



## DESIGN DEVELOPMENT

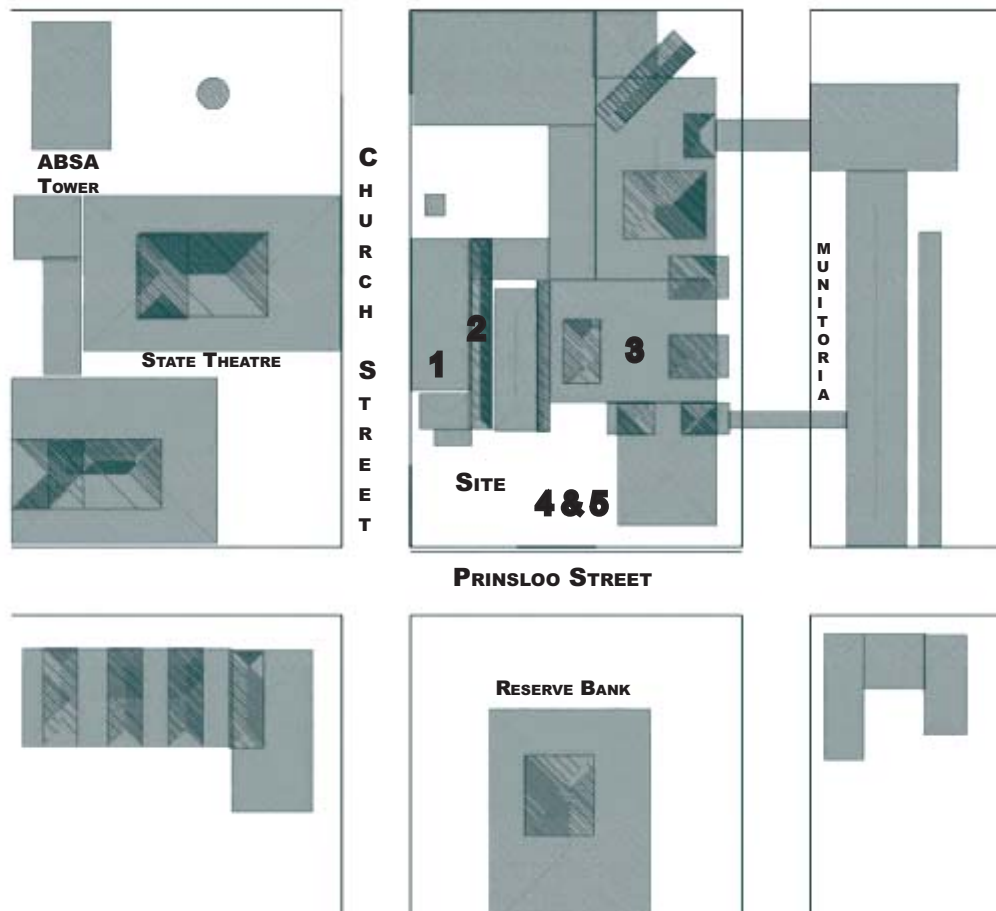
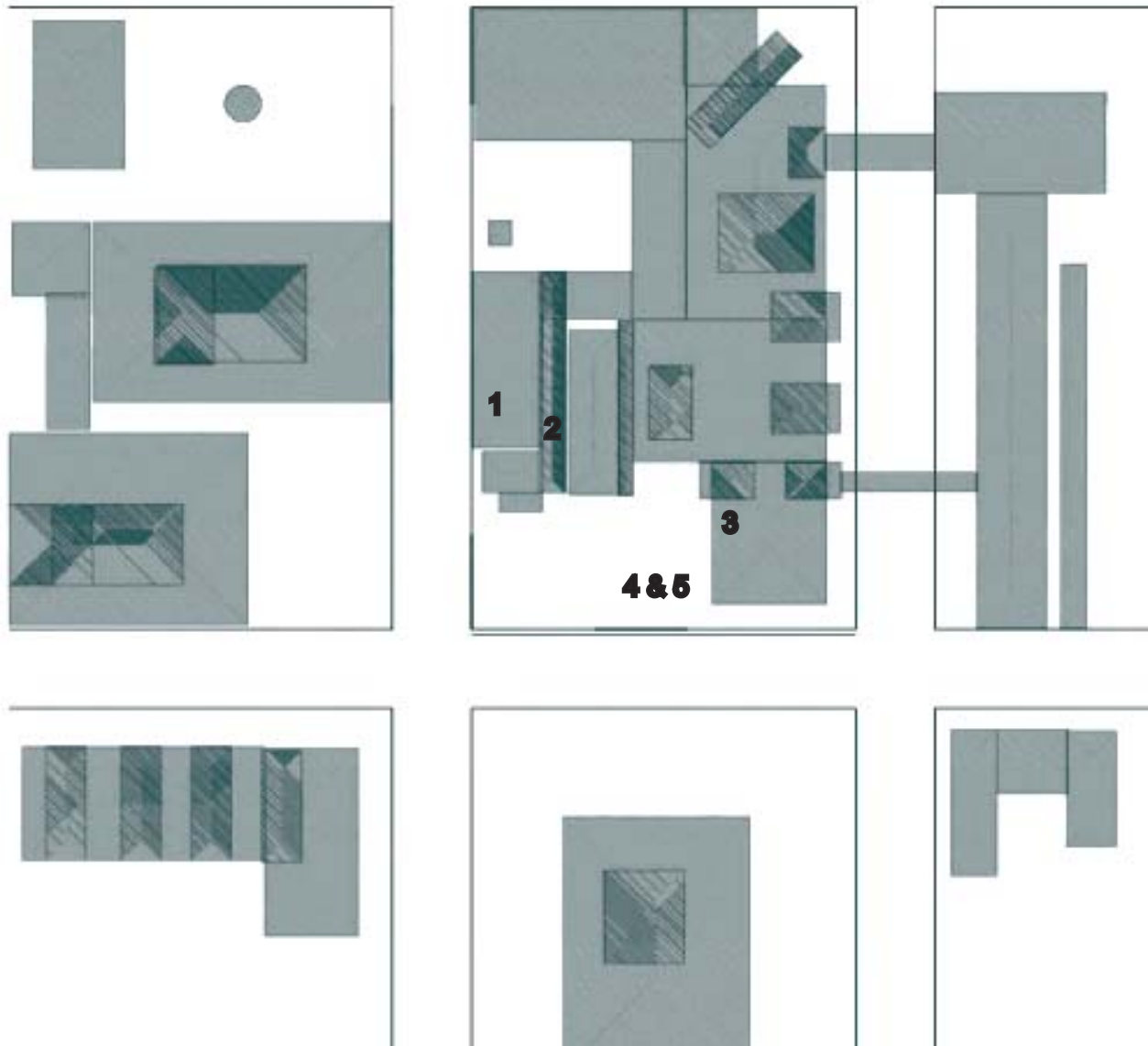


