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CONTEXT + URBAN ANALYSIS
01- SITE SELECTION

1.1 Macro-scale
There are three possible strategies with regards to site selection on a city-wide scale: (Illus 4.1)
(1) Placed near a major transport node as high densities of people are found in those areas for short periods of time.
(2) Alternatively, the site can be in the vicinity of the Union Buildings next to the seat of South African government
(3) Or, situated centrally

To situate the site centrally is ideal because it will allow access to a larger spectrum of users.

1.2 Micro-scale
To best serve the citizens, a location of convenience should be established. It needs to cater to all modes of transport (pedestrian movement, public transport and private vehicle) and be situated among a diverse spectrum of commercial activities and offices (Illus 4.3, 4.4, 4.5, 4.6). The objective for Citizen Connect is for it to be responsive to its context, as it is not intended to be a destination but rather a parasitic facility that feeds off and reacts to the environment.
1.3 User

Another consideration, before site selection can take place, is the user of the Pretoria City Centre needs to be defined as these are the people Citizen Connect will serve. Three users of the Pretoria City Centre were defined: a regular user, a transit user and a periodic user.

**Regular User:**
The regular user is a citizen that either works, studies or lives in the city centre.

**Transit user:**
The transit user uses one of the main transport nodes: Belle Ombre train station in Marabastad, Pretoria train station or the Gautrain to the south. In close vicinity to the train station nodes are taxi ranks and bus depots. In addition, the private vehicle owner passes through the city to a destination north, south, east or west. For these citizens, Pretoria City centre serves as a transit hub. (*Illus 6.10.*)

**Periodic user:**
This user is one that goes to Pretoria to for a specific function. Either as a place of entertainment has to visit a specific government department or goes to the city in search of a place to work. The periodic user can also be termed as an unfamiliar user and will use landmarks to navigate through the city.
1.4 Client

There are constant debates in South Africa as to whether municipal services should be privatised or continue to be provided by government. Those in favour of privatisation argue that privatising services render them more efficient and therefore more affordable. Opponents argue that this approach does not serve the large poor population because services will in turn be too expensive and a subsidy will have to be paid by government (Zybrands, 2006:158).

What the author proposes is to implement a Public Private Partnership (PPP), where both public and private bodies can work together for the benefit of the citizen.

In South African law, a PPP is defined as (Gqoli, 2005:02):
* A contract between government institution and private party
* Private party performs an institutional function and/or uses state property in terms of output specifications
* Substantial project risk (financial, technical and operational) transferred to the private party
* Private party benefits through unitary payments from government budget and/or user fees

In August 2004, Trevor Manuel, the minister of finance, provided the following statement on PPPs: The public gets better, more cost-effective services; the private sector gets new business opportunities. Both are in the interests of the nation. (Gqol, 2005:02)
2.1. BOUNDARIES & NODES:
1. Church Square  
2. D.F. Malan Road gateway  
3. Northern gateway  
4. Taxi station  
5. Eastern gateway  
6. Southern gateway  
7. Pretoria Station  
8. Ben Shoeman gateway  
9. Western gateway  
10. Lilian Ngoyi Square  
11. Burgers Park  
12. Belle Ombra station  
13. Steenhoven Spruit  
14. Apies River  
15. Witwatersberg  
16. Salvokop

2.2. MAJOR ROUTES
2.3. GOVERNMENT OCCUPIED / OWNED BUILDINGS & LANDMARKS
1. Church Square  
2. Absa building  
3. Reserve Bank  
4. Witwatesberg  
5. Steenhoven Spruit  
6. Marabastad  
7. Salvokop  
8. Meintjieskop  
9. Union Buildings  
10. Town Hall  
11. Pretoria train station & Gautrain station  
12. Apies River  
13. Lion Bridge  
14. Zoo

