

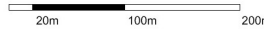


01— DOCUMENTATION
02— CONCLUSION

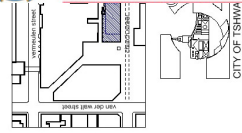
FINAL PRODUCT 

09

ALL DIMENSIONS TO BE CHECKED ON SITE
AS PER THE EXISTING BUILDINGS
TO EXISTING BUILDINGS TO BE CONFIRMED
ON SITE



UNIVERSITEIT VAN PRETORIA
UNIVERSITY OF PRETORIA
YUNIBESITHI YA PRETORIA



CITIZEN CONNECT

Project Address: Sammy Marks Development,
Er 43357 R4 51357, corner Prinsloo &
Vermeulen Street, Pretoria
Function: Civic + Retail Development

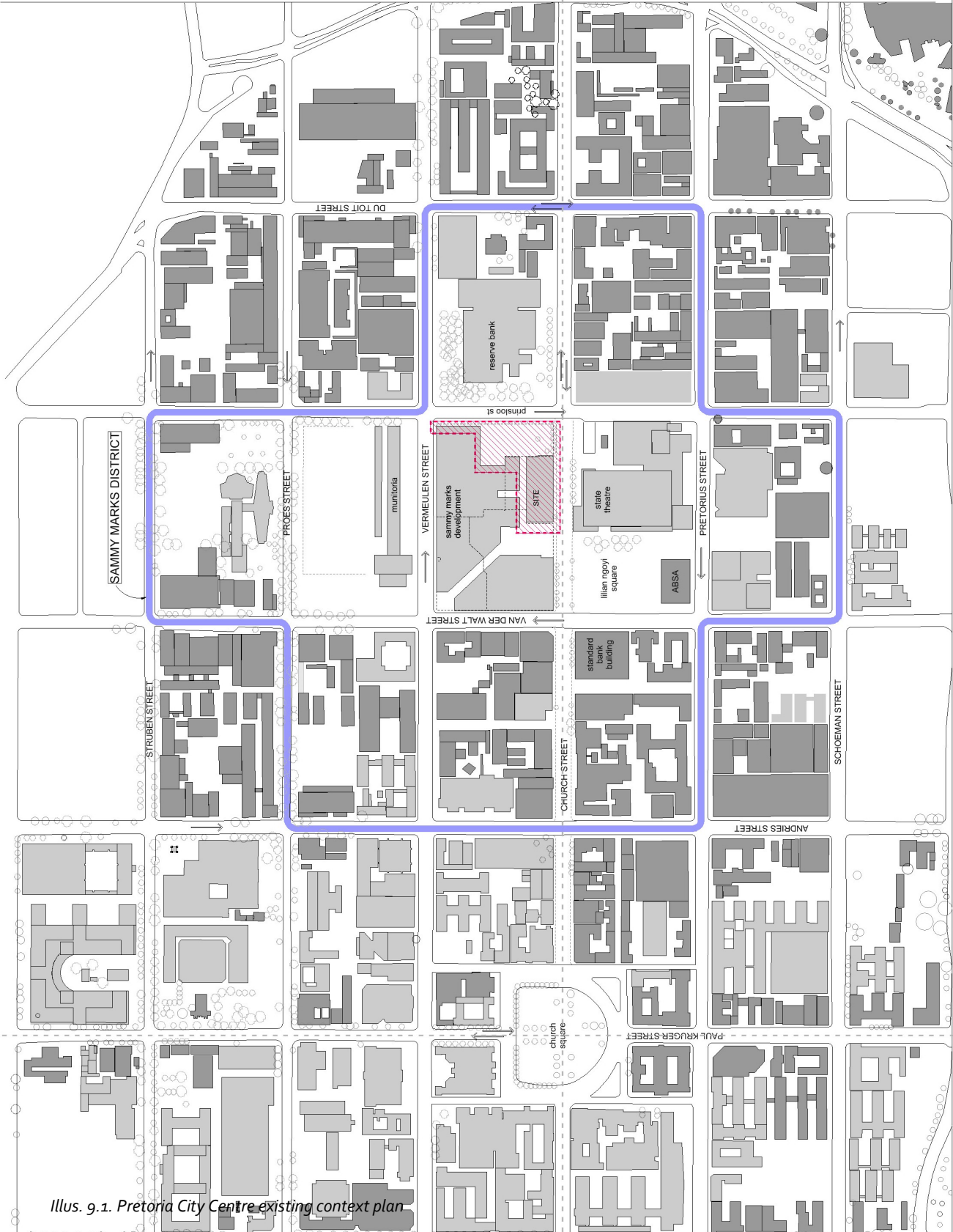
**ADDITIONS & ALTERATIONS
TO LEWIS & MARKS BUILDING
& PUBLIC DOMAIN OF SAMMY
MARKS DEVELOPMENT**

GABRIELLA DIAS

Submitted in fulfillment of the requirements for the
degree of Bachelor of Science (Honours)
in the Faculty of Engineering,
Built Environment and Information Technology.

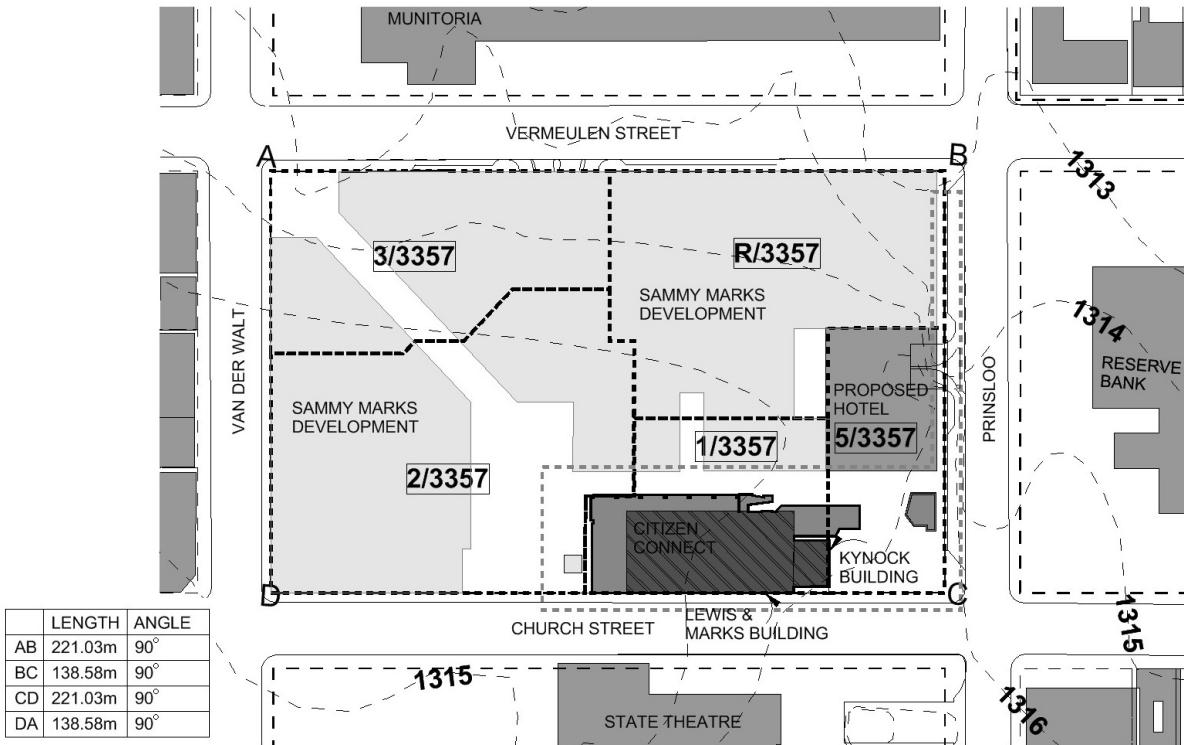
PRETORIA CITY CENTRE
EXISTING CONTEXT PLAN