Figure 7-1

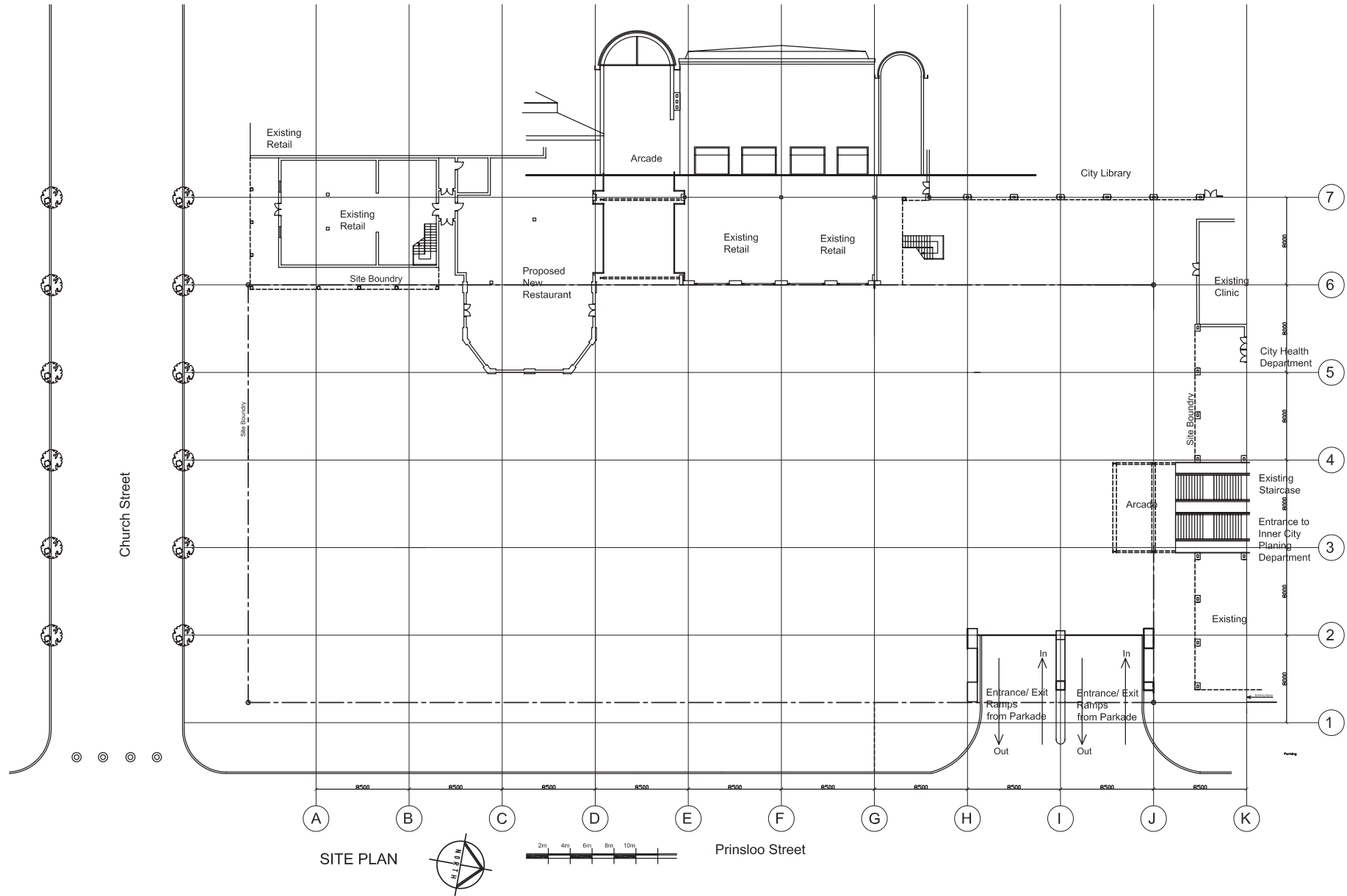
The general idea is to create a building that will help to restore the lateral reference to the site. To create a space with a sense of enclosure and still be permeability the high amount of pedestrians walking un-orientated through the site, the new development will have to interact on various levels with the public and not repeat the mistakes the reserve bank as well as the state theatre. These two buildings are big islands in the heart of the city and is only accessible to a certain kind of people at a certain time of day. This causes a dead area in a very important part of the Inner City. Buildings should not be designed in such a way the general public be excluded in these areas, but rather to incorporate them to ensure good interaction and mutual benefit of people.

5 Elements had to be kept into consideration during the design, namely:

- 1.) The historic Sammy Marks buildings on Church Street. These buildings faces the pedestrianized Church Street and because of this have a very active retail component on the ground floors. As you move towards Prinsloo Street this shopping experience falls apart.
- 2.) The arcade (made with steel arches) linking Sammy Marks Square with the site. This arcade is currently been used for informal traders. It is also the entrance to the City Library and basement parking. This arcade takes a lot of movement and divides the site, on exit, into two portions. When exiting the arcade you are left with this magnificent view of the reserve bank and its shear scale. After this people wander around in confusion and usually falls victims of crime.
- 3.) Sammy Marks Development, hosting a verity of tenants. These include the Health Department, Inner City Planning Department as well as offices with conference facilities on the first floor, all of which faces the site. This was not seen as a constraint, but rather to give the new development as much variety as possible.
- 4.) The existing parking entrance & exit. This is at a lower point on the northern side of the site, with the floor been cut back to accommodate enough head height for vehicles using the ramp from and to the basement.
- 5.) The existing reinforced column grid sticking out at floor level. This grid is at a distance of 8.5 x 8m and is designed for a 23- story building ( see technical).







