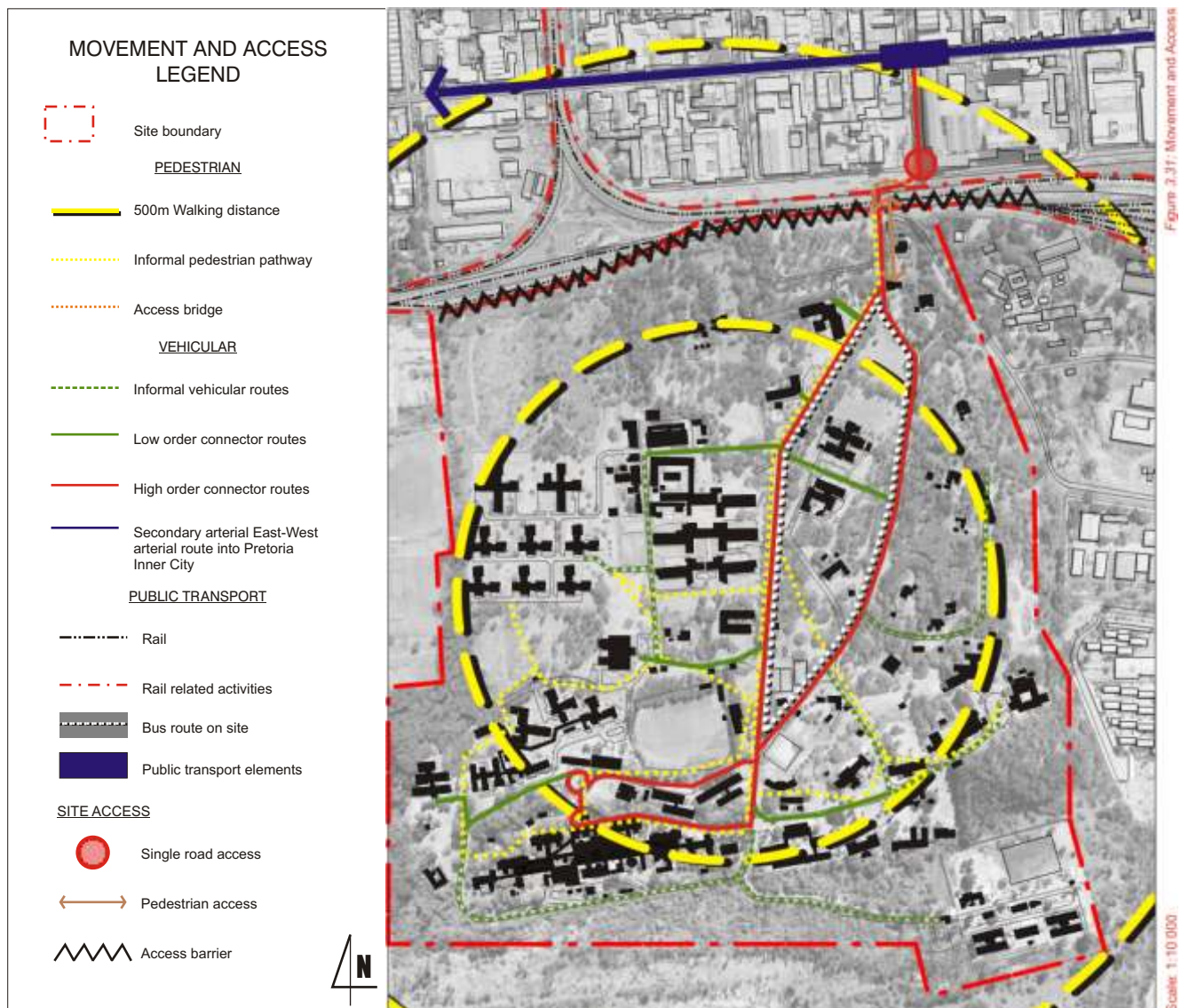




Figure 3.32: View point 1 - Main administration building (1892)



Figure 3.33: View point 2 - Male ward (1980's)



Figure 3.34: View point 3 - Central admissions (2000's)



Figure 3.35: View point 4 - Central admissions (2000's)

2.7.16 HERITAGE CONTEXT (see fig. 3.36)

The original buildings on the site date back to 1892. The facades of main administration building is protected by SAHRA. There exist houses that were also built during this time, now inhabited by staff members. These houses are however not protected since neither the houses nor the site have been declared heritage.