drawing number
001

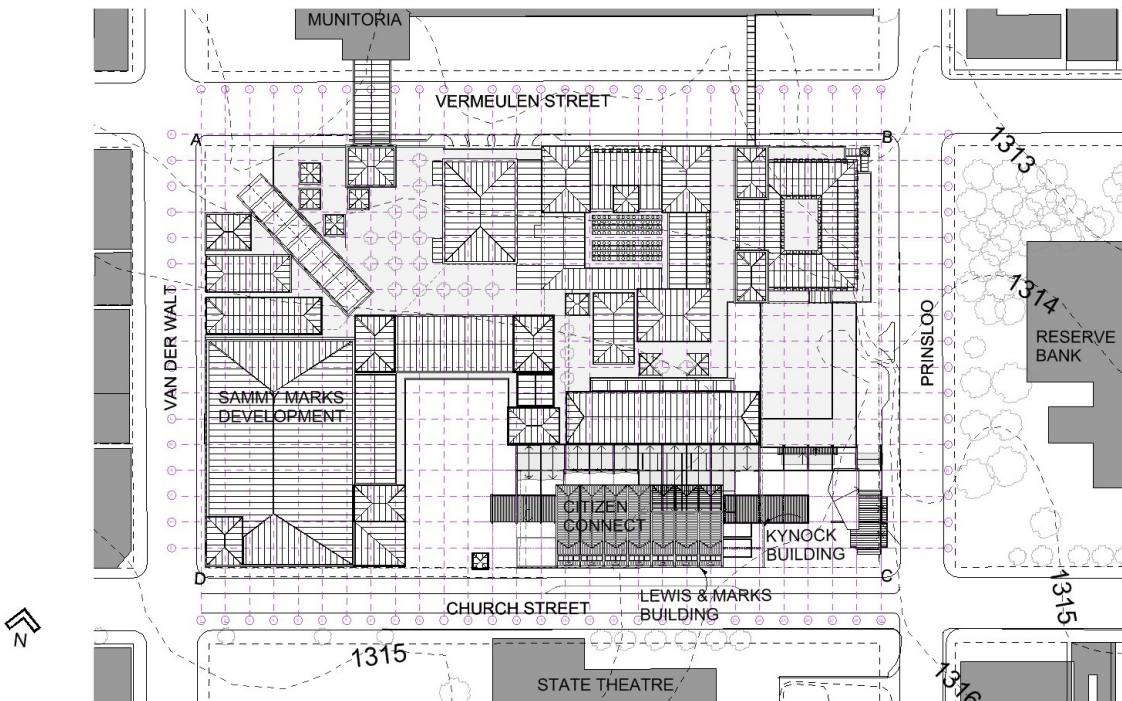


Illus. 9.1. Pretoria City Centre existing context plan

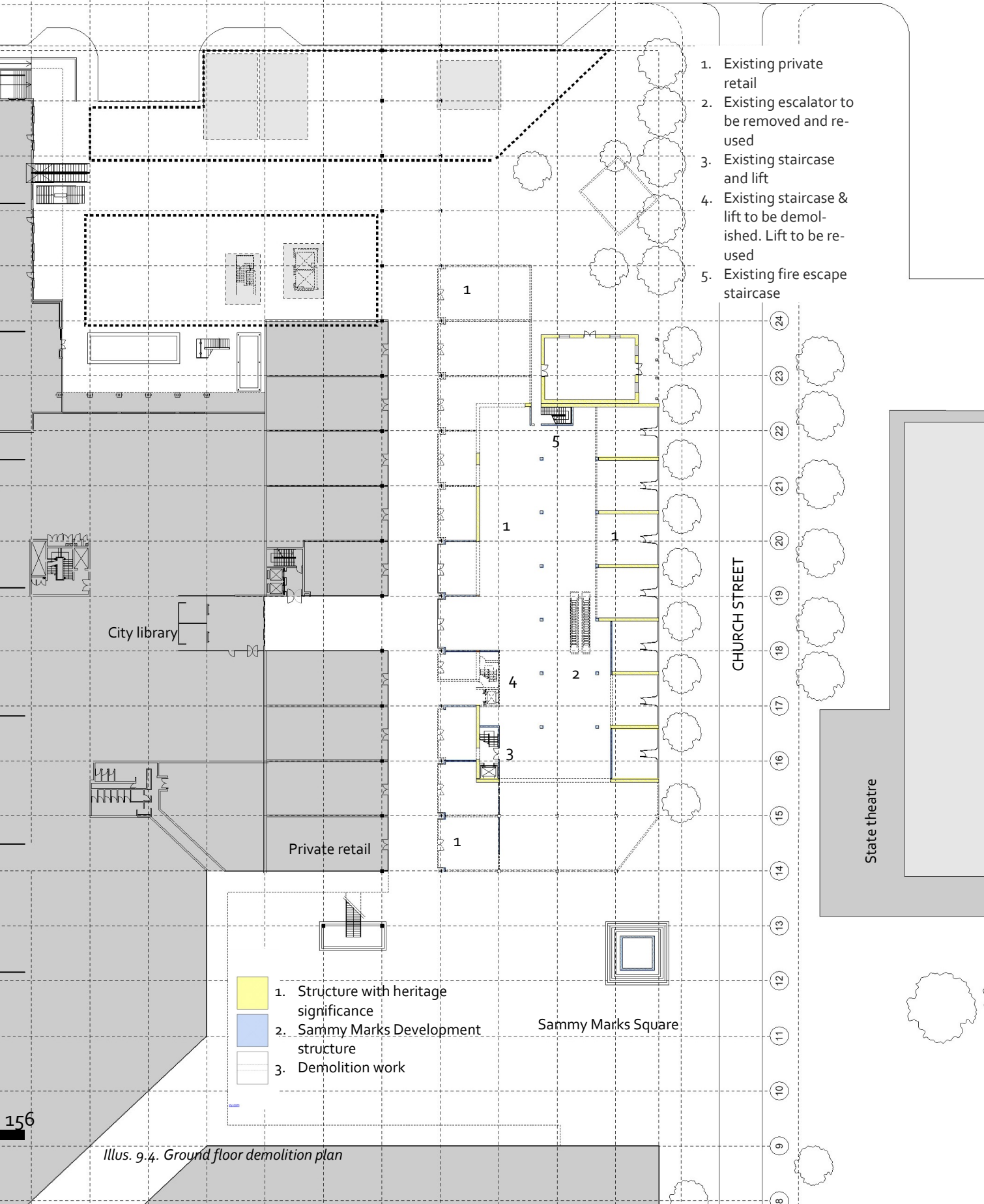
chapter 09



Illus. 9.2. Sammy Marks Development context plan showing design intervention



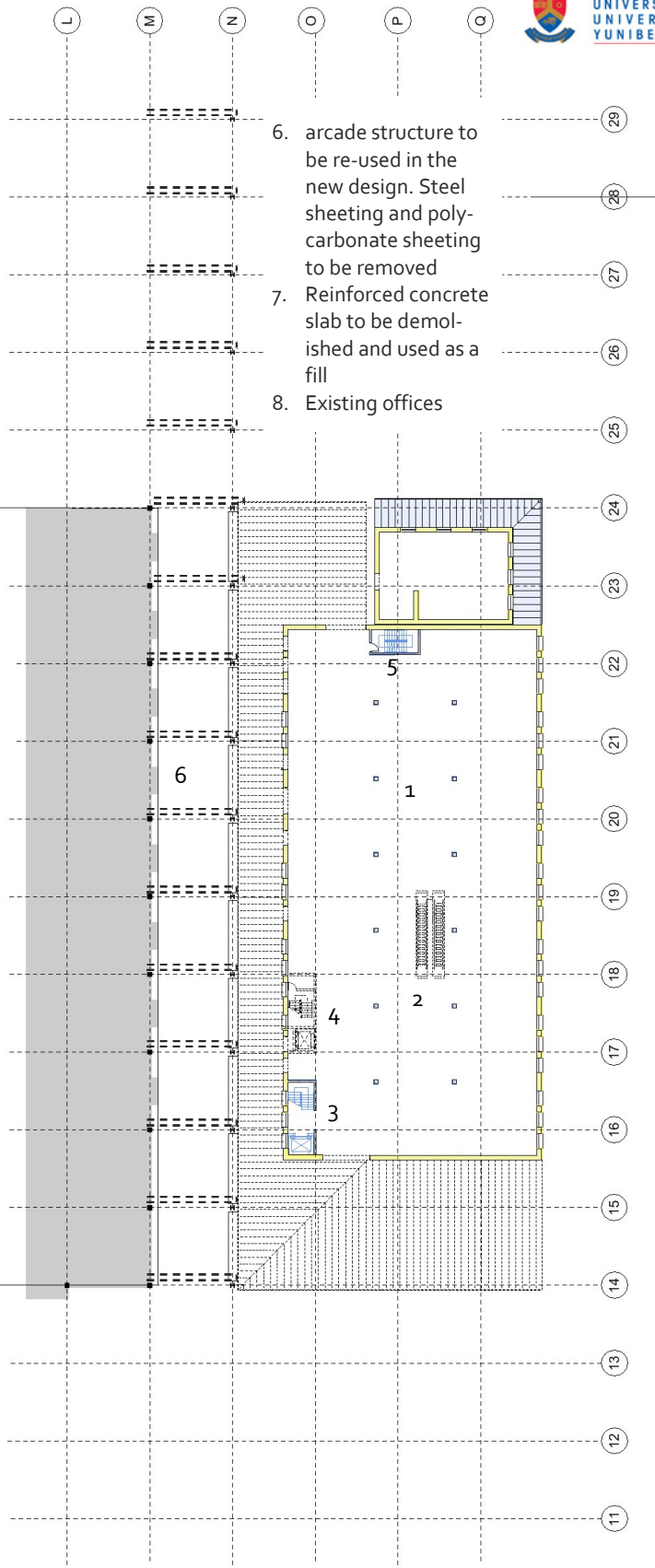
Illus. 9.3. Sammy Marks Development roof plan with design intervention



1. Existing private retail
2. Existing escalator to be removed and re-used
3. Existing staircase and lift
4. Existing staircase & lift to be demolished. Lift to be re-used
5. Existing fire escape staircase

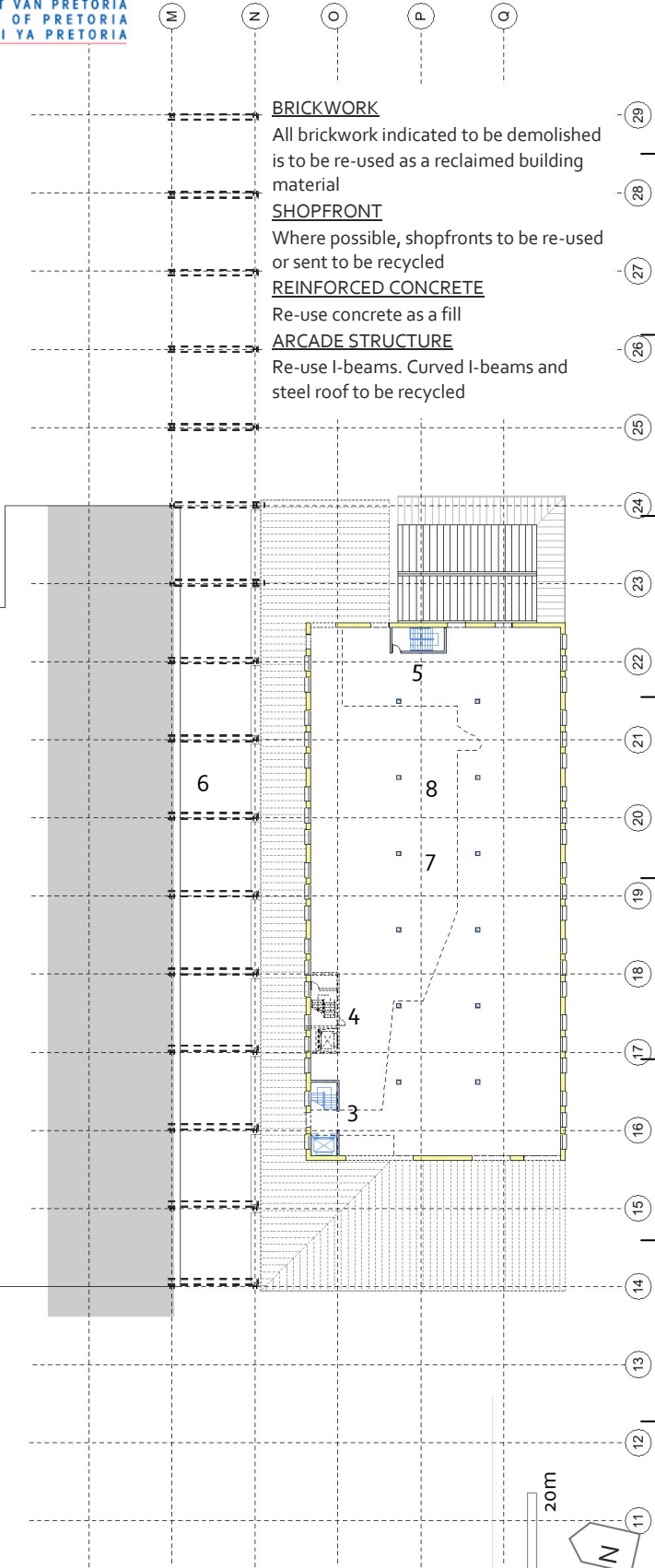
- 1. Structure with heritage significance
- 2. Sammy Marks Development structure
- 3. Demolition work