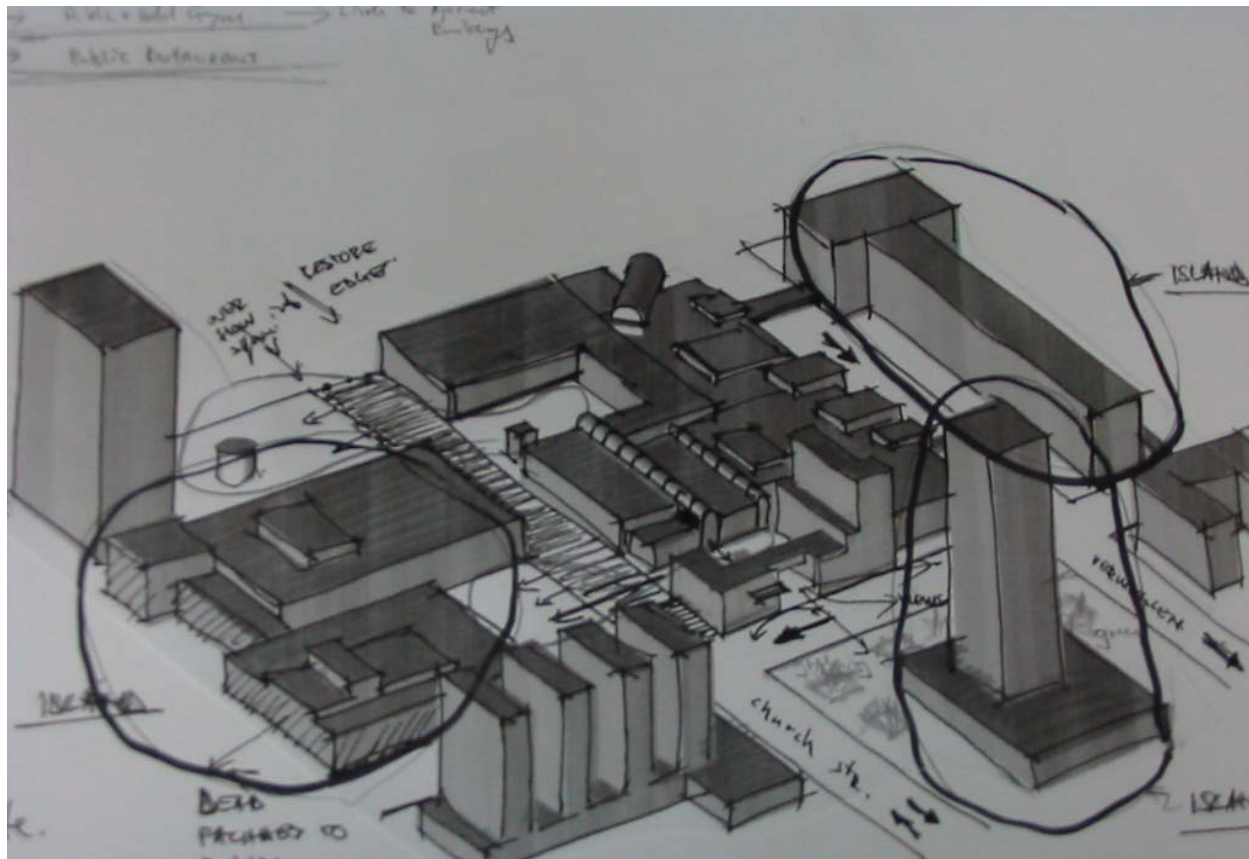
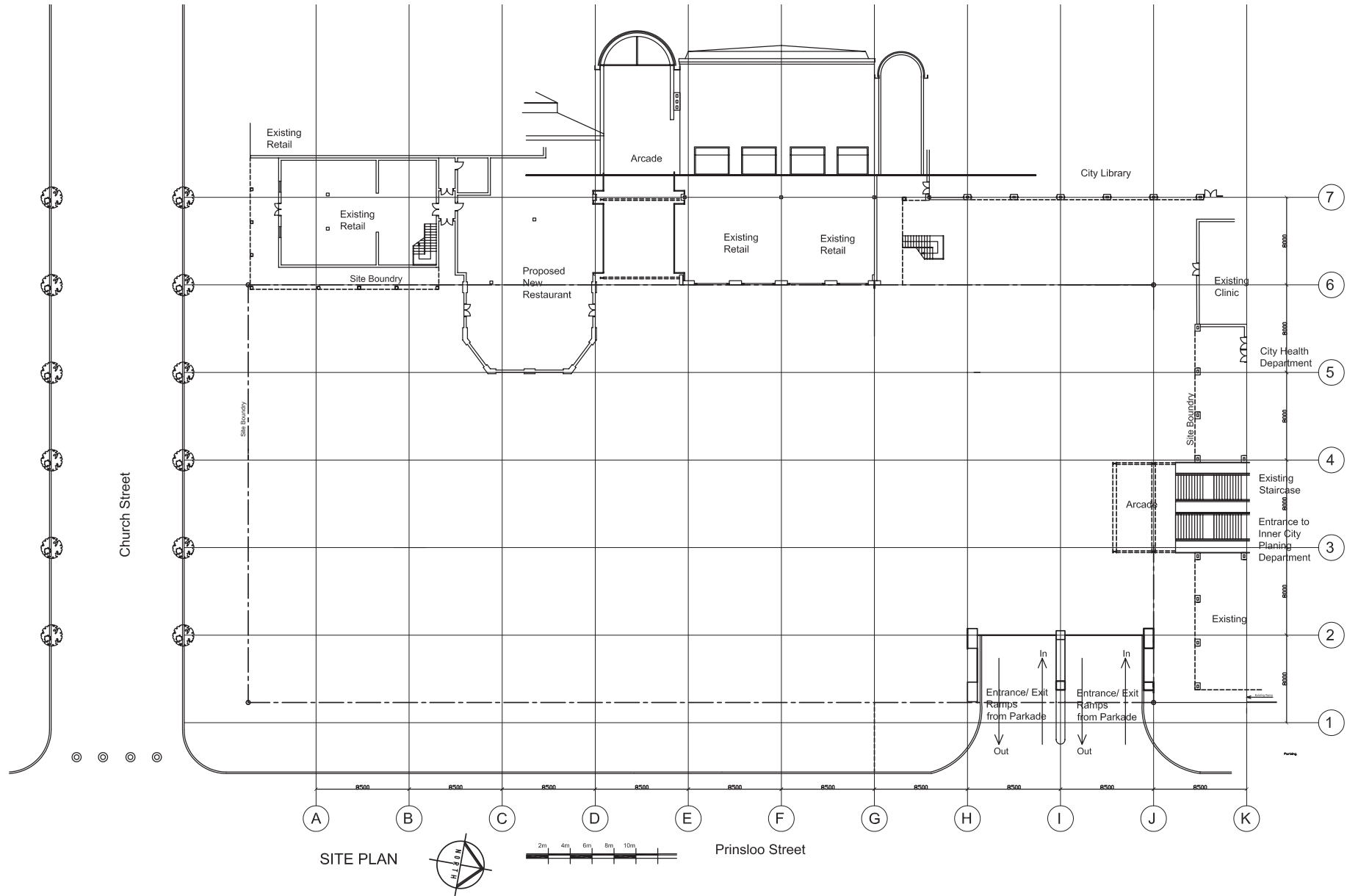