Recommendations on heritage context

- The heritage assets of Weskoppies must be conserved, including historical houses and individual structures.
- Public access to identified structures should be incorporated into the envisaged framework due to the integrity and authenticity of the buildings.
- Guidelines for future development must be implemented in order to protect the integrity of the site and the historic buildings

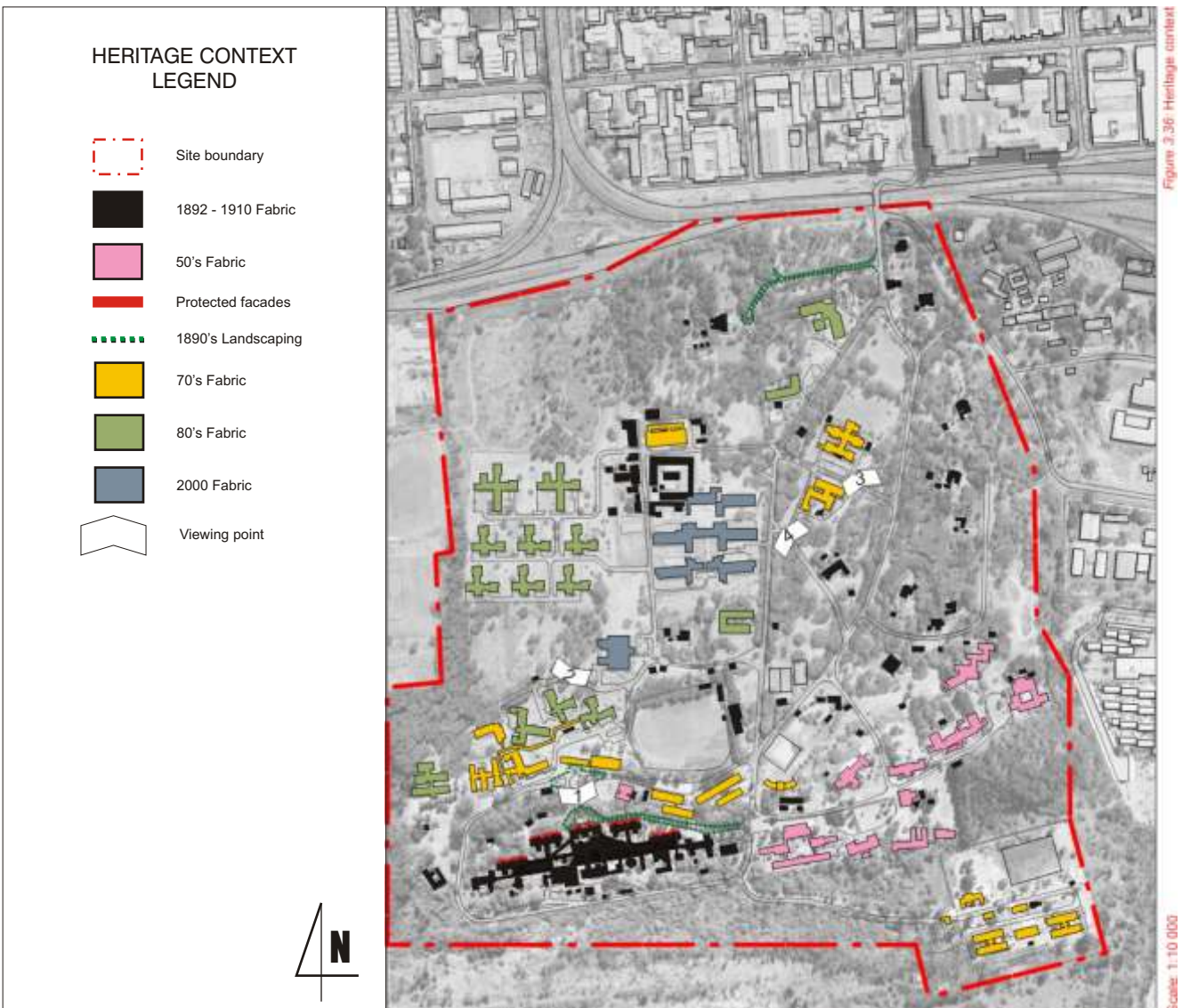


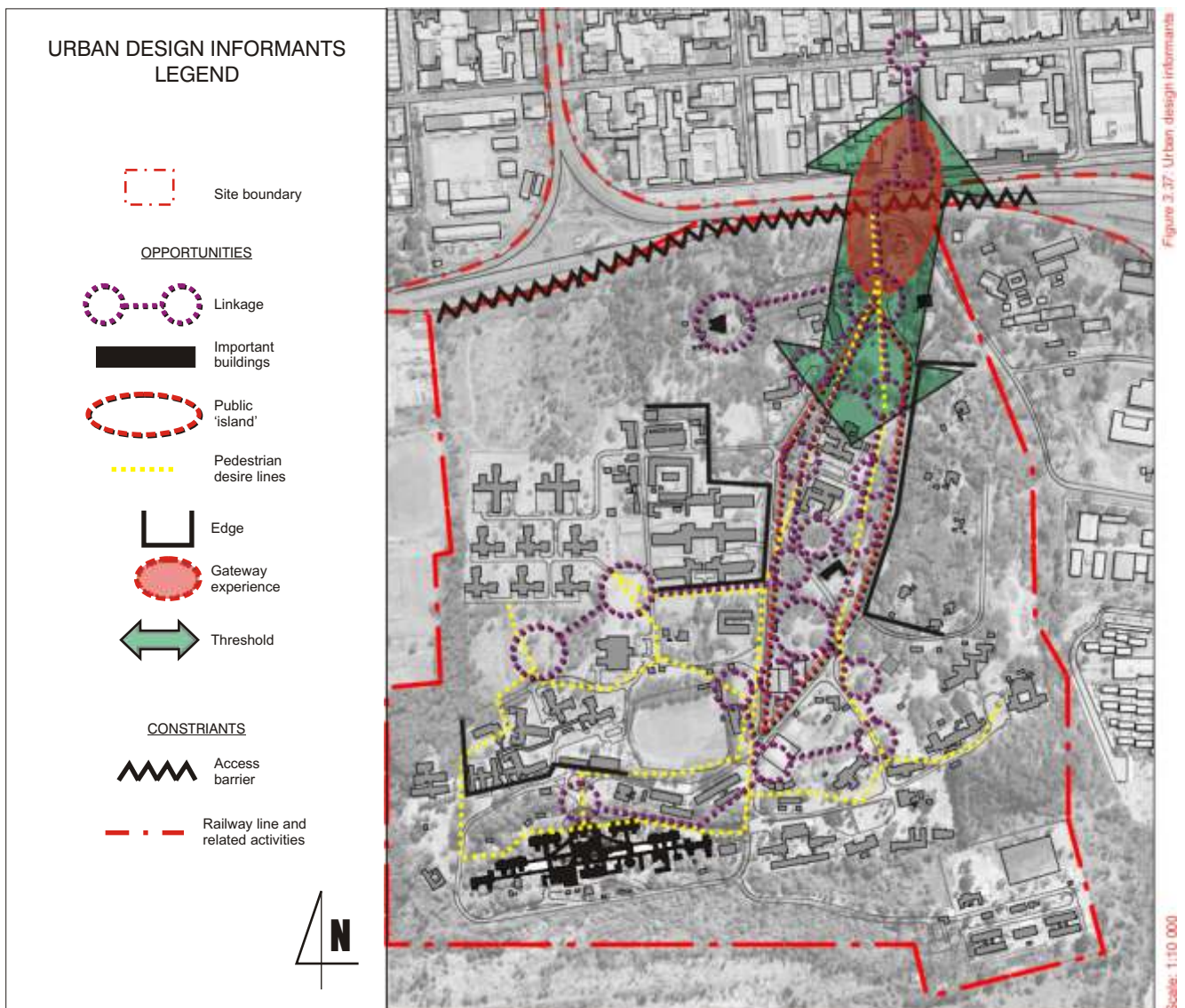
Figure 3.36: Heritage context

Scale: 1:10 000

2.7 Status Quo : Project Area

2.7.17 URBAN DESIGN INFORMANTS (see fig.37)

- Acknowledge the existing visual axes within the site
- The idea of creating nodes and spatial links within the site
- Developing existing connections into the site to form an access gateway
- Respecting and enhancing the existing street grid, reinforcing it by using street landscaping and improved pedestrian accommodation
- Respecting pedestrian desire lines and formalizing them as pathways
- Respecting the heritage assets, which should be protected and utilized, to provide an attraction to the site and enhance the experience of the site
- Looking to create a hierarchy of enclosure that defines levels of privateness and publicness
- Respecting and enhancing the green space opportunities on site