Illus. 9.4. Ground floor demolition plan

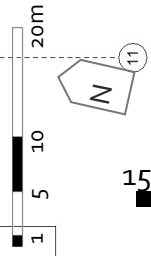


- 6. arcade structure to be re-used in the new design. Steel sheeting and polycarbonate sheeting to be removed
- 7. Reinforced concrete slab to be demolished and used as a fill
- 8. Existing offices

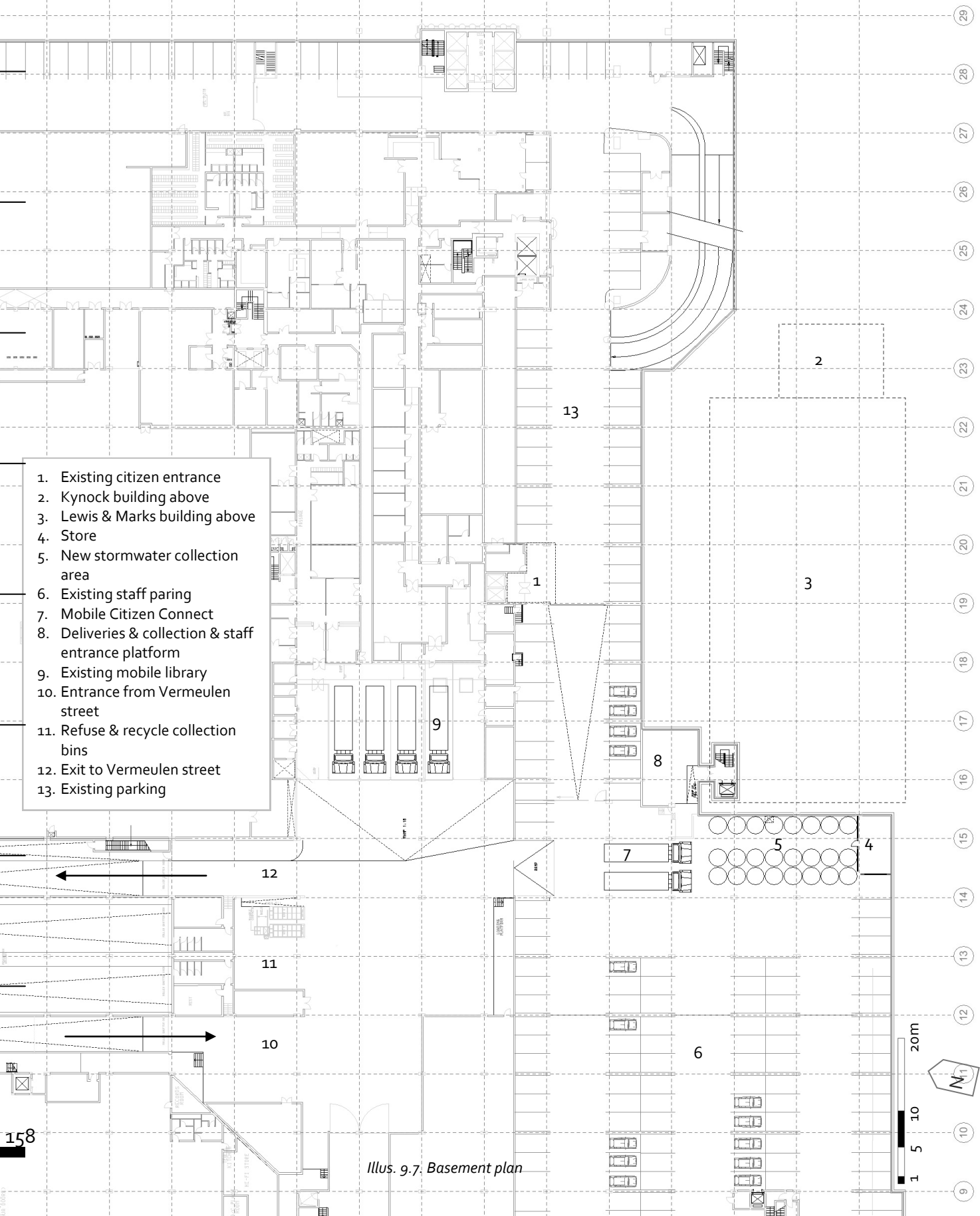
Illus. 9.5. First floor demolition plan



- BRICKWORK**
All brickwork indicated to be demolished is to be re-used as a reclaimed building material
- SHOPFRONT**
Where possible, shopfronts to be re-used or sent to be recycled
- REINFORCED CONCRETE**
Re-use concrete as a fill
- ARCADE STRUCTURE**
Re-use I-beams. Curved I-beams and steel roof to be recycled