Figure 7 -3



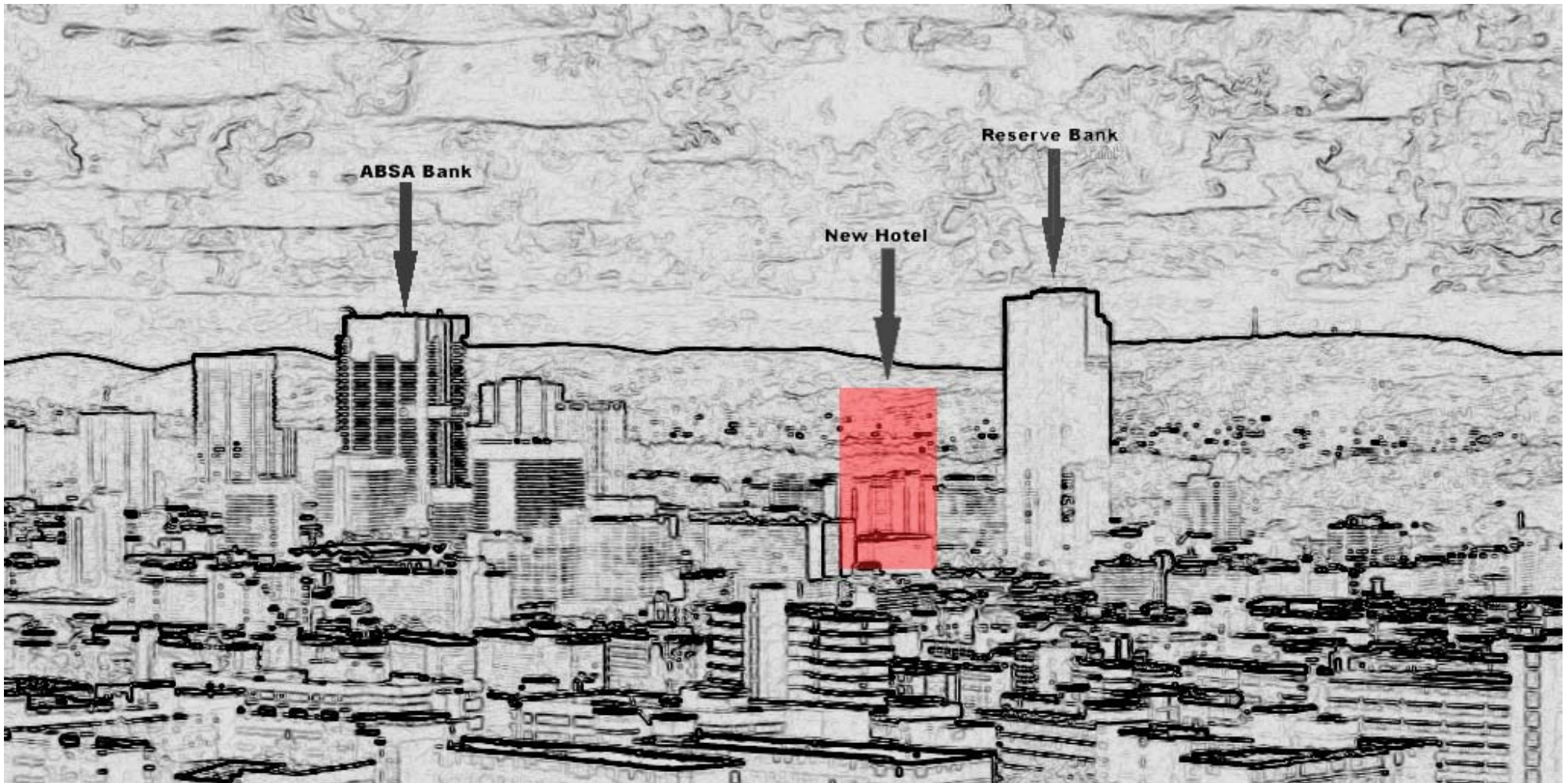


Figure 7 -4 Skyline of Pretoria



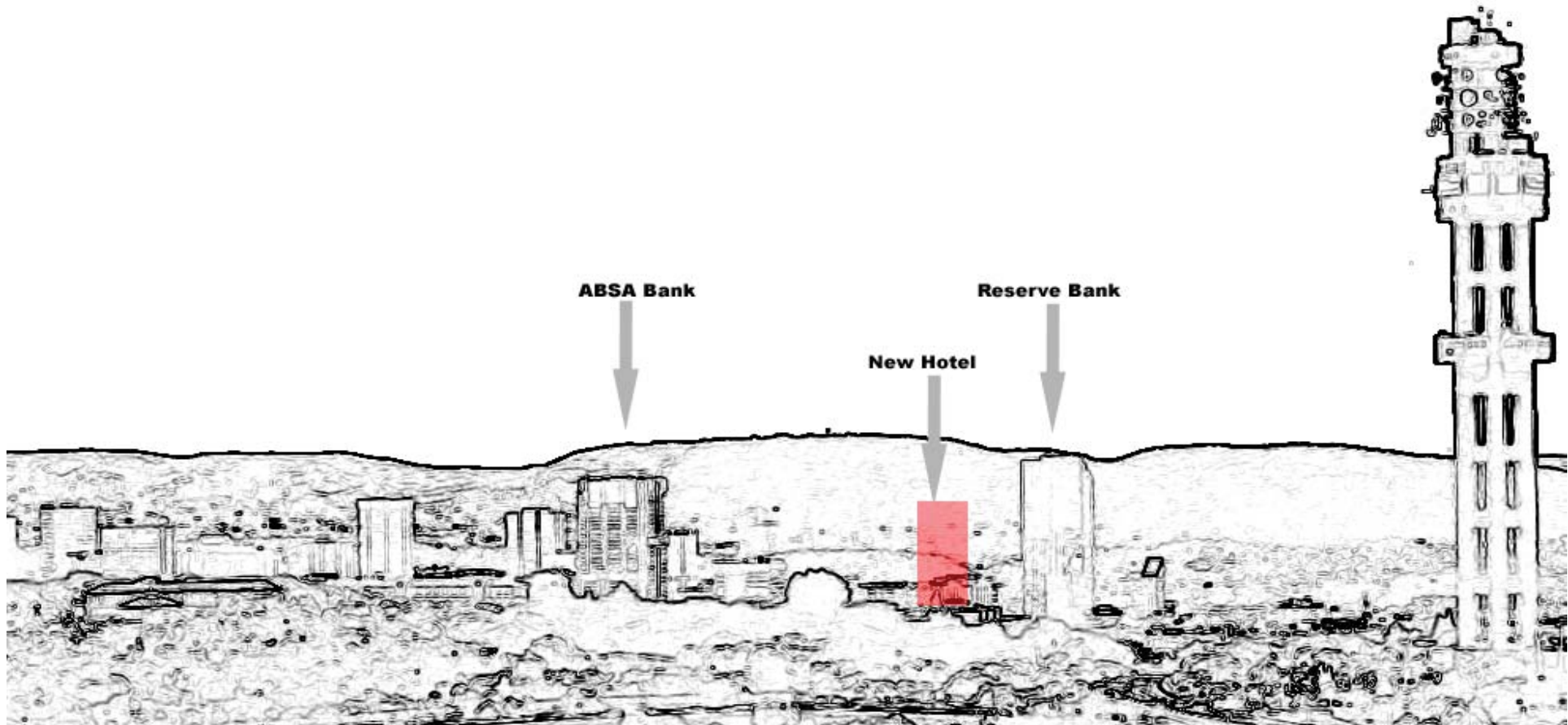
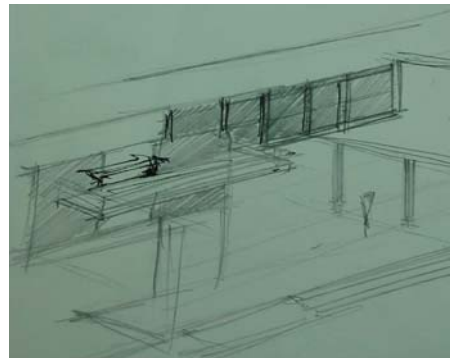
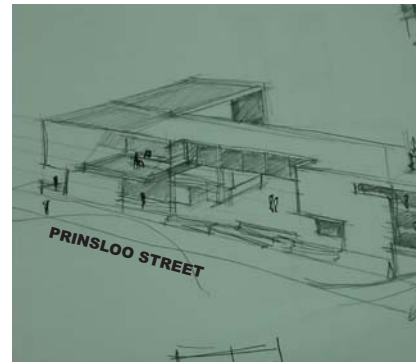
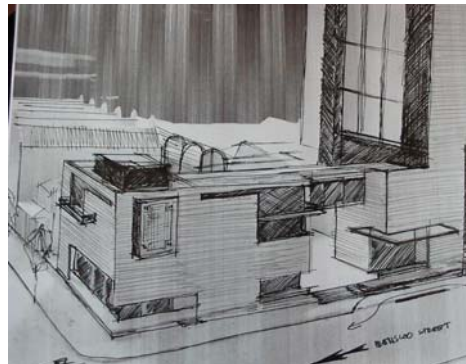
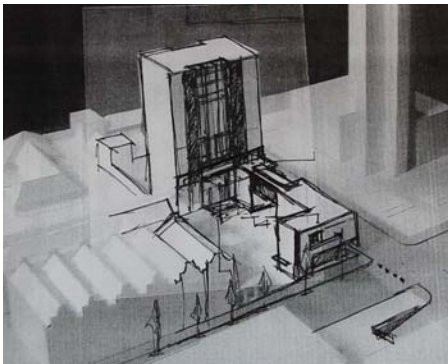
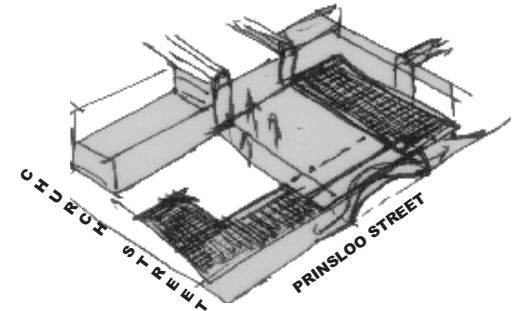
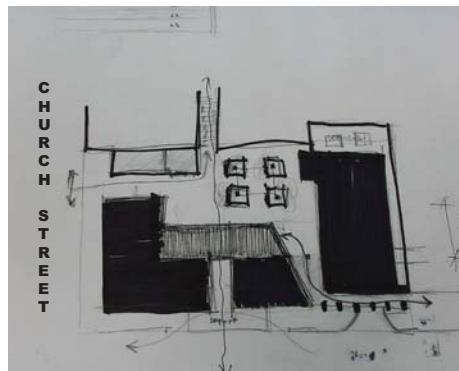
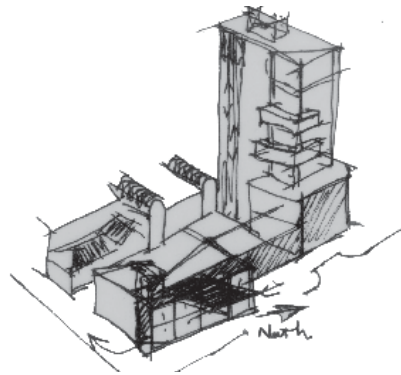