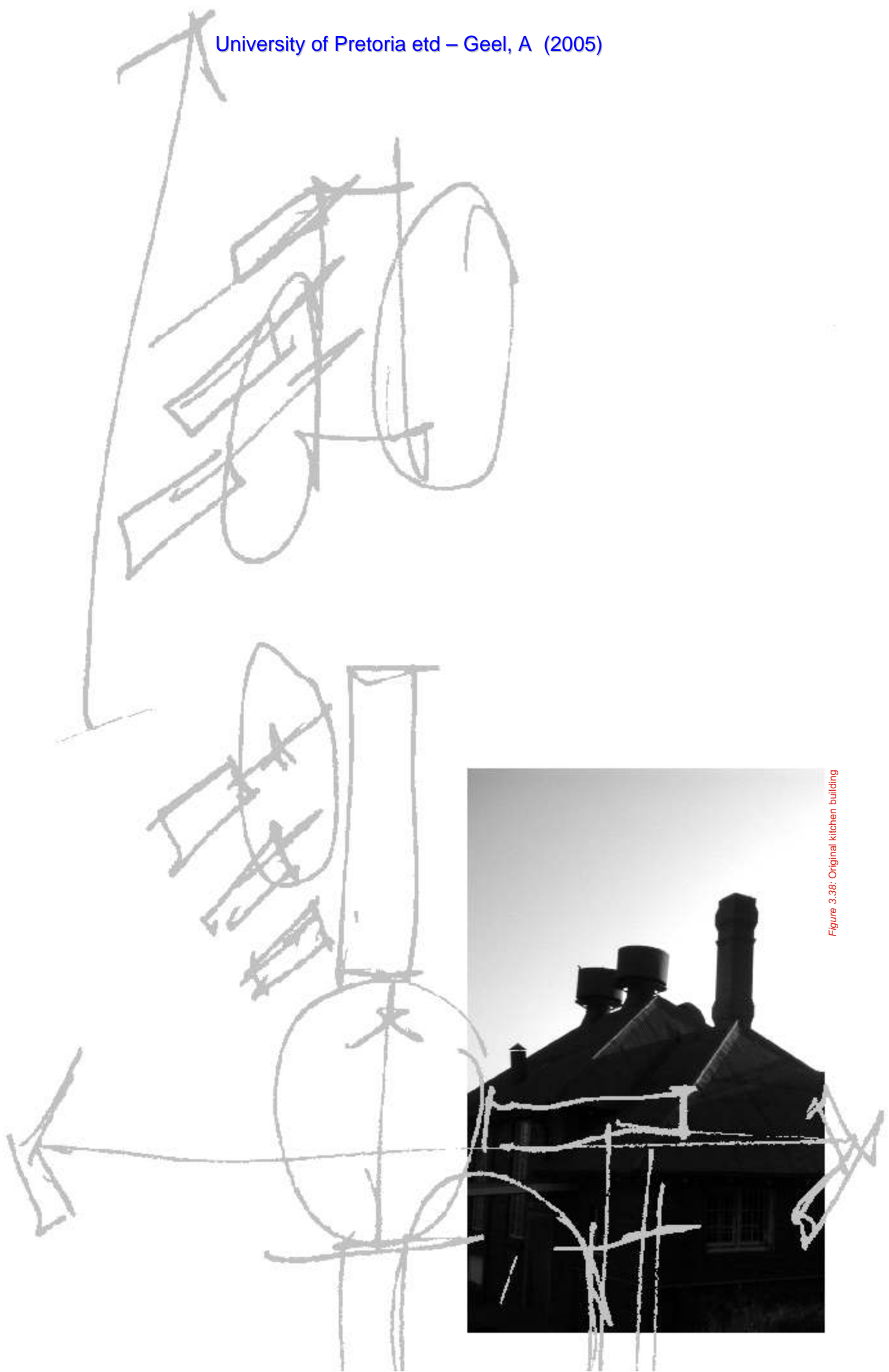


Figure 3.38: Original kitchen building



Figure 3.39: Chinese courtyard housing allows for flexible growth within the family fabric.

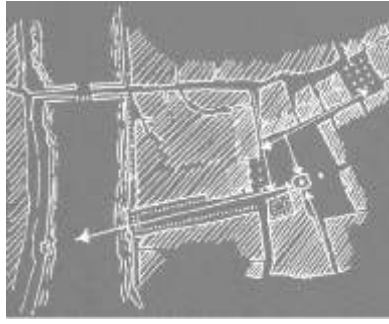


Figure 3.40: At the Uffizi, a powerful new geometry links the River Arno with the Piazza della Signoria.

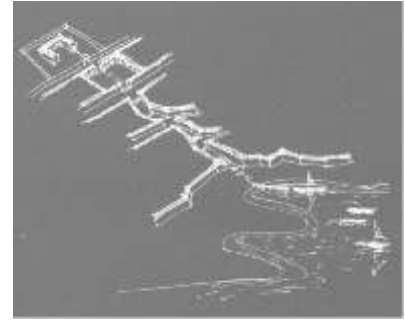


Figure 3.41: At Lake Patzcuaro, an episodic procession winds uphill, linking harbour with the plaza and church beyond.

2.8 Context Analysis: Ideas, Opportunities & Constraints

In terms of the opportunities and constraints for the development of a spatial development framework seven key issues were identified and then summarized into a brief statement of constraints and opportunities.

2.8.1 Integration of the campus into the larger city context.

The fact that Weskoppies is severed from the city through the industrial belt and the formation of negative space leading to the site does not match the role of the campus.

Integration constraints:

- Limited accessibility
- Unattractive existing urban fabric

Integration opportunities:

- The function of the site has the potential to play an integral role in the city as a place of healing and rejuvenation and should be 'read' by the public accordingly.
- Possibility of using site as a threshold between city and natural landscape.

2.8.2 Consideration of the Heritage Resources and their impact on development options.

Heritage constraints:

- The resources are not well known and have to be promoted.

Heritage opportunities:

- Heritage conservation supports development through adding value, but special development solutions are required.
- Heritage conservation is part of a sustainable development approach.

2.8.3 The creation of a interconnected, fluid figure of open space.

The incremental formation of a figure of public space is essential to the scale and character of a campus. People who live and work in campus settings depend on the

definition of a network of campus places to enrich both their daily lives and their sense of identity. Since the campus is constructed sequentially through individual projects that precisely define new elements of building, open space and landscape, the whole is affected every time the smallest physical change takes place.

Open space constraints:

- The configuration of the existing built fabric on the campus is very confusing.