2.4. PRIMARY, SECONDARY AND PEDESTRIAN MOVEMENT PATTERN
2.5. Sammy Marks Development as the selected site

Within the third category of macroscale site selection (illus 4.1), being centrally, the Sammy Marks Development is identified as the ideal site for Citizen Connect because it is a catchment node of movement (illus 4.6), there is public space (a common thread amongst the typology study, see chapter 3), it is surrounded by business and government buildings (illus 4.5) and is among landmarks. Therefore, it is a convenient location for the user.
1. CHURCH SQUARE (illus 4.8) | 2. ABSA BUILDING (illus 4.9) | 3. STANDARD BANK BUILDING (illus 4.10)
4. LILIAN NGOYI SQUARE (illus 4.11) | 5. SHOPRITE BUILDING (illus 4.12) | 6. SAMMY MARKS DEVELOPMENT (illus 4.13)
7. MUNITORIA (illus 4.14) | 8. RESERVE BANK (illus 4.15) | 9. DEPARTMENT OF COMMUNICATION & INFORMATION SYSTEMS (illus 4.16) | 10. RESERVE BANK GARDENS (illus 4.17) | 11. LEWIS & MARKS BUILDING AND KYNOCK BUILDING (illus 4.18) | 12. DEPARTMENT OF HEALTH (illus 4.19)
13. THEATRE SQUARE (illus 4.20) | 14. STATE THEATRE (illus 4.21)
15. PEDESTRIANISED CHURCH STREET (illus 4.22)
03– FRAMEWORK

Reactive Framework for Urban Quality as Cities for people
Pretoria City Centre east: Sammy Marks Precinct:

The Sammy Marks precinct is located east of Church Square in the Pretoria City centre. The precinct is a catchment node of movement, public space, business and government. The framework adds a reactive layer with emphasis on creating cities for people.

Manifesto:
EXISTING CITY as the CANVAS for REACTIVE design solutions
REACTIVE LAYER on the CITY
CONSISTENCY in the DETAIL at MULTIPLE SCALES
Not IMPOSING ideology, PROPOSING new possibilities and ENHANCING existing qualities

The cityscape can be divided into three dimensions: the human dimension, the vehicular dimension and the architectural/edge dimension. Within the public domain the predominant investment in city spaces has gone into streets for vehicles, because of the increase in traffic. Several architectural interventions have focused on the individual building rather than the integration of the building within the public space resulting in a dismissive and introverted character.

Extensive research has been conducted by urban designers on successful cities. The layout of cities (both historical and current) shows that urban structures and planning influence human behaviour as well as the ways in which cities operate. This predominantly focuses vehicle vs pedestrian dominance (illus 4.24).

Within the context of Pretoria City Centre, the framework responds to the historical planning of the city. The city blocks are currently vehicle-orientated (illus 4.24 column 4); therefore the framework aims to create an inter-block system of arcades and links the areas where the human dimension gains priority (illus 4.24 column 5).

Places in the city such as parks, streets, sidewalks and squares are where people interact: human activities take place; they provide places to relax or exchange ideas. The traditional function of city space as the meeting place and social forum of city dwellers has been reduced, disregarded or ignored.

On an architectural / edge dimension (illus 4.25) allowance needs to be made permeability on ground level as well as transparency, allowing for the interaction between the user and the buildings.

The quality criteria that are to be implemented on both a framework and architectural scale are urban comfort, urban opportunity and urban experience (illus 4.26).

The development plan (illus 4.27) shows the implementation of the framework and the response to the context by creating a network of positive public space. Inter-block movement is promoted and creates links between the public spaces and the proposed urban interventions. Thus the framework strengthens the existing urban fabric without imposing on it.
Illus 4.24 Planning principles: to assemble or disperse + traffic planning principles

Illus 4.25 Planning principles: to invite or repel
PROTECTION AGAINST UNPLEASANT SENSORY EXPERIENCE
- wind
- rain
- pollution
- dust / noise / glare

PROTECTION AGAINST CRIME & VIOLENCE / FEELING SECTURE
- lively public realm
- eyes on the street
- overlapping functions day & night
- good lighting

PROTECTION AGAINST TRAFFIC & ACCIDENTS
- protection for pedestrians
- eliminating fear of traffic

OPPORTUNITIES TO SIT
- zones for sitting
- utilising advantages: view, sun, people
- good places to sit
- benches for resting

OPPORTUNITIES TO STAND / STAY
- edge effect / attractive zones for standing
- supports for standing

OPPORTUNITIES TO WALK
- room for walking
- no obstacles
- good surfacing
- accessibility for everyone
- interesting facades

OPPORTUNITIES TO SEE
- reasonable viewing distances
- unhindered sightlines
- interesting views
- lighting (when dark)

OPPORTUNITIES TO TALK & LISTEN
- low noise levels
- street furniture that provides 'talkscapes'

OPPORTUNITIES FOR PLAY & EXERCISE
- invitations for creativity, physical activity, exercise & play
- by day & night
- in summer & winter

HUMAN SCALE
- buildings and spaces designed to human scale

OPPORTUNITIES TO ENJOY THE POSITIVE ASPECTS OF CLIMATE
- sun / shade
- heat / coolness
- breeze

POSITIVE SENSORY EXPERIENCE
- good design & detailing
- good materials
- fine views
- trees, plants, water
04- HISTORICAL CONTEXT

Church Square is the historic centre of the city of Pretoria. There was much activity that took place in the square, including a market. In 1894 the market moved from Church Square to a larger site to the east, which is the block on which the present State Theatre stands. Due to the change in location of the market, development occurred along Church Street from Church Square to Market Square. During an economically prosperous time the Lewis & Marks building was erected in 1903 facing Market Square to the south (Illus 4.29.).