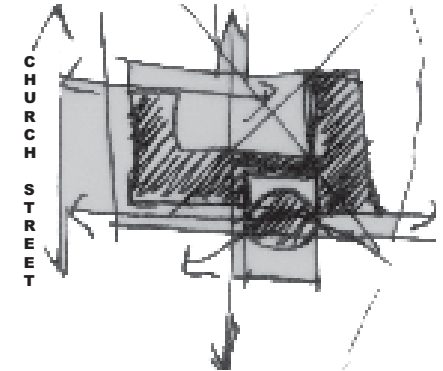
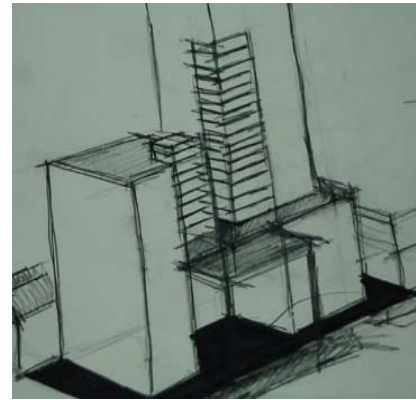
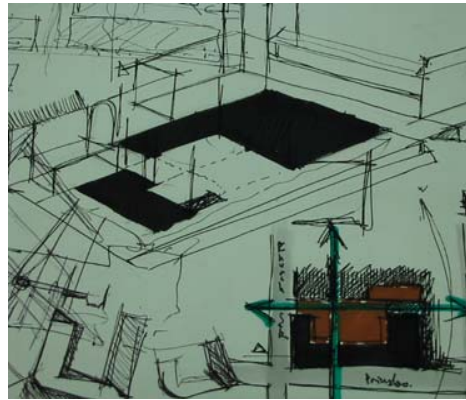
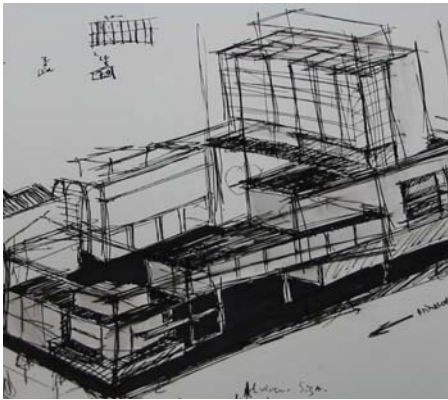
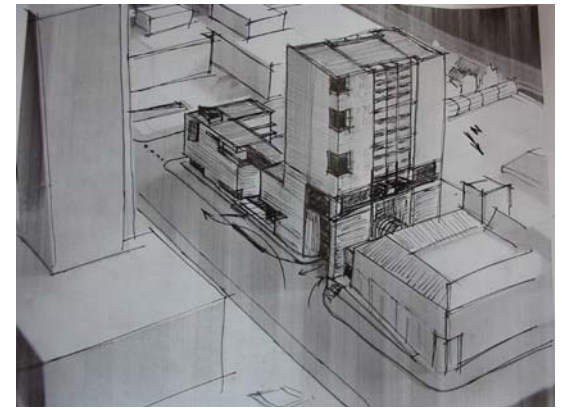
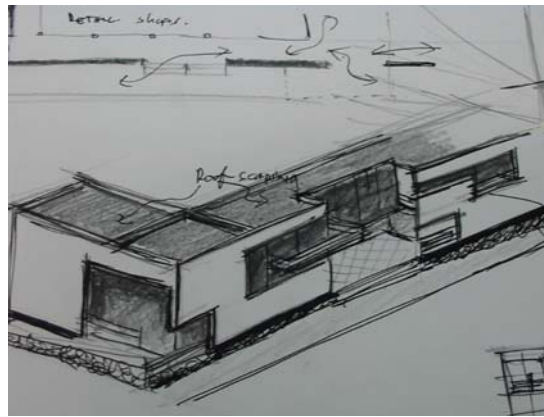
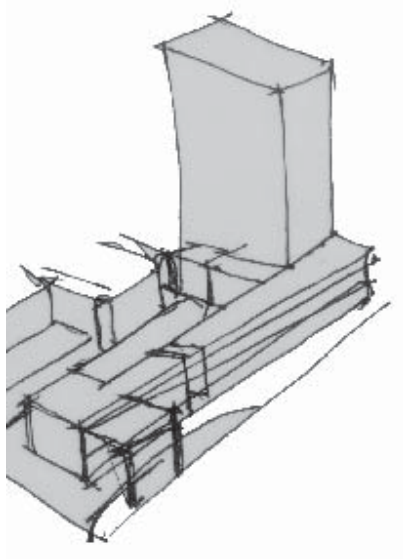
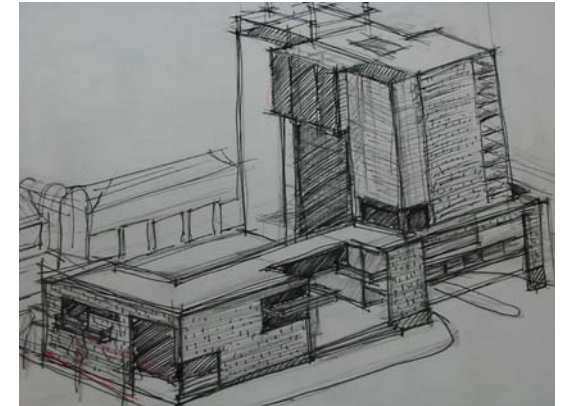
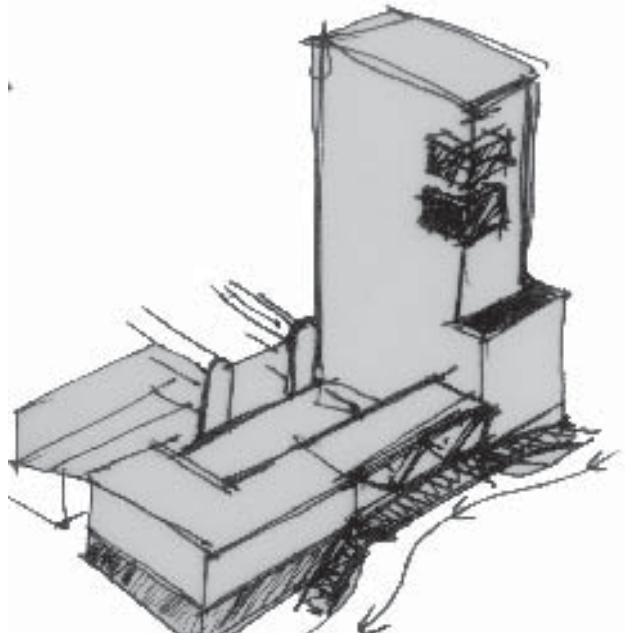
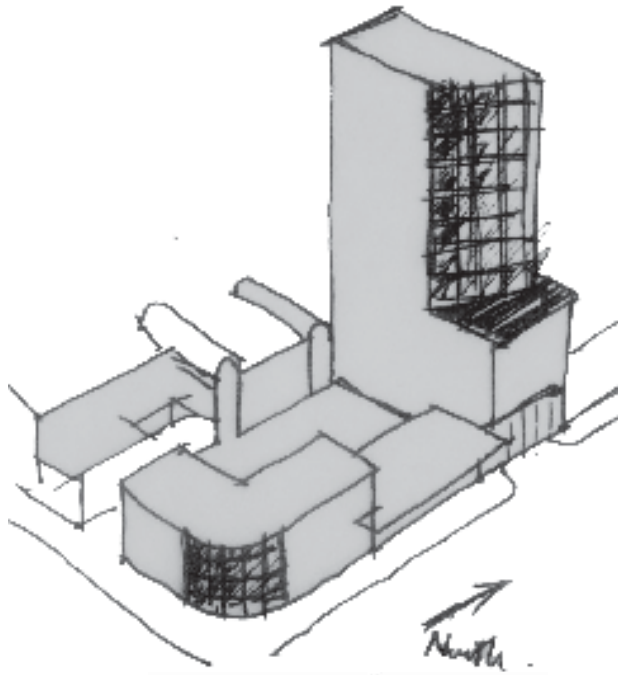