Open space opportunities:

- Low density of site gives enough flexibility to insert new buildings strategically among the old and create place making through that.

2.8.4 Create scales of habitation

Individuals and communities understand and experience their lives at multiple scales simultaneously. On the campus overlapping scales of a place is experienced: the region, the locale (city, suburb, countryside), the campus context, the building context and the building components (such as individual rooms, clusters of rooms, circulation, exterior spaces and special social spaces at the smaller scale). Each of these scales presents different opportunities for revealing the particularities of a site (see figure 3.39).

Scales of habitation opportunities:

- The existing buildings are clustered in groups of similar use and accommodation. The nature of this accommodation can easily be strengthened through the articulation of the particularities of the group.

2.8.5 Create hierarchy of public and private domain

The graduation from public to private realms should be intensified on the campus. The individuality of domains within the campus (residential, educational) can provide a source of pride and identity. Social custom and physical articulation can aid in the flexible expression of domain.

“The architecture of the city is probably the most demanding and exacting art. Meaningful places are those where life is celebrated; where equity and overlap are achieved in access to the facilities of the city; where there is a balance between constraint and freedom to act; where the common human needs are accommodated; where community and that necessary sense of belonging can exist freely and where complexity and therefore secrecy make areas most livable”.

Hierarchies of domain are enhanced by the development of what Moore, Ruble and Yudel (Campus and Community, 1997, pg. 134) call a 'social plaid'. Buildings and rooms are placed so that each realm has multiple dimensions of identity (see figure 3.40).

2.8.6 The creation of a pedestrian connection system.

The geometric specificity of the site and flow of pedestrian desire lines provide powerful cues for connecting new buildings to the existing fabric, for fostering a range of social interaction, and for investing new places with particularity and memorability (see figure 3.41).

2.8.7. Create a choreography of community.

Places that invite a kinesthetic experience of space heighten one's involvement with both the place and other inhabitants. The 'fit' between buildings and their inhabitants can vary from loose to tight, allowing for a range of spatial and social experience. A choreographically rich place can balance both clarity and memorability of place with the chance for serendipity and a multiplicity of experience in space and time.