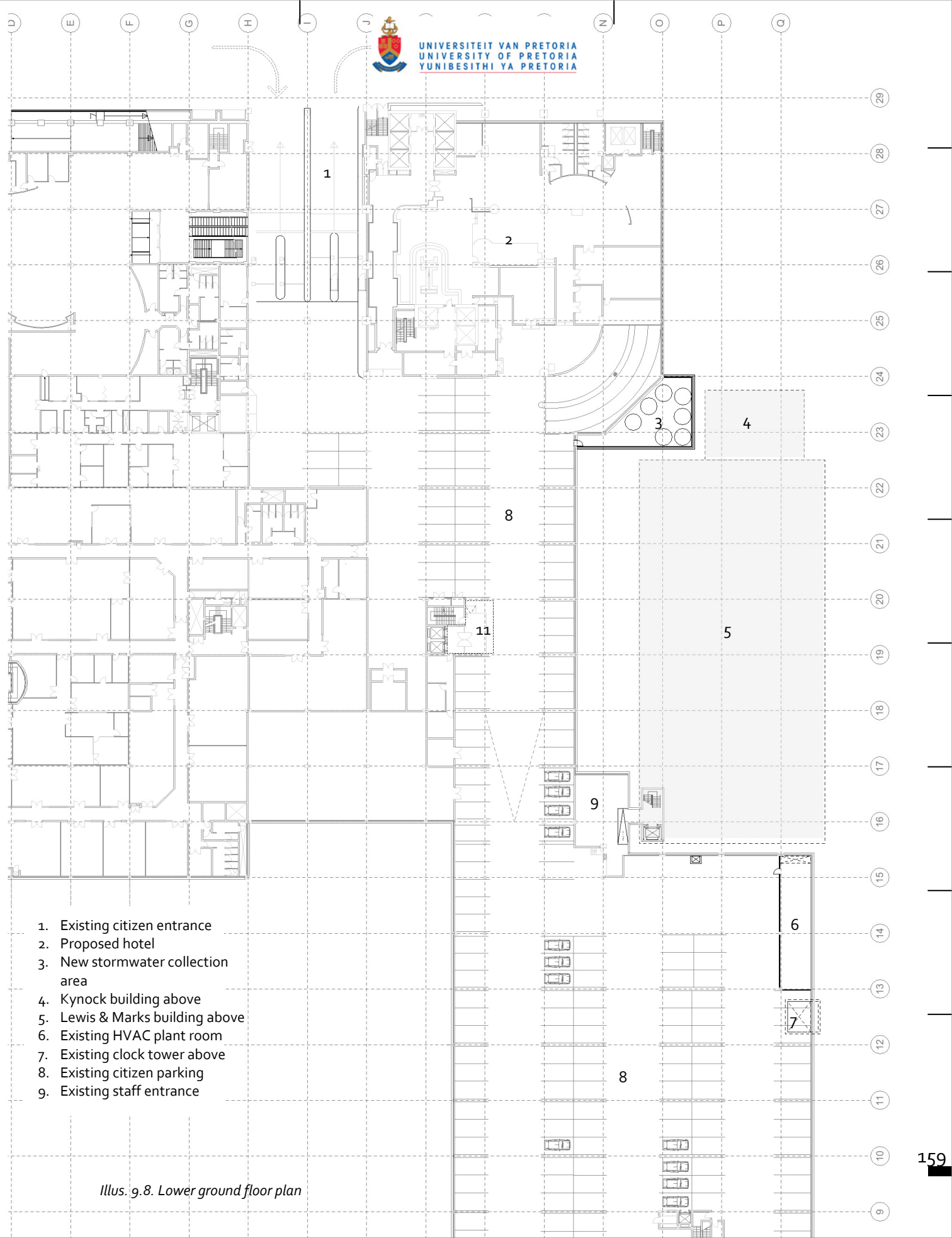


Illus. 9.6. Second floor demolition plan



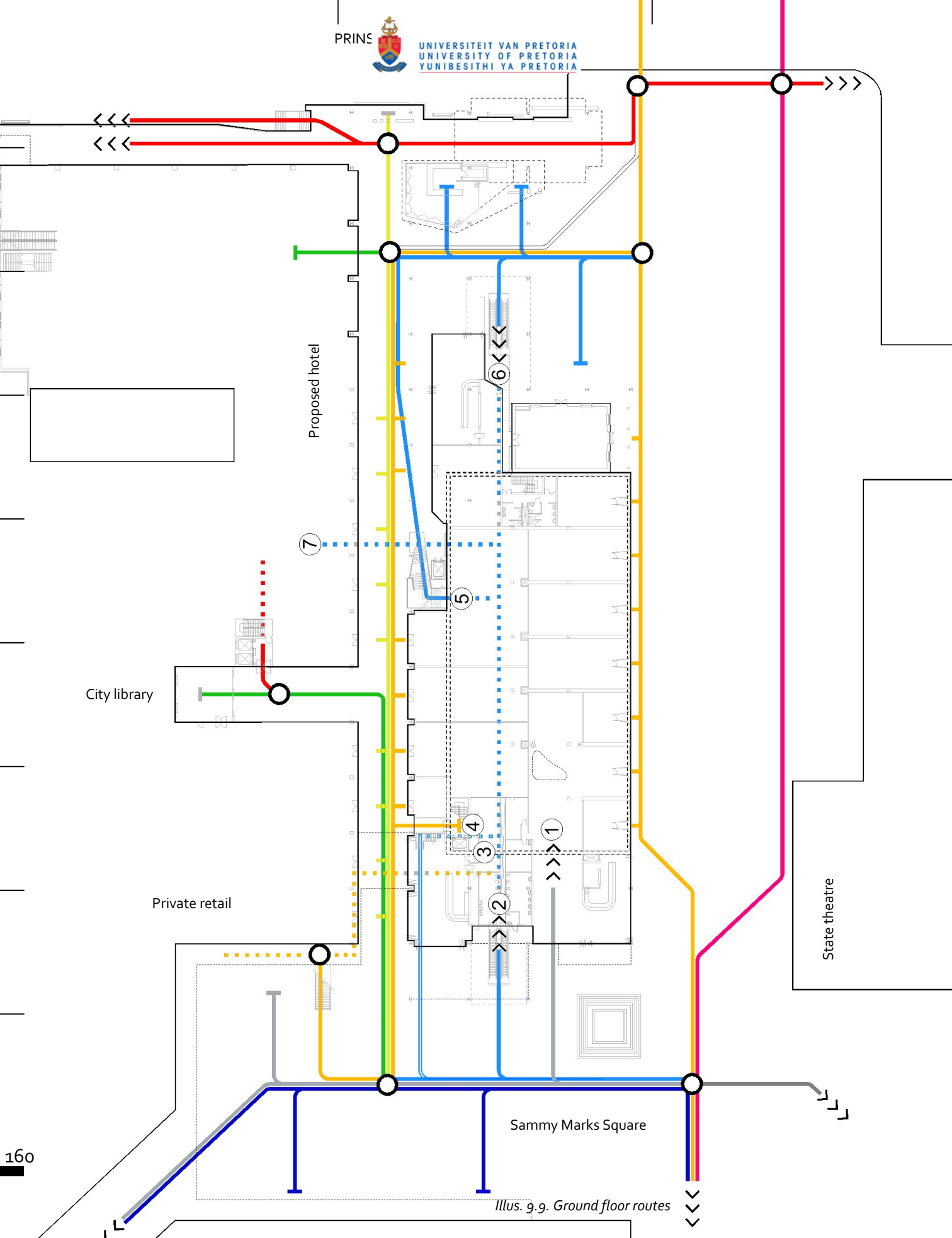
1. Existing citizen entrance
2. Kynock building above
3. Lewis & Marks building above
4. Store
5. New stormwater collection area
6. Existing staff parking
7. Mobile Citizen Connect
8. Deliveries & collection & staff entrance platform
9. Existing mobile library
10. Entrance from Vermeulen street
11. Refuse & recycle collection bins
12. Exit to Vermeulen street
13. Existing parking

Illus. 9.7: Basement plan



- 1. Existing citizen entrance
- 2. Proposed hotel
- 3. New stormwater collection area
- 4. Kynock building above
- 5. Lewis & Marks building above
- 6. Existing HVAC plant room
- 7. Existing clock tower above
- 8. Existing citizen parking
- 9. Existing staff entrance