Figure 7 -5 Skyline of Pretoria

# CONCEPT WORK





## SPATIAL ORGANIZATION

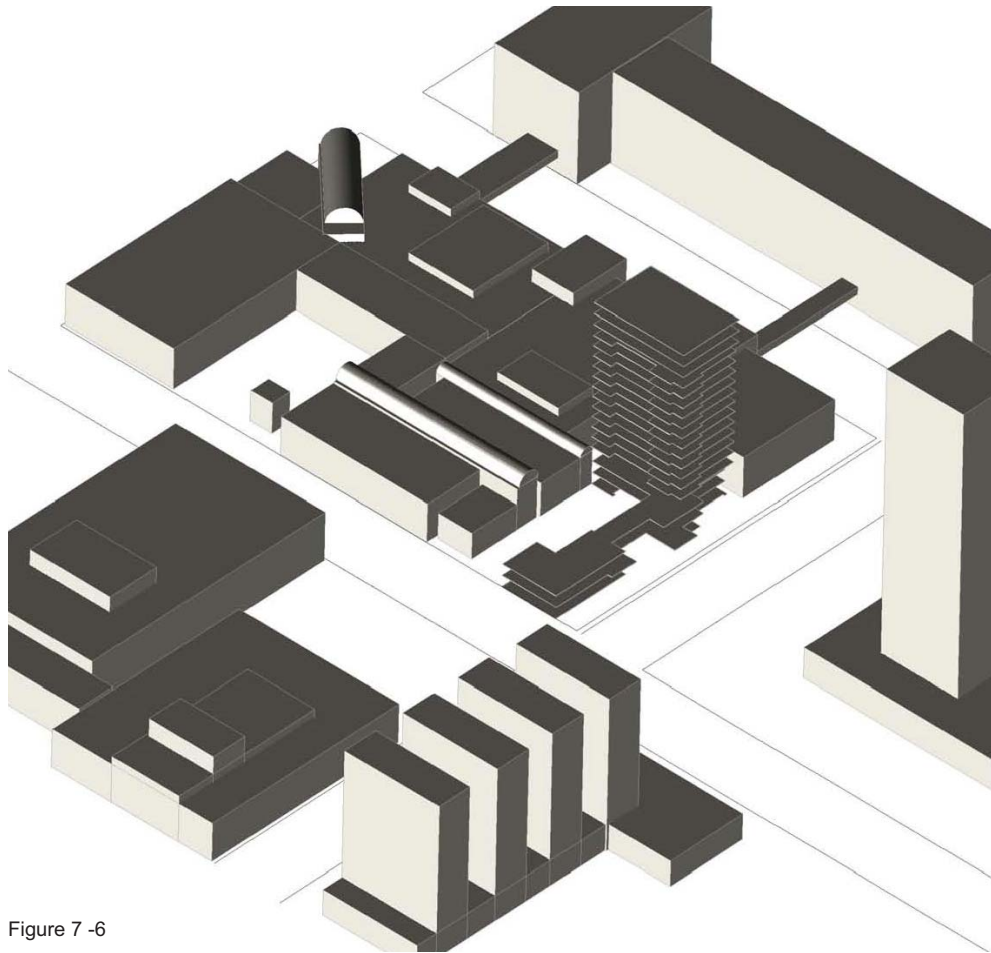


Figure 7 -6

The development is placed against the site's perimeter to restore the edge alongside Prinsloo Street. This will act as a lateral reference in the area.

A relatively small retail and restaurant component was placed on the corner of the site close to of the historical buildings, continuing their functions, height and materials into the new development. Because of the pedestrianized ceremonial Church Street the scale of development in this region should be kept to a minimum. Pedestrian movement will still take place along the historical buildings by providing enough space between the new and old buildings. This will ensure the interaction of the public both with the old and the new developments and so preventing dead facades.

A link between the corner building to the hotel tower was needed because of the fact that the hotel restaurant was situated on the second floor of the corner building, overlooking the activities on Church Street. A bridge was designed for this purpose, such to keep the view of the reserve bank when exiting the arcade of Sammy Marks Square and giving reference to the two bridges linking Munitoria with Sammy Marks. This bridge will be mostly of glass, which will also host the hotel lounge and bar area that will overlook the reserve bank and Prinsloo Street.

the height of the hotel tower that contains the wellness centre, business centre and hotel rooms was chosen such that it formed a nice transition from the reserve bank building to the munitoria building.