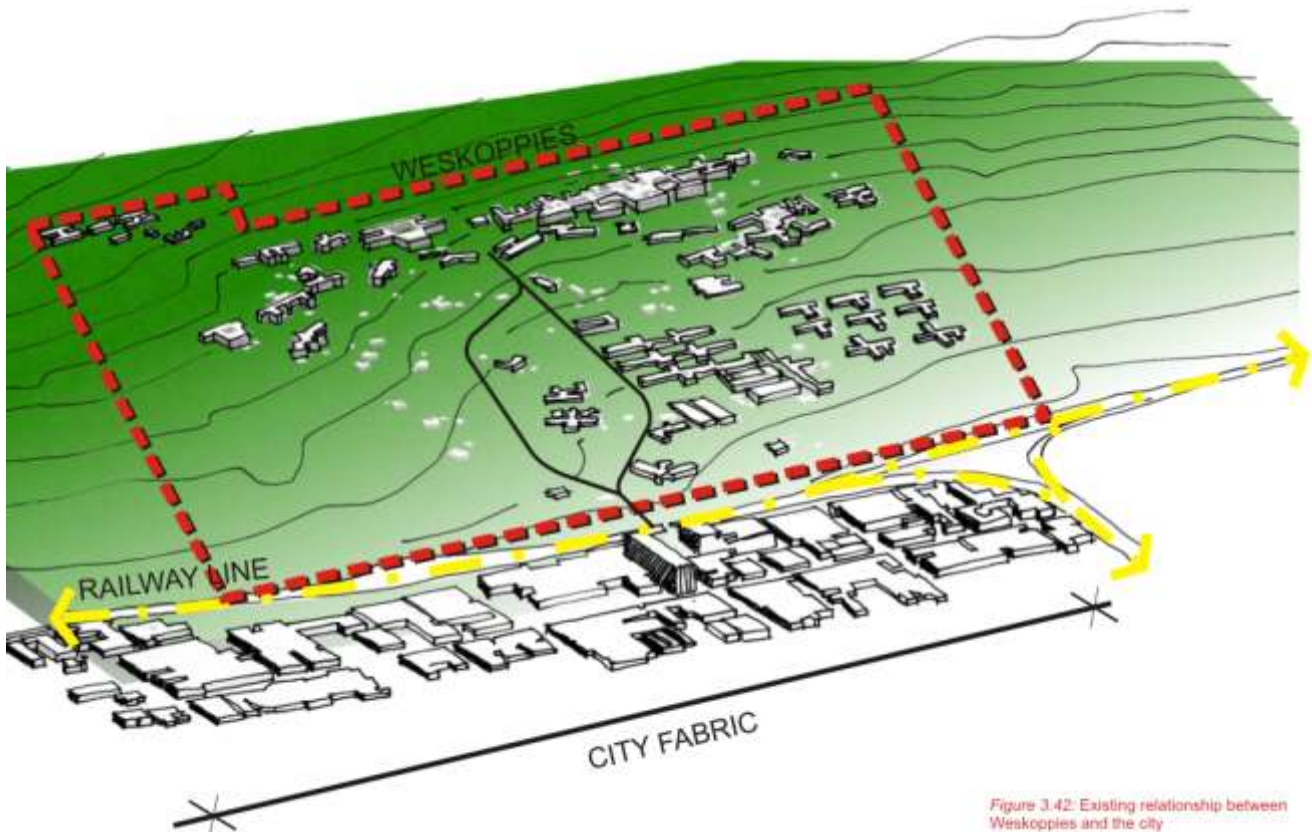


Figure 3.42: Existing relationship between Weskoppies and the city

2.8 Context Analysis: Ideas, Opportunities & Constraints

2.8.4 THE SITE AS A STOEP

The house can be used as a metaphor for the city. A house has many rooms that facilitate different uses. The optimum use of rooms will depend on the legibility of the functions that are to take place within the spaces. The concept would be to identify what the room is, thus the function and how this function is tied together with the rest of the house.

The location and current use of the site identifies it as a stoep to the city. It is in the transition zone between the city (house) and the natural environment. Together with the garden, the stoep forms a threshold to the natural environment.

2.8.5 THE STOEP

A place that is half house property, half public way. The house itself cannot be built on it, but it may be used for steps up to the high ground floor. The stoep is a functional transition between the public way and the private house. It is conceptually the meeting of the family with the urban world. From the house to street it is a link by mediation.

The stoep is actually part of the house and the owner takes immense pride in maintaining it. It is also a social place where neighbours exchange gossip and children play. By raising the ground floor of the house, it gives privacy to the residence.

The stoep, together with the garden, would be the place where we escape from the hustle and bustle of the house and find peace and quiet. It is the place where we go to rest, reflect and get rejuvenated.

If the site is considered in this light, it becomes evident that the city needs the site and that the site can play an integral role in the healthy functioning of the city. The development of the site in relation to the city and in integration of the city is thus a contribution to the current structure.

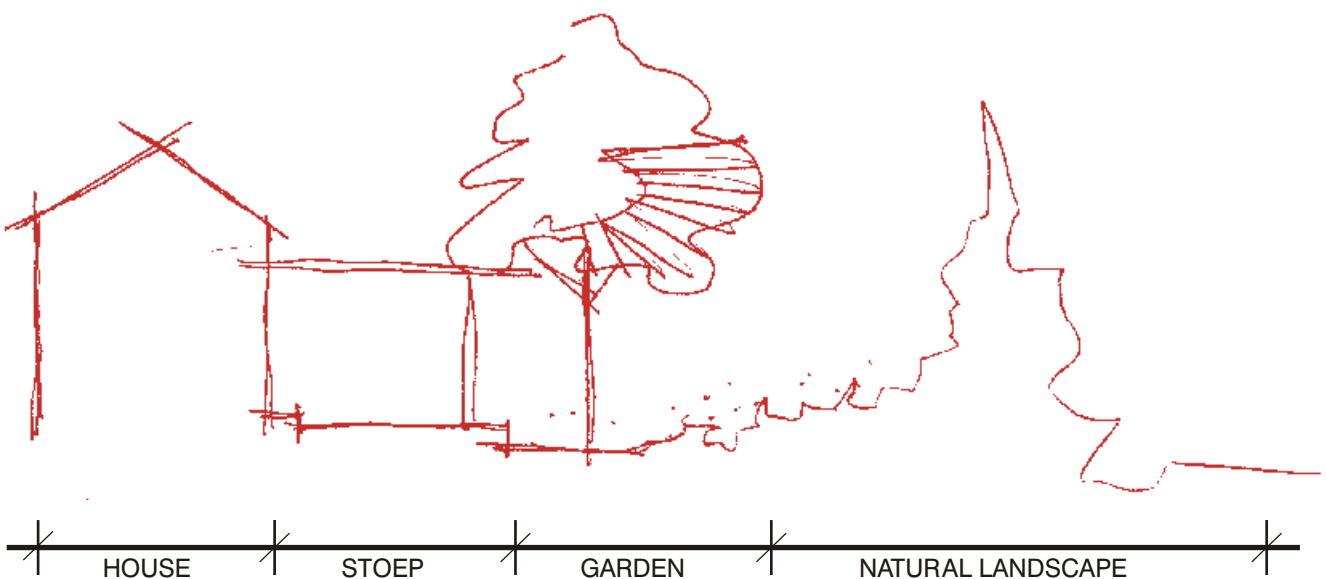


Figure 3.43: Weskoppies as stoep.

2.8.6 THE SITE AS PART OF THE COUNTRYSIDE

The informal structuring of the site is arranged in such a fashion as to resemble that of countryside developments. It is nestled between the rigid formation of the city and organic flow of the natural landscape.