Market Square was demolished to make way for Strijdom Square and the State Theatre complex, completed in 1981. In 1975 the city council began with the planning of Verwoerd Square development, which was to occur north of the State Theatre, where the Lewis & Marks building stands. The original decisions was to demolish the Lewis & Marks and Knyock building to make way for a square to the north of the State Theatre, which fell within the scheme of the development of three blocks: the State Theatre block, the Verwoerd Square block and the Munitoria block. The controversy round the preservation and significance of the buildings began.

The outcome of this controversy was that the Lewis & Marks building along with the Kynock building were declared buildings of heritage significance and restoration work was done in 1984. The Sammy Marks development (previously known as Verwoerd Square development) was completed in 1992 and integrated the buildings within the design.
Illus 4.30. Original and existing plan of the Lewis & Marks building
**LEWIS & MARKS BUILDING**

Original use: Retail
Current use: The proposal was to use the building for a public purpose, such as a museum, to tie in with the Sammy Marks development that was to take place.
Ground & First floor: retail
Second floor: offices (predominantly vacant)
Future use: Merge of retail and Citizen Connect functions
Historical name: Sammy Marks building
Current name: Lewis & Marks building
Architect: De Zwaan
Style: Dutch Renaissance
Date of completion: 1903
Monument: Provincial Grade II
Location: Pretoria City Centre
ERf: 1/3357 & 5/3337
Address: Church Street east (between van der Walt and Prinsloo Street)
Owner: Municipality of Pretoria (address Munitoria)

**Technical details of original building (approximate date of restoration 1984):**

- Roof material: Corrugated metal sheet with ventilator
- Walls: Red brick in English bond with flat joints and sandstone, imported from Holland. Natural stone foundation walls used. Good workmanship
- Floors: Timber floors internal. Mosaic pattern floor by the entrance
- Ceiling: Press language pattern ceiling panel
- Doors/windows: Timber framed
- Internal finishes: Internal walls plastered
- Other: Stair railings neatly carved Oregon pine
- Accessories: Decorative cast iron gutters
- Lifts: Timber frame construction with heavy cast iron wheels visibly hoisted with a rope cable
- Windows: Shop windows bronze framed with inscription Stanley Jones & Co. Shopfitters, King's Cross, London

**Current conditions:**

- Roof material: Corrugated metal sheet with ventilators, good condition
- Walls: Original external walls in a good condition
- Internal structure: Original timber floors and internal walls, staircases and lifts in the individual seven shops have been removed and replaced with reinforced concrete slabs and columns. The current state of the building is that the internal walls, staircases, lifts, light wells and timber flooring was removed to now have a reinforced concrete slab and columns
- Ceiling: Suspended ceiling

(Refer to Appendix 1 for plans and photos)
Illus 4.31. Historical context of Lewis & Marks building [1970]

Illus 4.32. Historical photo of Lewis & Marks building [1980]

Illus 4.33. Perspective indicating elements of the importance of the Lewis & Marks building

Illus 4.34. Perspective indicating the wire frame of historical context
Cultural significance:

1- Historical & Physical Context:
When the Lewis & Marks building was constructed it faced Market square, a prominent public space at the time. It had a strong visual significance within its context because it was the tallest and largest building in the vicinity. When the State Theatre was constructed on the original site of the Market Square, the context changed but the building still held a prominent position in a now urban setting. Sammy Marks was a well known industrialist and financier, and later a member of the first Union parliament. In 1869 he arrived in South Africa and soon started mining where he accumulated wealth. He was a good friend of Paul Kruger and had a lifelong partnership with his cousin Isaac Lewis, hence the official name of the Lewis & Marks building. In 1920 Sammy died and the building was left in his trust. According to his testament, the building was not to be sold or demolished for 99 years. In 1969 the building was expropriated from the trustees of the late Sammy Marks by the City Council in 1965, for a compensation of approximately R2 million.

In 1975 the city council began with the planning of Verwoerdplein. The original decision was to demolish the Sammy Marks Building and the controversy over its preservation began. A meeting was held in 1981 at the University of Pretoria to discuss the possibility of declaring the building a national monument.