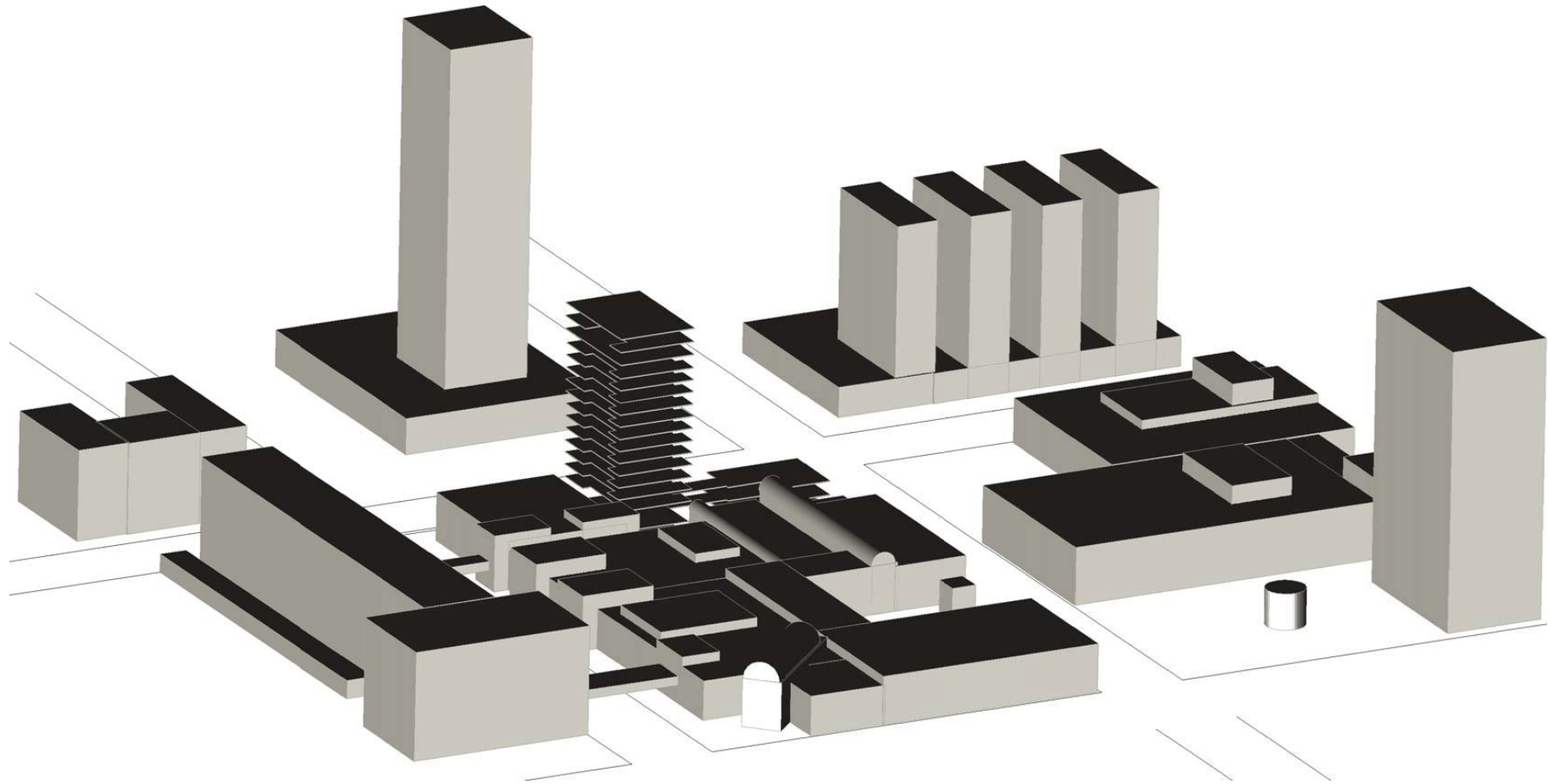


Figure 7 -7

# MOVEMENT IN HOTEL

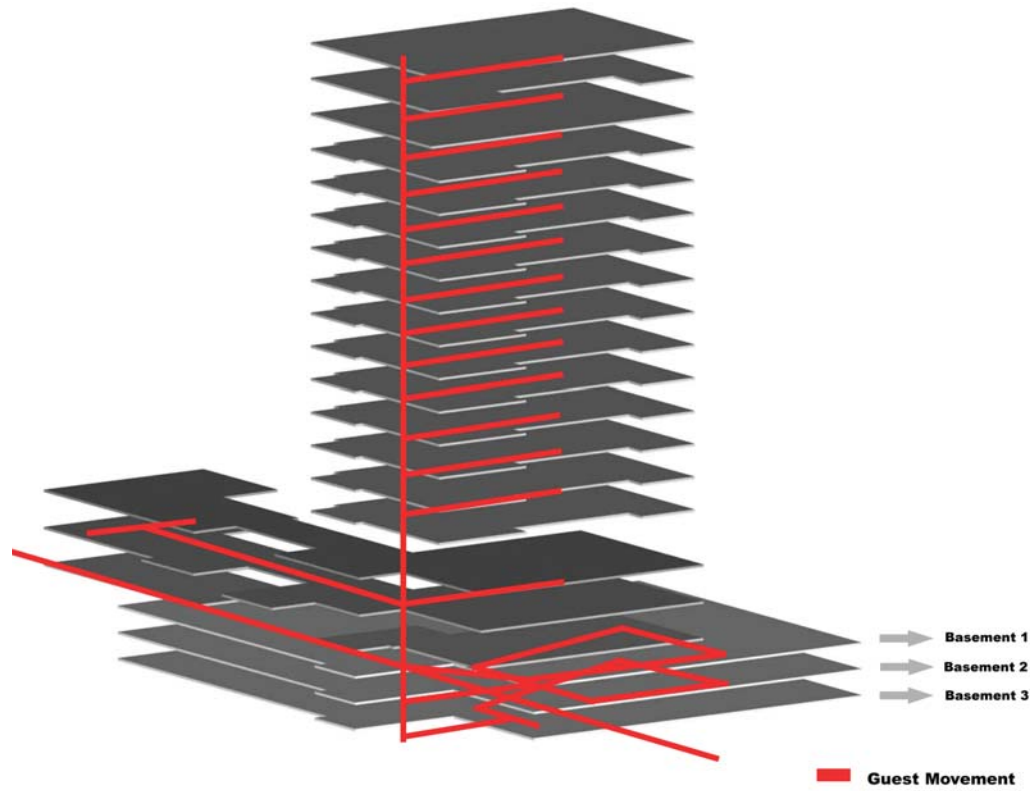


Figure 7 -8

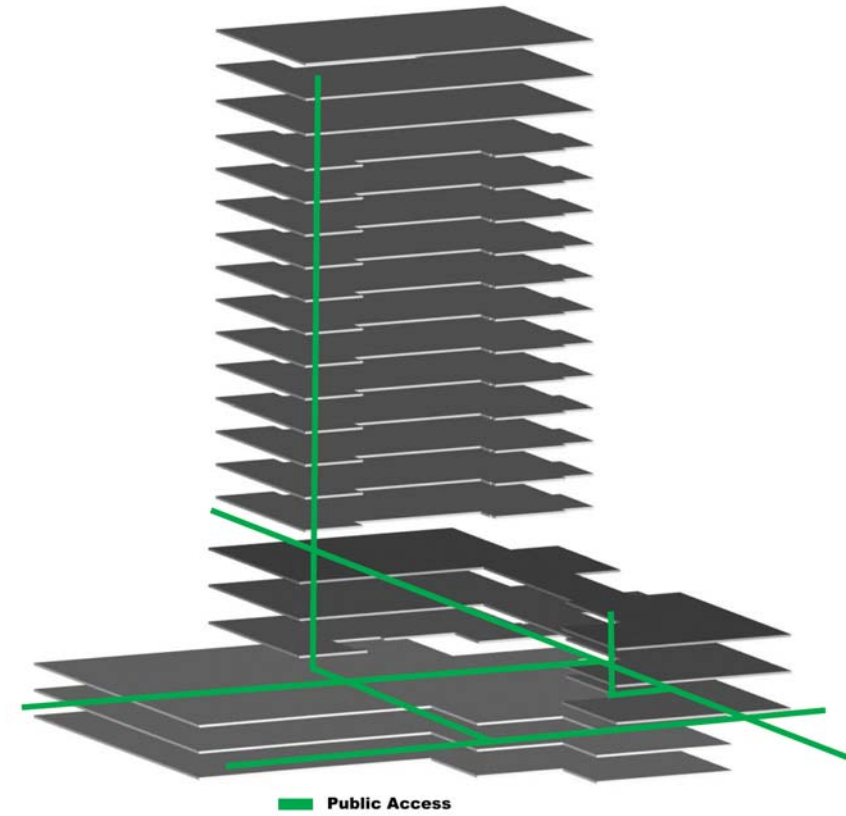


Figure 7 -9

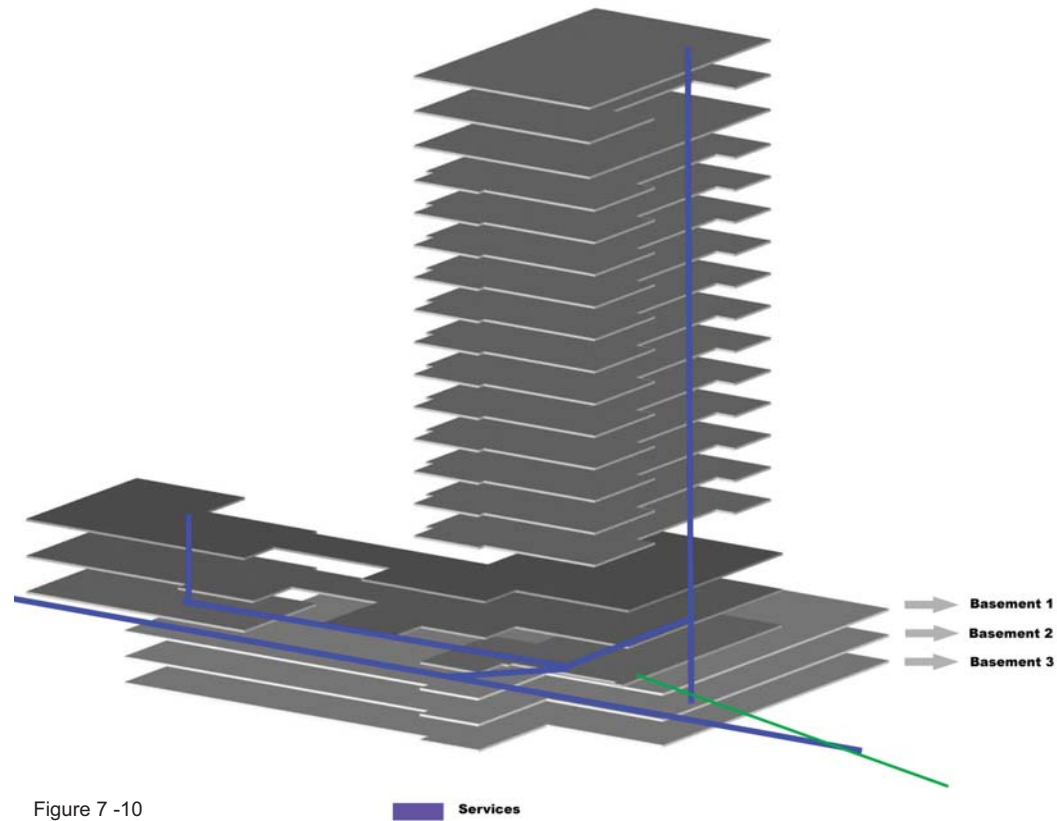


Figure 7 -10

## BASEMENT

The three existing basements were used for the hotel's general functioning and guest parking. As this included an existing column layout, careful planning was needed to work around this. Firstly, the decision was made to separate the service and delivery areas from the guest entrance as well as from the rest of Sammy Marks development. This was one of the most important design considerations to keep services and hotel staff out of sight from the hotel guests. As can be seen from the diagram on the left, guest and deliveries enter the basement from Prinsloo Street and as they enter, get channeled into different areas by walls running parallel to each other. This forces the guest to continue and make use of the ramps going further down to the lower basement levels. From here the guests can enter the hotel and move to the reception on the second floor.

The vertical services were placed on the eastern and western sides of the tower block within close proximity of the delivery area and the guest drop-off. From the delivery and vertical service areas, three service corridors were provided, wide enough for trolleys and staff, linking the different functions in the basement.

The main kitchen was placed between the delivery area and the restaurants (next to Church Street). Goods get delivered and move linearly through the kitchen. From the separate storage for the dry goods and drinks, to coolers and deep freeze's, the preparation kitchen and finally to the production and a la carte areas, which will be provided with a service lift to access the restaurants above on the first and second floors. Service kitchens will be provided for the restaurants as well as on the function and ball room floors. The hotel will also have the luxury of having its own bakery and pastry and will be located near the vertical ducts of the restaurant areas for easy extraction purposes.

Hotel laundry will be contracted out but staff uniforms will be washed in house to control the quality. This can then be controlled and collected from an office where staff will get issued with the appropriate uniform.

Staff enter the hotel from the western service core, from the basement or past a security check point on ground floor, where they will be mostly moving up and down in the hotel out of sight of guests. They will have their own staff canteen with a separate service kitchen. Two separate ablutions were provided according to hotel regulations, one for staff members and one for contract workers. Offices and staff training facilities were also placed in the basement.

Mechanical and electrical equipment were placed on the lower basement levels as this equipment generates a lot of unwanted noise.

## HOTEL ENTRANCE

The entrance is the first impression one will get when visiting the hotel and should be easily recognizable. A large cantilever porte cocere was designed along Prinsloo Street where guest can be dropped off. This area will be wide enough for two cars to pass each other. VIP parking was provided near this point as well as parking for coaches, all along Prinsloo Street.