Inherently this type of development will connect with the city's grid in some way, but also be governed by the natural flow of the topography and vegetation systems of the natural landscape.

It is according to these systems that the site needs to be developed hence forth as a sensitive interwoven fabric of city grid and organic flow.

Once again we associate country living with escaping from the city. It is the place we go to when the stressful living of the city weighs down to heavily upon us. It is the place we associate with rest, peace, rejuvenation, to clear our heads and take in the therapeutic effect of the natural environment.

If these concepts can be understood, the site can be developed into the place it wants to be. This is the message that should be conveyed through campus design, landscaping and built environment.

As for the development framework of the site, the implication of the vision is that the site should be accessible to the city as a whole, rendering this use of the city available to all.

2.8.7 INTEGRATION OF MOVEMENT AND ACCESS

The essential principles are the:

- Establishment of existing access as a gateway to support integration to the site
- Improvement of safe comfortable pedestrian accommodation, and connection from and to the Inner City
- Capitalise on the public transport facilities opportunity

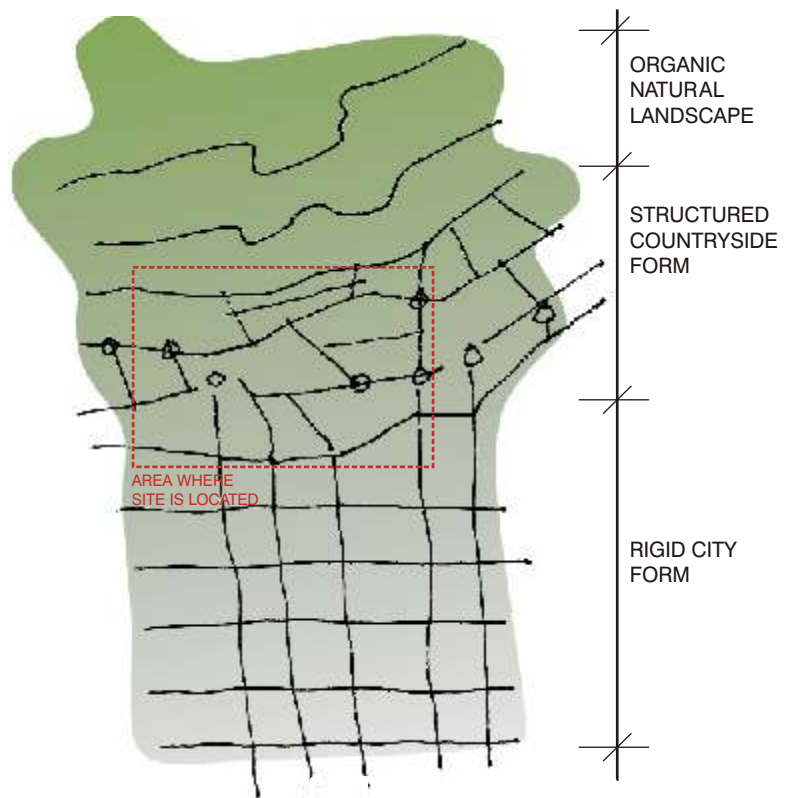


Figure 3.44: Campus structure

- Establishing an internal movement hierarchy to support redevelopment

2.8.8 CREATING SPECIAL PLACES

The creation of a series of special places by capitalizing on the current assets of the site such as the Heritage Resources and the natural setting of the site.

The Heritage resources

- Enhancing and developing the linkage with external activities
- Respect the edges and massing defining the historic developments
- Enhance the visual axes and connections to the historical buildings.

The environmental assets

- Creation of a new ecological system
- Establish bio-diversity parks within the campus that promotes indigenous flora and prevents alien transfer. This initiative can be incorporated in the landscape re-development initiative.
- Creating a range of hard and soft landscaped spaces including both public and private activities.

2.9 Conclusion

2.9.1 VISION AT CITY SCALE

At the scale of the City context the proposed Vision for the development has six key elements. These key elements are spatially illustrated in Figure 3.45 :

- The creation of a pedestrian open space linking system that ties Church Street, Souter Street and Mitchell together with the route crossing the railway line
- The public pedestrianisation of the link between Church Street and Souter Street, crossing Pilditch stadium.
- A gateway precinct connecting the two spaces on either side of the railway line and formulating it as an entrance experience to the site.
- A Heritage precinct that will restore the Heritage on the site and render it more publicly acceptable.
- A public precinct acting as the heart of the campus and linking the gateway precinct and the Heritage precinct.
- The development of a bio-diversity park that will protect the natural environment and that can be used as an educational tool.