Places of cultural significance enrich people’s lives, often providing a deep inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of ... identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us ...”

The Burra Charter; 1999:1

2- Typology:
Being a retail building, the Lewis & Marks building was unique in its typology at the time. It is the only existing shop building in South Africa that consists of a row of identical small and high shops. A typical shop building would be built horizontally, perhaps with an attic on first floor level for storage, but not higher than that, and with an overhang on top of the sidewalk. The shop would traditionally have its broader side on the street edge. The shops of the Lewis & Marks building have a small front with a smaller fenestration and deep footprint. The small front and lack of overhang is typical of the Dutch architecture of that time. A lift installed in each shop makes storage on the second floor possible. Signage was not an integral part of the design, whereas other shop buildings would leave a bare space available on the building for that purpose. Advertisements were then placed between the windows and the sides of the building served as canvases for advertising.
06– EXISTING CONTEXT: Sammy Marks Development

Architects: Studion3 Architects cc (City of Pretoria component)
Stauch Vorster Architects (Private sector component)

Year of completion: 1992
Owner: City of Pretoria
Project cost: R 220 million (1992)
Total development area: 115 500m²

The Sammy Marks Development was an initiative from the City Council of Pretoria as part of the redevelopment of the civic heart of the city. The development consists of a joint public and private development. The public development consists of mayor facilities, conference centre, city library, city health department, city tourism department and office space to house other departments of the city. The private component consists of 24 350m² rentable space, a lettable cinema complex of 1520m², a lettable office component of 7790m², two open-air squares of 2100m², a 5-star hotel or an international standard (the assumption will be made that the hotel will be developed as it is an integral scheme that will contribute to the sustainability of the city), parking facilities for 1435 vehicles, two interconnecting bridges with Munitoria, restoration of the historical Lewis & Marks and Kynoch buildings.

The Lewis & Marks building had a strong influence on the development, both in terms of language and scale. The use of the distinctive face brick throughout the new development as well as the customised precast concrete panels (lintels, windowsills, cornices) creates a sympathetic relationship the new and the old, which relates to post modernism and contextualism, architectural movements of the time. The design parameters that were established were durability, timelessness, consistency, sensitivity with respect to scale and the use of low maintenance materials. (Holden, 1993:125)

Additional characteristics of the development include a culture of bridges, roof gardens and public arcades that has been established.

... this development represents a renewed awareness of the need to nurture urban development at a human, rather than monumental scale. This is in keeping with historic origins of Pretoria ... [which] ... must shed its image of ‘kragdadigheid’ and function effectively as a city, which serves people across the entire population spectrum.
(Adden, Planning:125)

(Refer to Appendix 1 for plans)
Illus 4.36. Existing context

Illus 4.37. Existing functions of the Sammy Marks Development
Illus 4.38. Existing pattern of inter-block connection

Illus 4.39. Existing pattern of bridge cross-block connection

Illus 4.40. Existing views of the Lewis & Marks building in the urban setting
07– PHYSICAL + LEGAL CONTEXT

The climatic characteristics of Pretoria are warm to hot summers (15˚ - 30˚ day temperatures) with summer rains and thunderstorms and mild sunny winters (6˚ - 23˚ day temperatures) with cold evenings. Pretoria enjoys approximately 300 sunny days a year (Everitt, 2011).

The data below is included because Citizen Connect aims at integrating passive design strategies (see chapter 8). Passive design is achieved by responding to the local climate which can be used as a free renewable resource, therefore minimising mechanical heating, cooling and lighting. Wind is used for ventilation and cooling, sunlight is used for lighting and heating and shadows can be used for cooling, when taken into consideration whilst designing.

Wind

Windy months: August – October: northeasterly
Predominant summer wind direction: east-northeasterly
Predominant winter direction: southwesterly
Strong wind gusts: associated only with the passing of thunderstorms during summer

Illustration 4.41. Wind rose for Pretoria City Centre

Temperature & rainfall

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<th>Rainfall</th>
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Table 4.1. Temperature & rainfall

See chapter 8 for the ventilation strategy.

See chapter 8 for the stormwater collection strategy + material selection.
Shadow study

See chapter 8 for solar design strategy + material selection
Physical & legal

ERF NO: 2/3357 & 1/3357 & 5/3357
MAXIMUM HEIGHT: 122m
Building lines: 6.5m from Prinsloo Street
3m from Church Street

OWNER: Municipality of Tshwane

Illus 4.41. Physical & legal context