The decision was made to move the hotel reception, restaurant and lounge upwards into the development as these areas take up a lot of space, giving the ground floor a possibility for public interaction. Being surrounded by non-accessible buildings, it was out of the question to make the hotel ground floor accessible only to hotel guests, as this would have prevented any public movement in the area. A smaller area on the ground floor, shared with the business centre, was designed to welcome the guests and to assist them with their luggage to the second floor. From here they will move to the reception and experience the lounge, bar and restaurant of the hotel.

Guest entering the hotel by car will have to drive down to the second and third basements levels for parking and from here they will move to dedicated lifts that will take them to the hotel reception on the second floor. Shuttle and car rental services will also be available from the second basement level which will be in direct contact with the hotel management.





## HOTEL TOWER BLOCK

The tower block was placed on the northern side of the site incorporating the existing facilities and linking them with the hotel. This made it possible to position the lower development close to the historical valuable buildings near the ceremonial church street. This will create a more favourable experience of the public spaces around the development.

With the service areas and vertical movement situated on the eastern and western side of the hotel tower, more rooms were left facing north-south with the corners of the tower block dedicated for hotel suites. These suites were provided with balconies which will have excellent views overlooking a vast area of Pretoria. The hotel rooms were not provided with balconies for security reasons.

With the existing column grid running through the hotel tower, the rooms had to follow this grid and were designed to be 36m<sup>2</sup> in size. This is the min. area required according to the five star grading criteria. The rooms, both on the northern as well as on the southern side, were designed with large fenestration for views overlooking the city. The northern side of the tower block was provided with louvers to block unwanted heat gain and to lessen the demand on the air conditioning. The windows can't be opened by the guest and only cleaning staff will be able to open them. Certain windows were designed to pivot for easy cleaning purposes.

The link with the existing Sammy Marks development as well as access for the general public will take place at a security point on the ground floor on the western side of the tower. This will be as far as possible away from the hotel guests. This means that general public as well as the hotel guests will have separate access to the Inner City Planning Department, Health Department, City Library and the conference rooms on the first floor of Sammy Marks buildings.

The wellness component of the hotel was placed on the top three levels of the hotel. This will minimize the movement of guest past people who have just finished their exercising or who are on their way to exercise. These areas will also create a frequent meeting place for the public and will have with stunning views over the city.



Figure 7 -11