Illus. 9.8. Lower ground floor plan

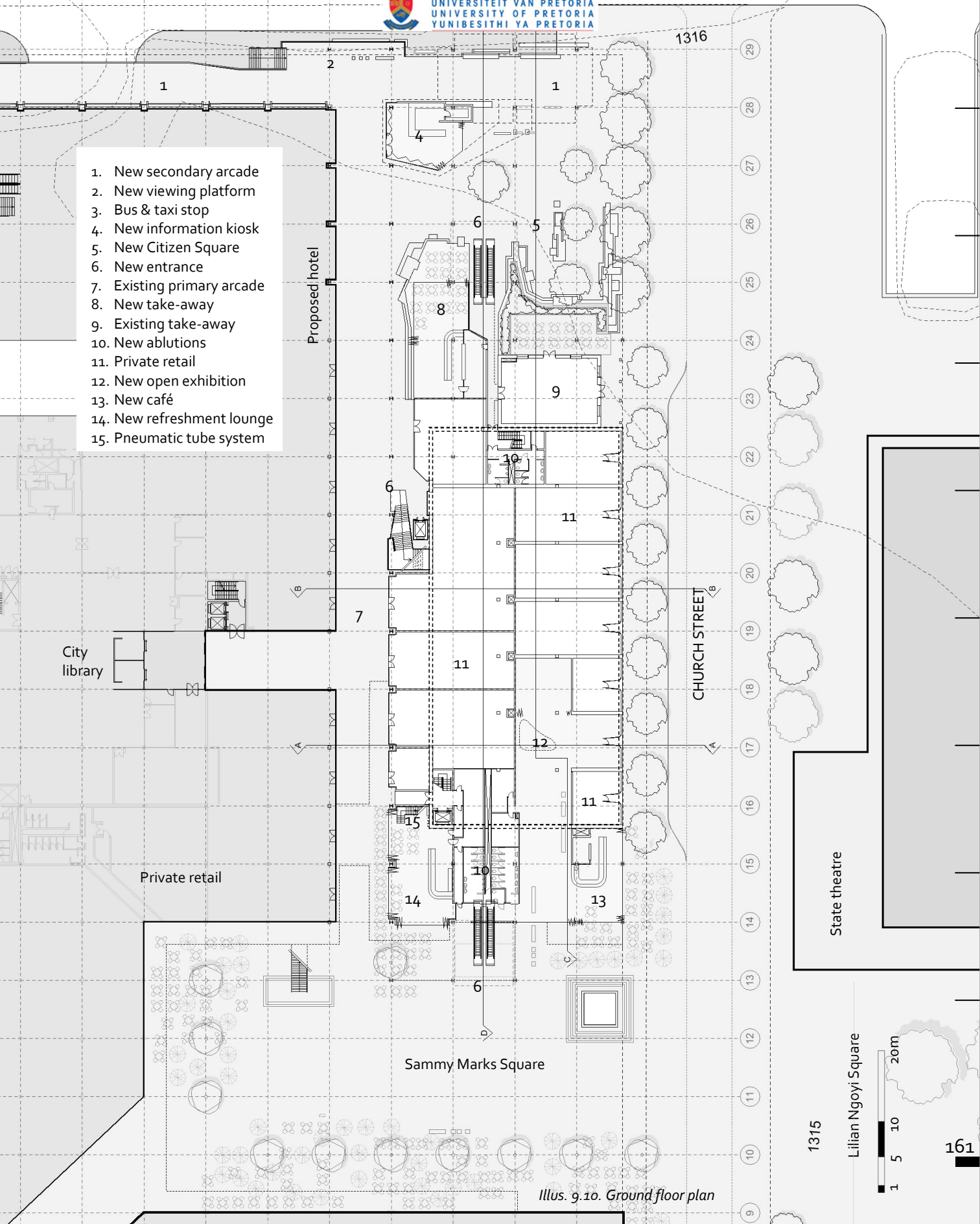


Illus. 9.9. Ground floor routes

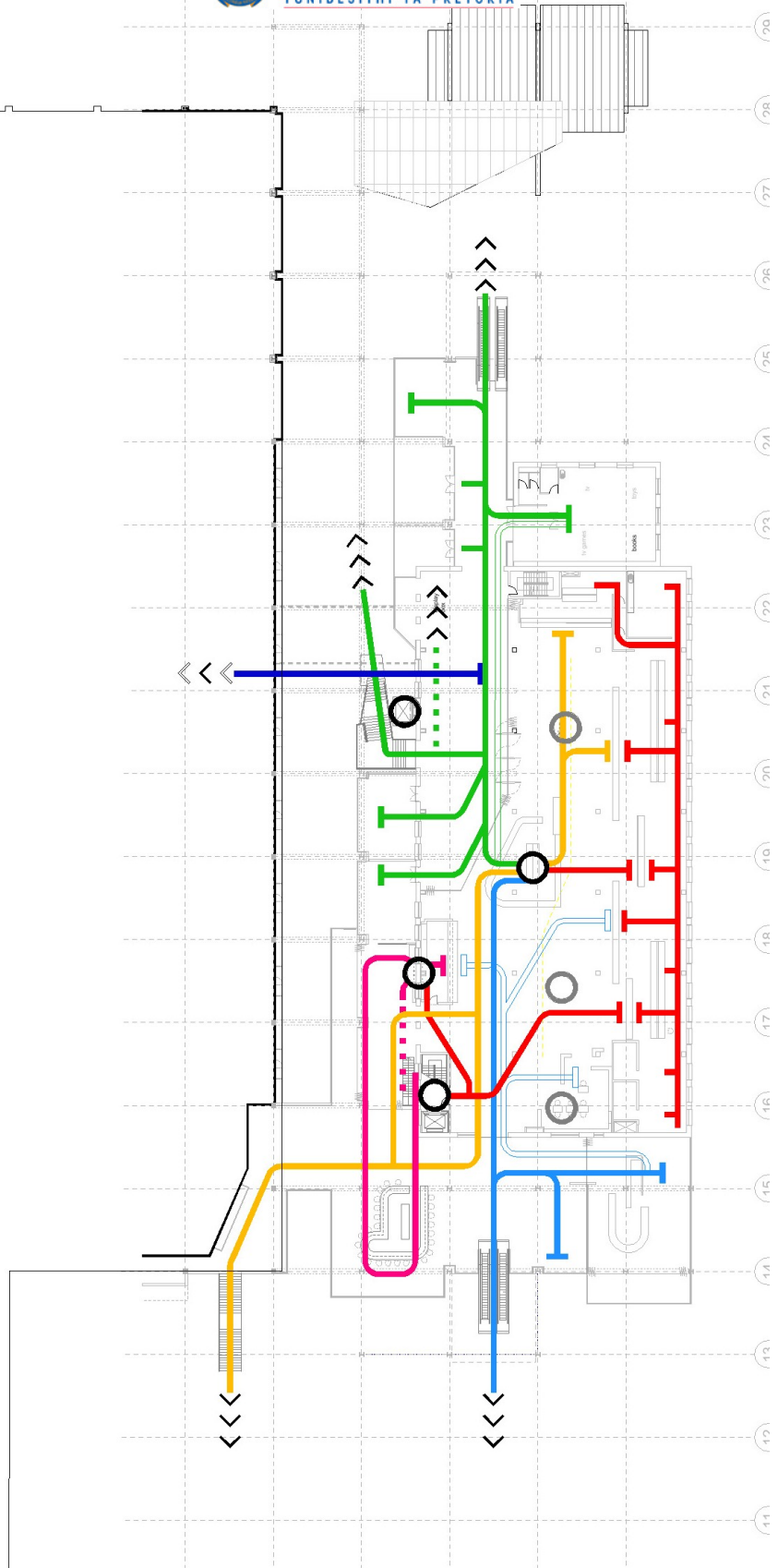


1316

- 1. New secondary arcade
- 2. New viewing platform
- 3. Bus & taxi stop
- 4. New information kiosk
- 5. New Citizen Square
- 6. New entrance
- 7. Existing primary arcade
- 8. New take-away
- 9. Existing take-away
- 10. New ablutions
- 11. Private retail
- 12. New open exhibition
- 13. New café
- 14. New refreshment lounge
- 15. Pneumatic tube system



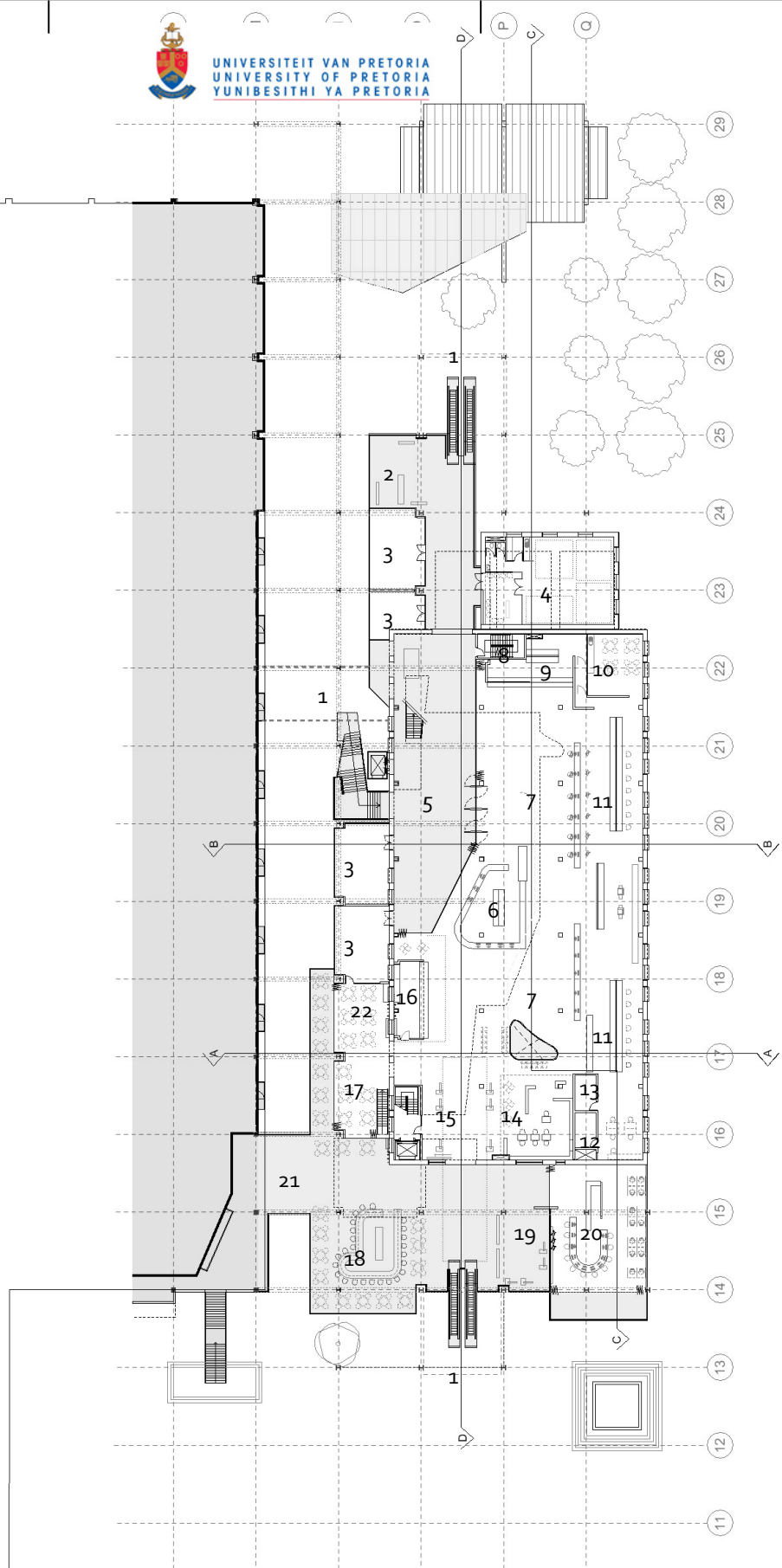
Illus. 9.10. Ground floor plan



Illus. 9.11. First floor routes

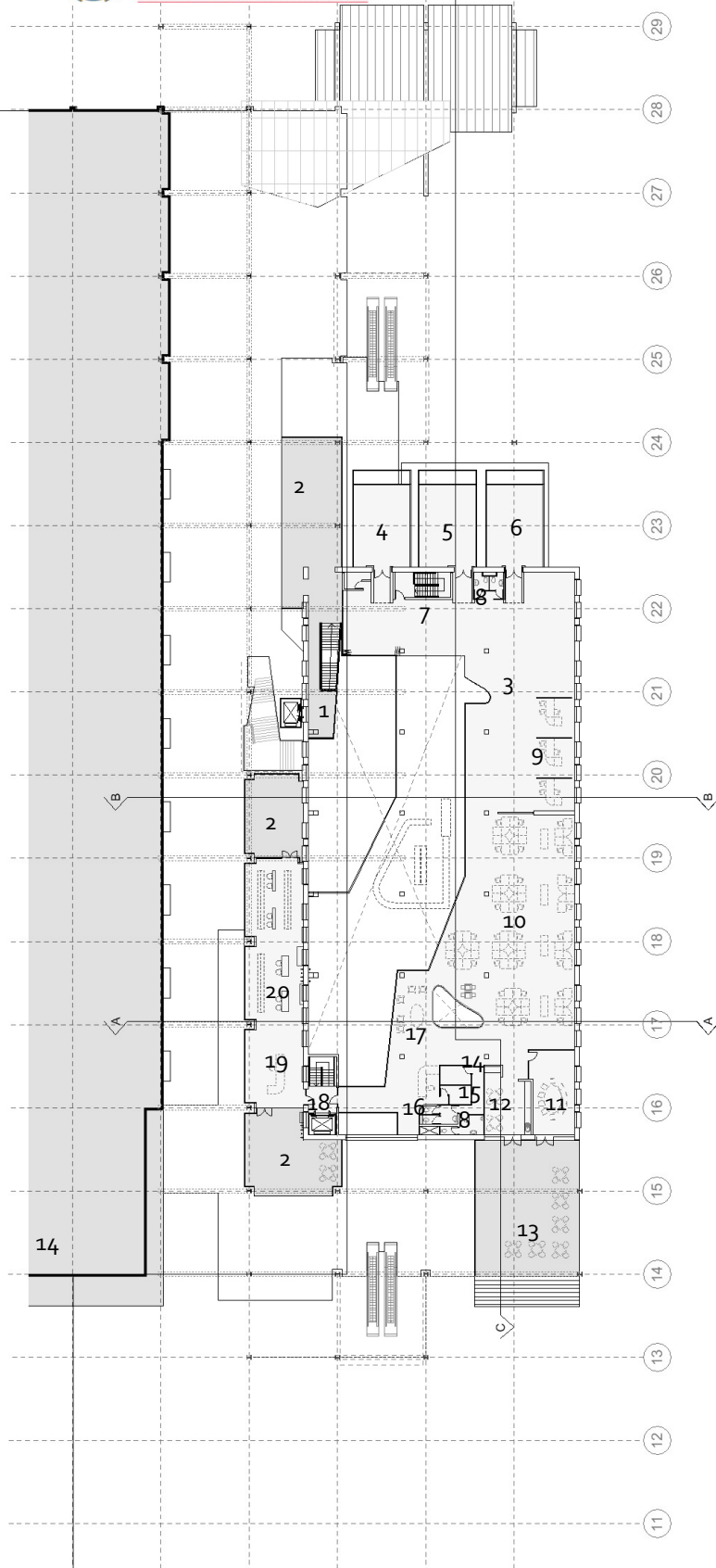


1. Entrance
2. Outdoor terrace
3. Private retail
4. Child-care
5. Atrium
6. Information counter
7. Waiting area
8. Fire escape stair
9. Tellers
10. Kitchenette
11. Submissions
12. Store
13. Server
14. Forms + reading + writing
15. Self-service counters
16. Collection
17. Refreshment lounge
18. Refreshment lounge bar
19. Self-service counters
20. E-government café
21. New bridge entrance
22. Pneumatic tube system