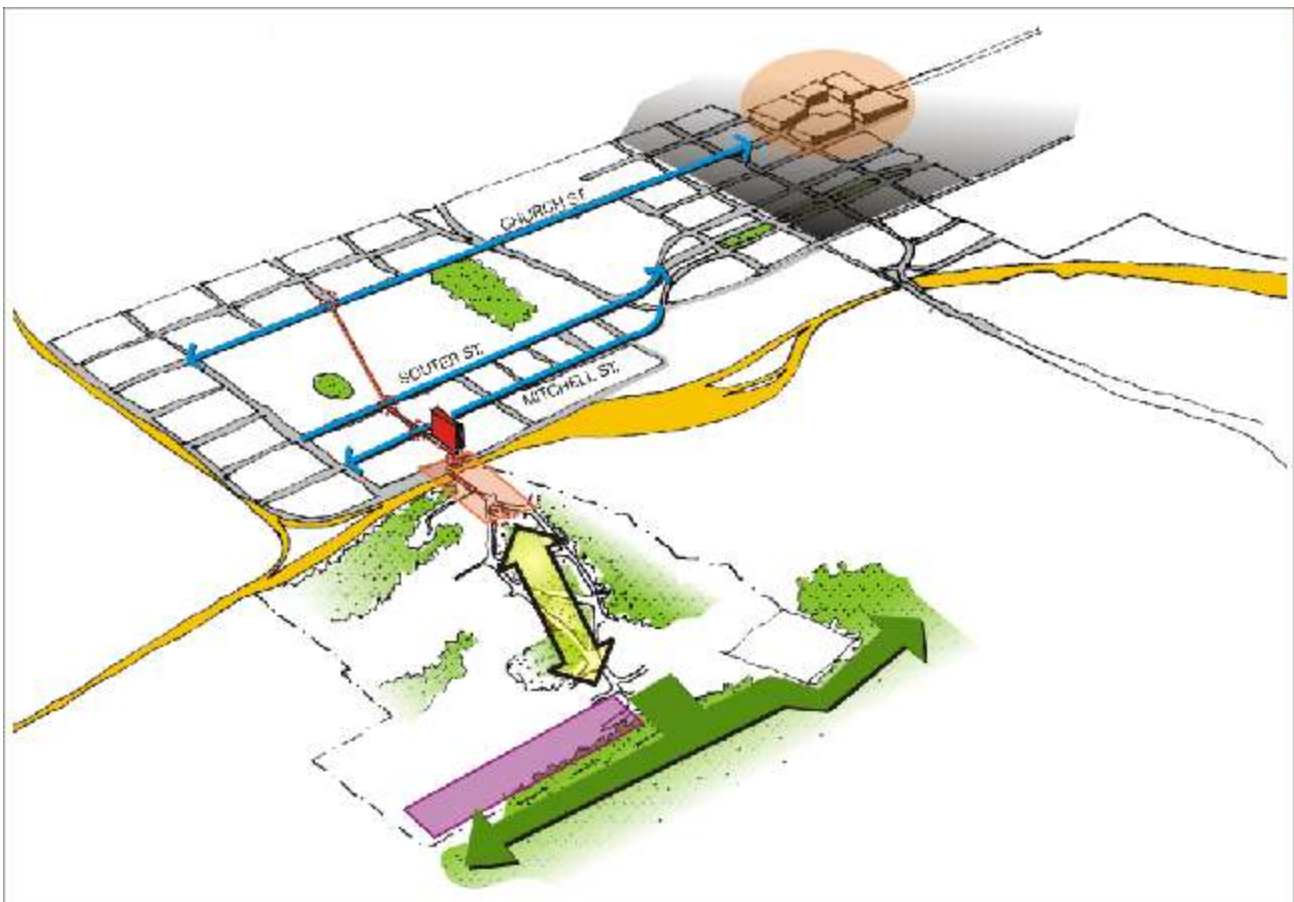
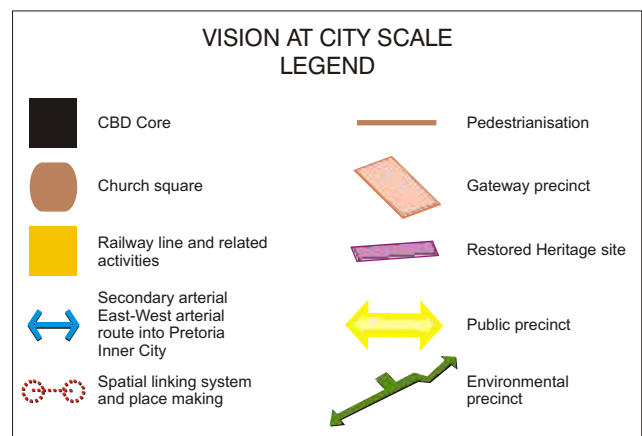


Figure 3.45. Vision at city scale

2.9.2 VISION AT CAMPUS SCALE

- Establish access route through a series of place making and enhance point of arrival as a gateway node.
- Develop public core and pedestrian movement system.
- Enhance sense of appreciation of the natural landscape and utilize the environment and its views.
- Restore existing Heritage sites and declare additional historic houses as Heritage buildings and restore.
- Create a gateway precinct that will enhance the public zone including exciting auditorium and outpatient buildings.