Illus. 9.12. First floor plan

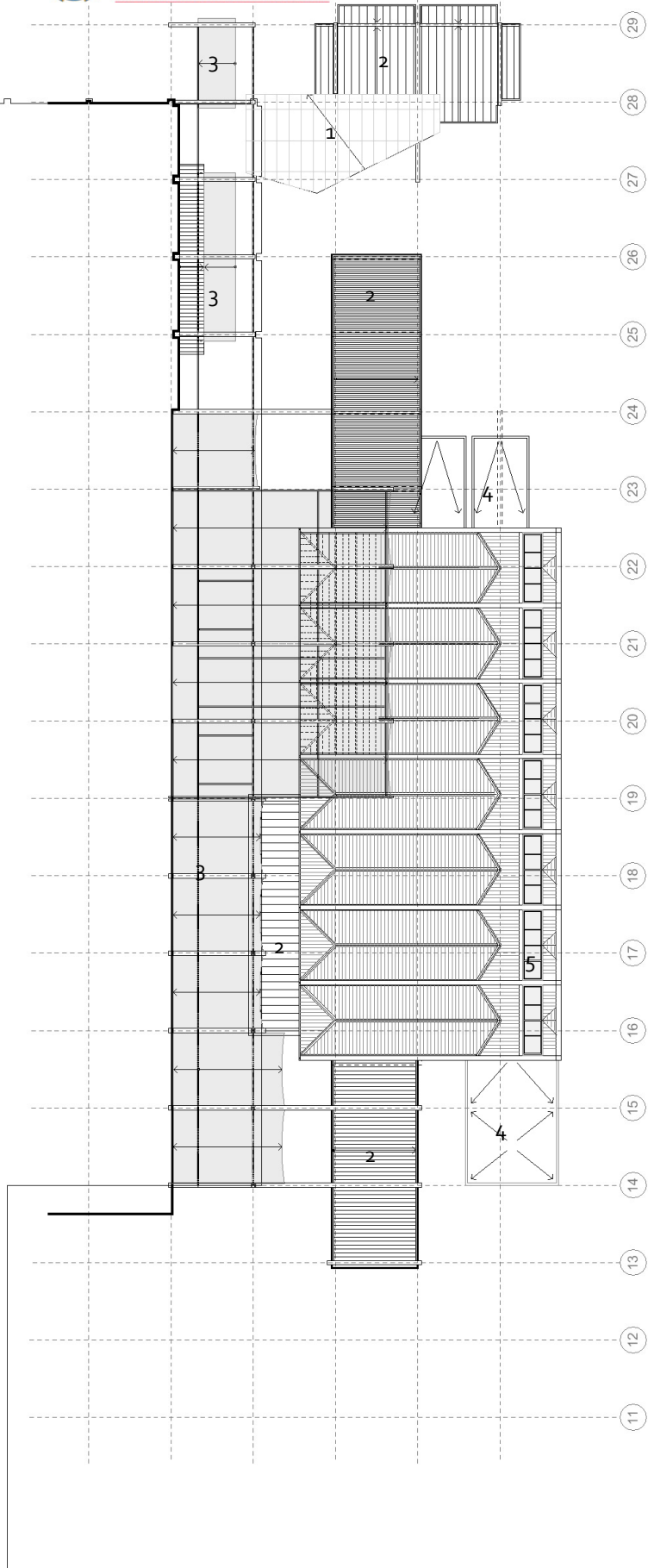
1. Staircase + lift
2. Outdoor terrace
3. Waiting area
4. Id photo
5. Finger print
6. Eye test
7. Fire escape staircase
8. Ablutions
9. Consulting area
10. Office + management
11. Boardroom
12. Kitchenette
13. Outdoor staff rest
14. Server
15. Store
16. Reception
17. Waiting area
18. Staff circulation
19. Document storage
20. Pneumatic tube system



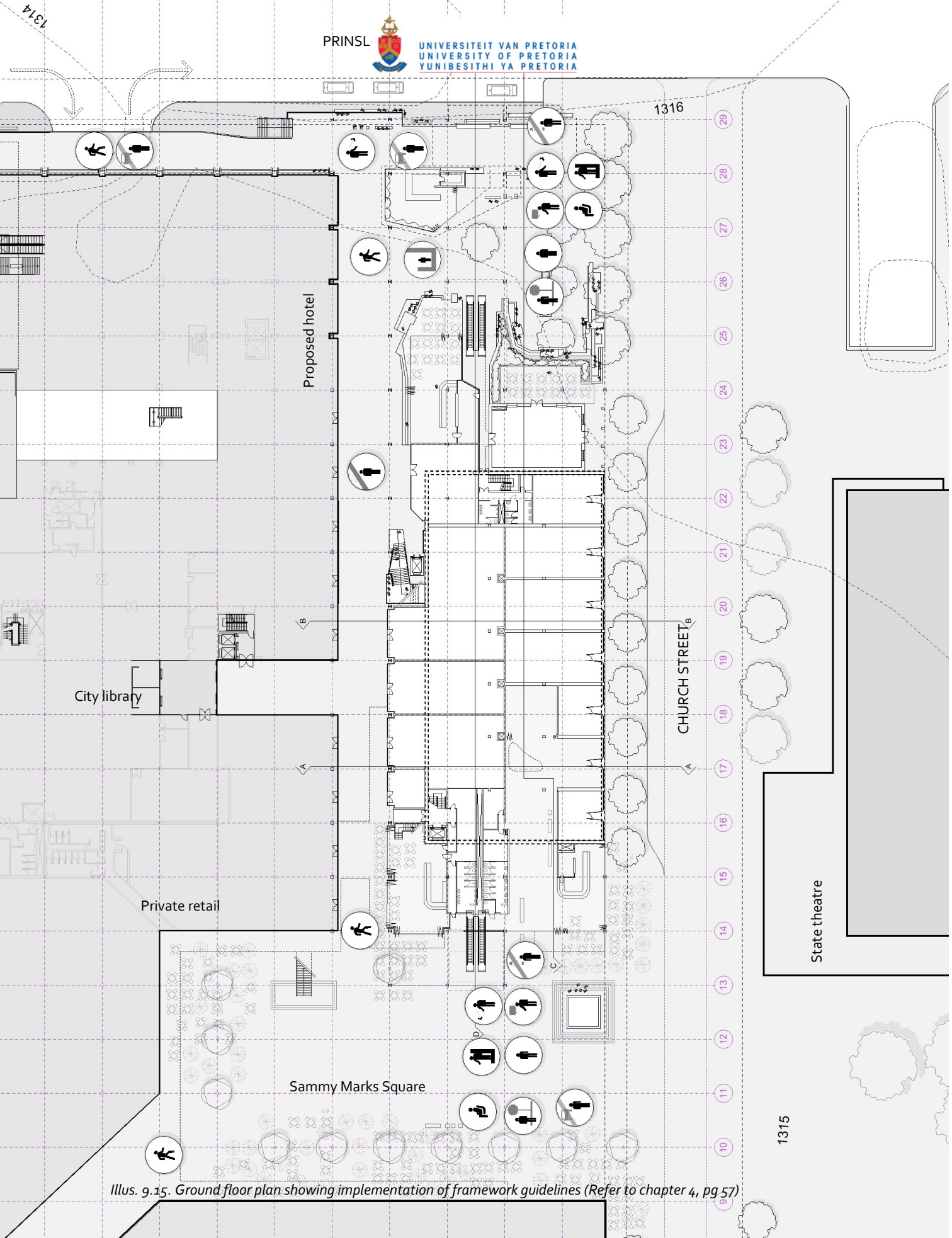
Illus. 9.13. Second floor plan



- 1. Aluminium clad roof
- 2. Brownbuilt roof
- 3. Translucent tensile fabric roof
- 4. Reinforced concrete roof
- 5. skylight



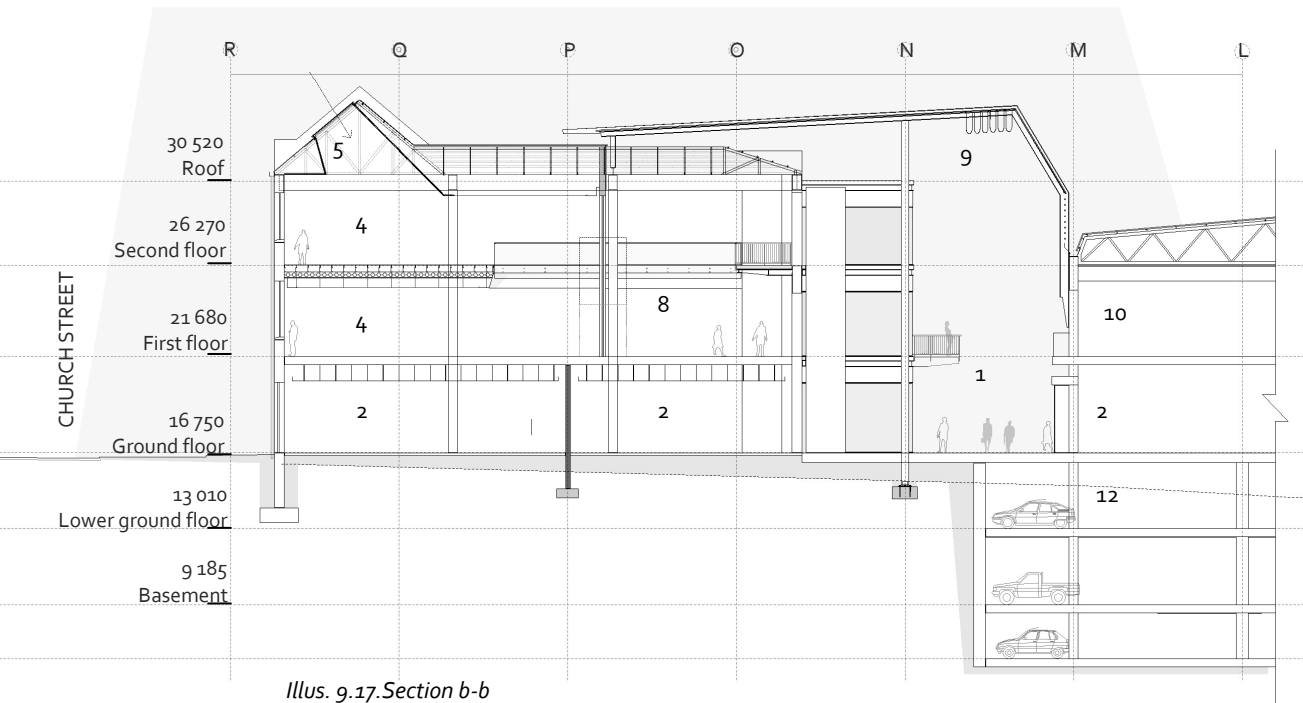
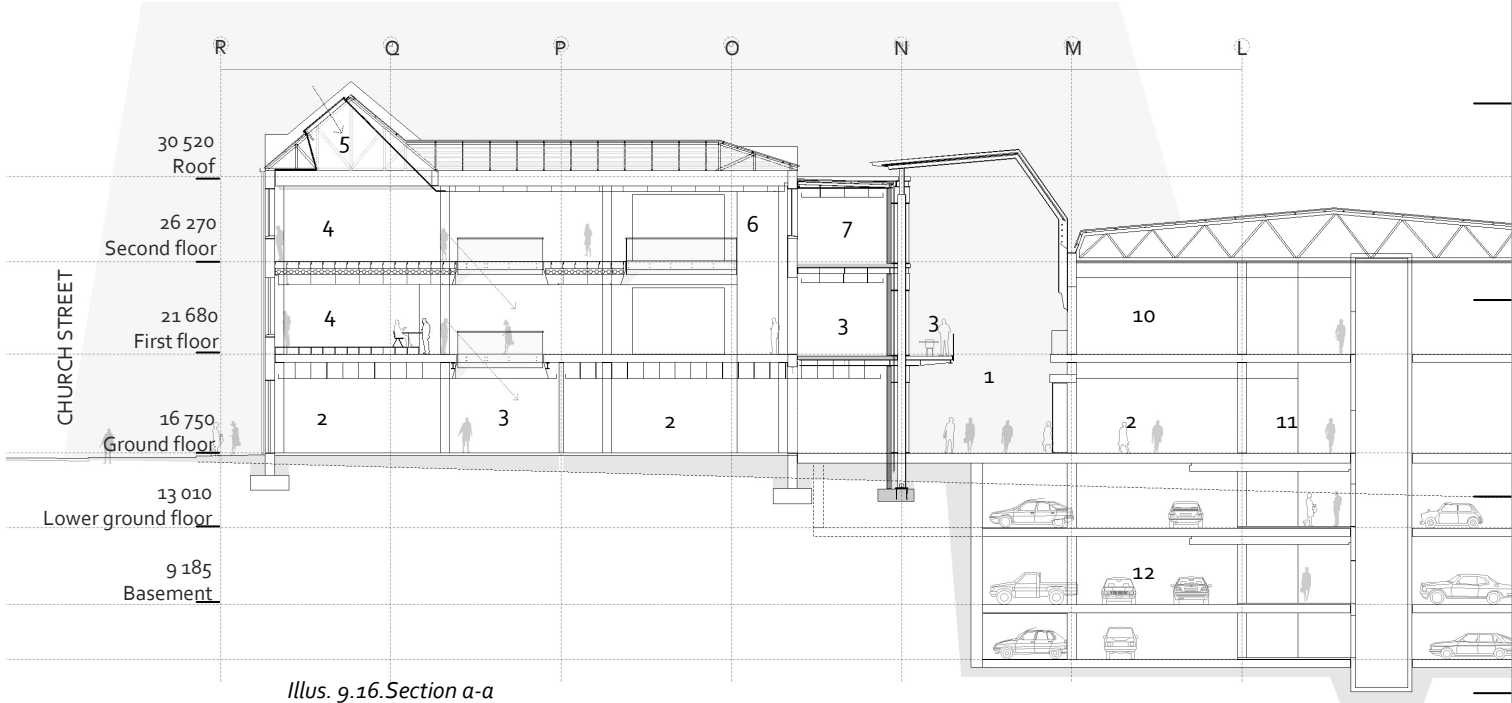
Illus. 9.14. Roof plan

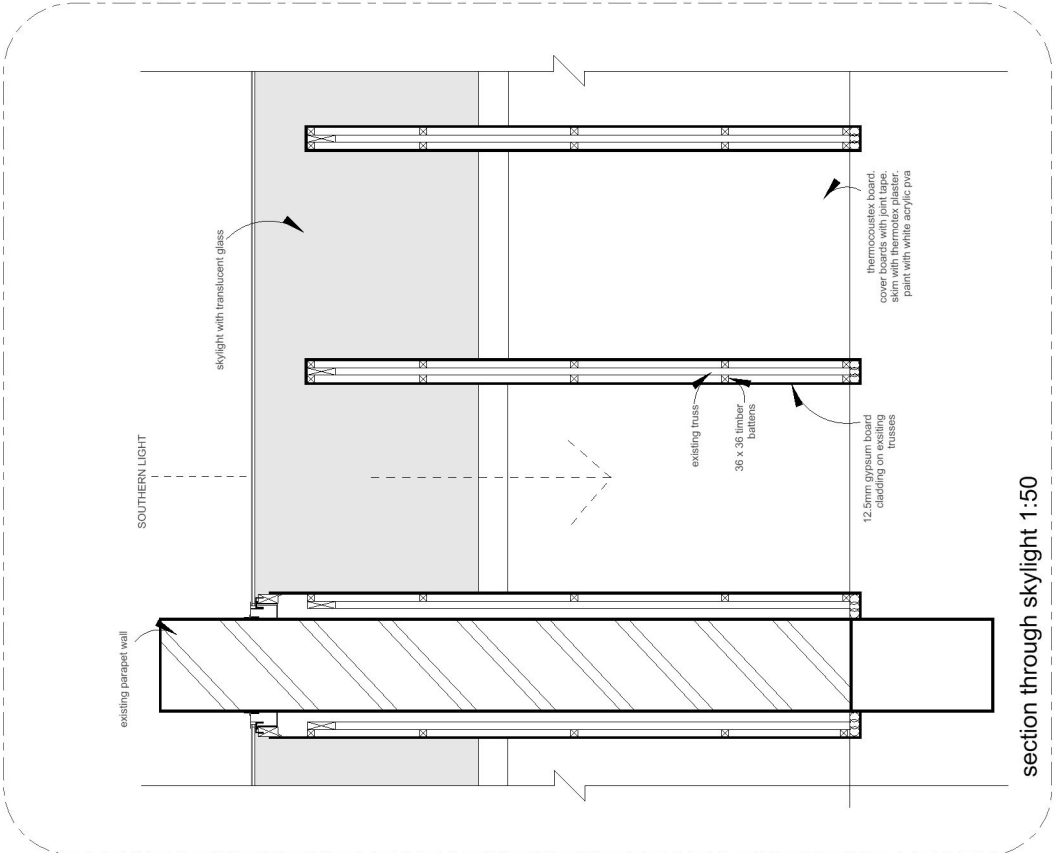
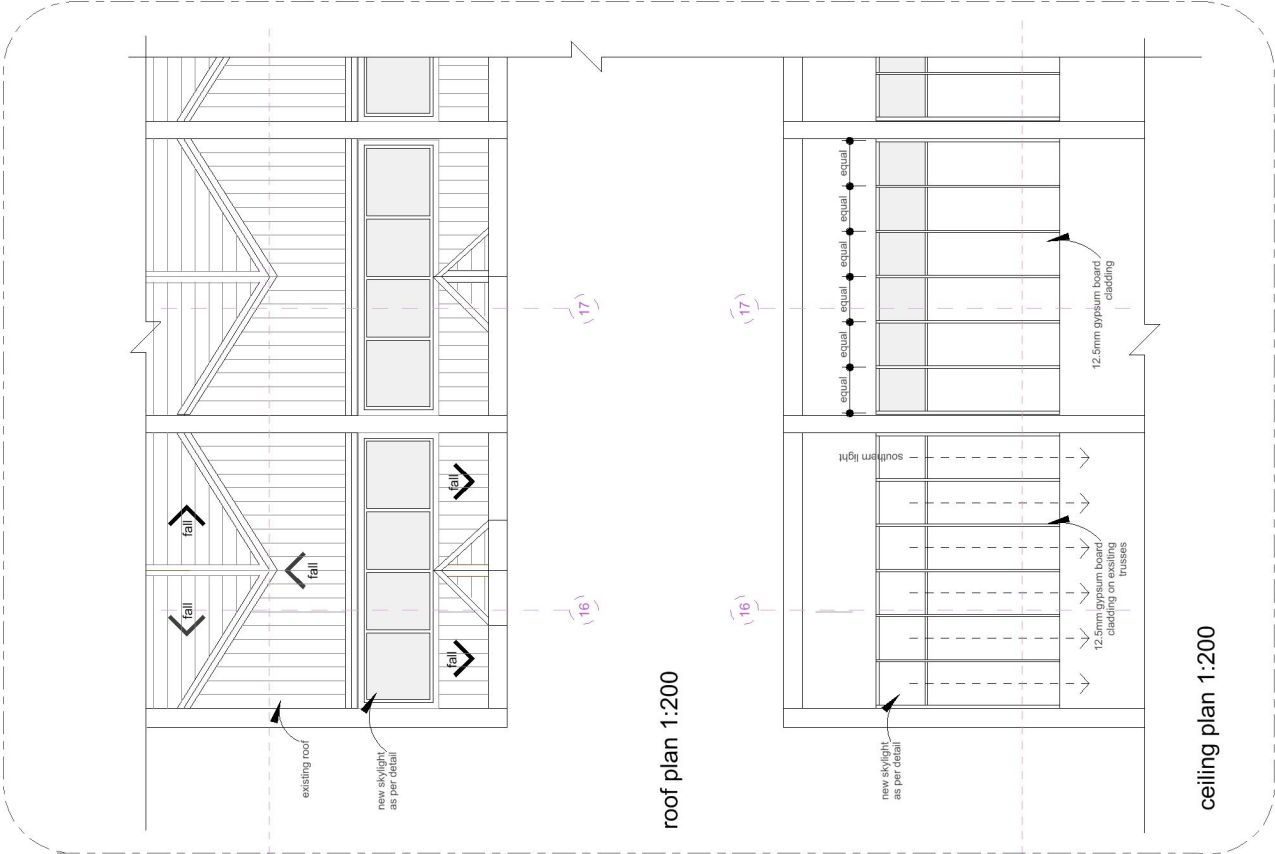


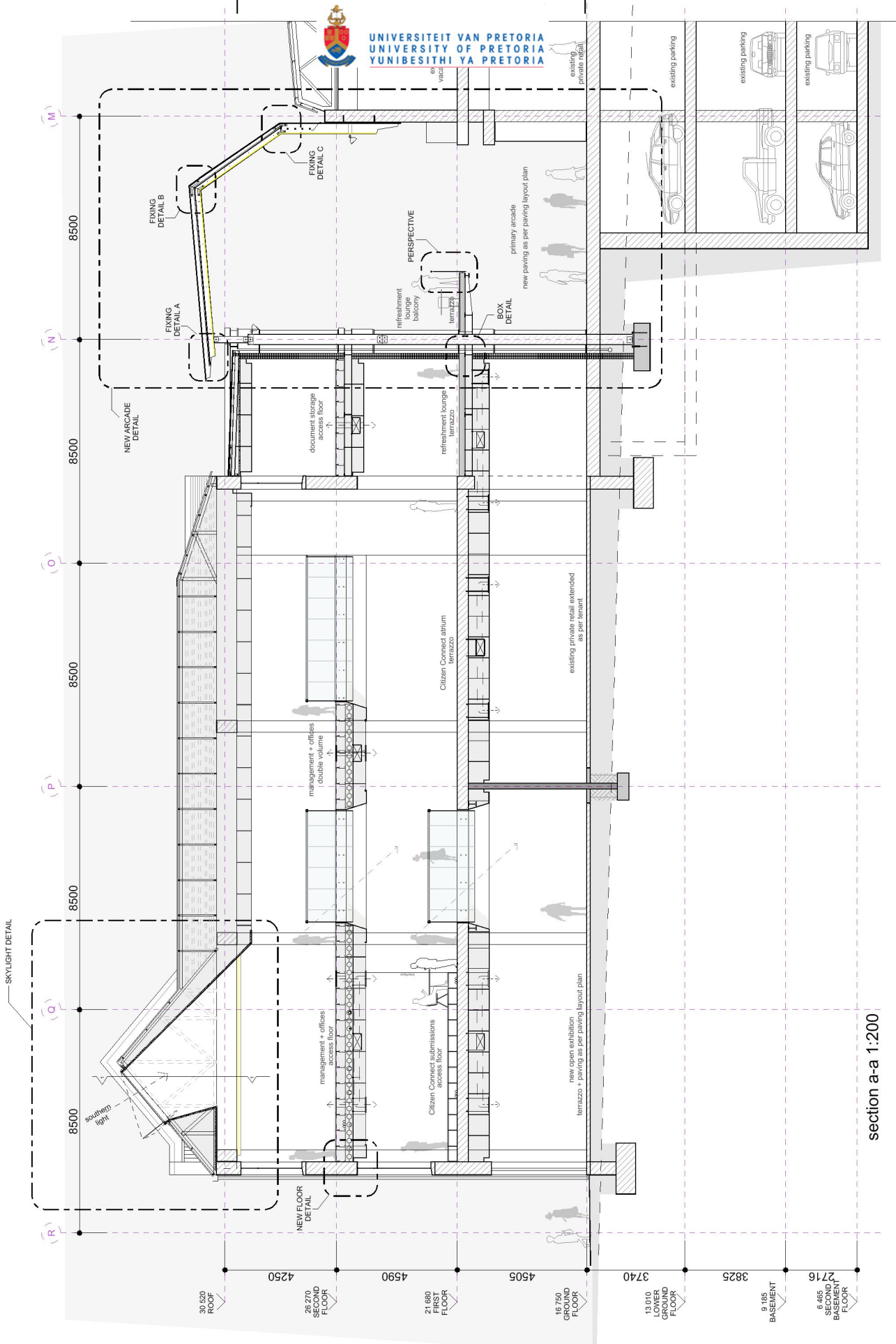
Illus. 9.15. Ground floor plan showing implementation of framework guidelines (Refer to chapter 4, pg 57)



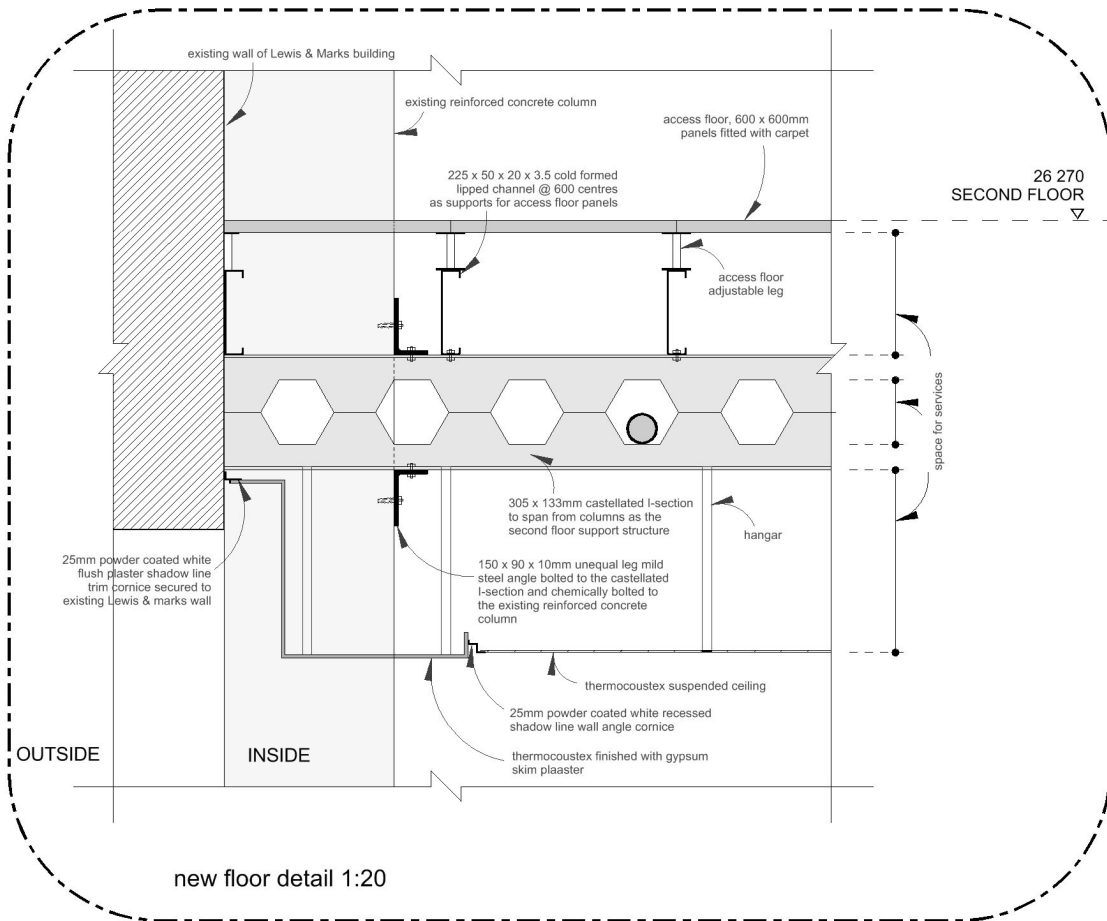
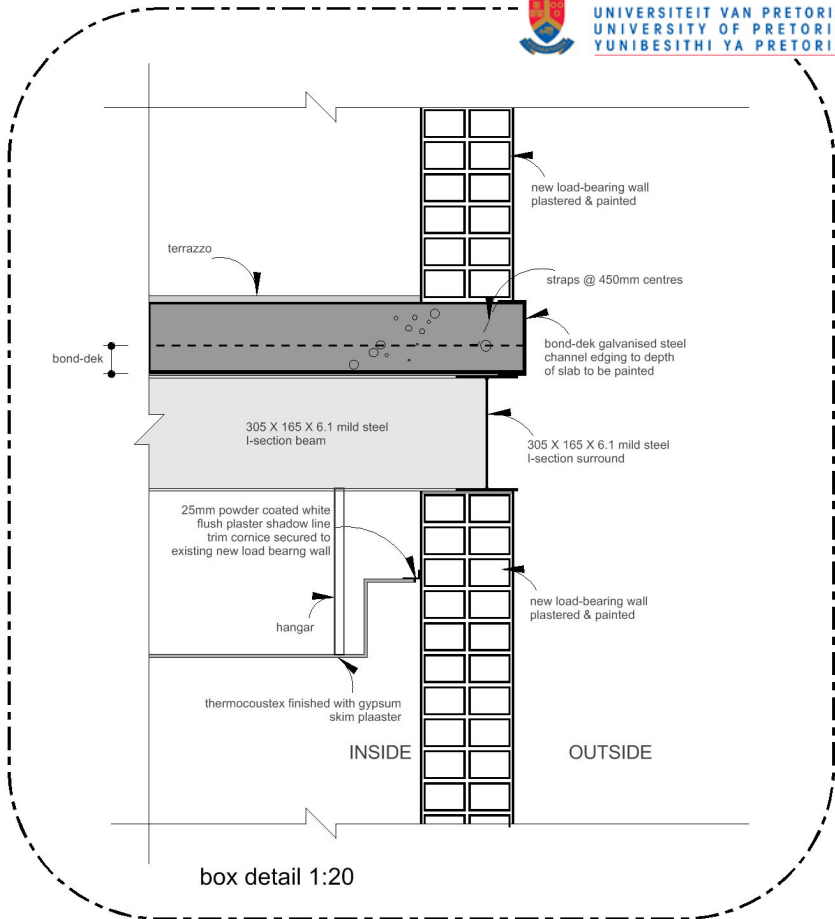
1. Primary arcade
2. Private retail
3. Open exhibition
4. Citizen Connect
5. Skylight
6. Staff circulation
7. Document storage
8. Atrium
9. retractable translucent fabric roof
10. Existing offices
11. Citizen circulation
12. Parking

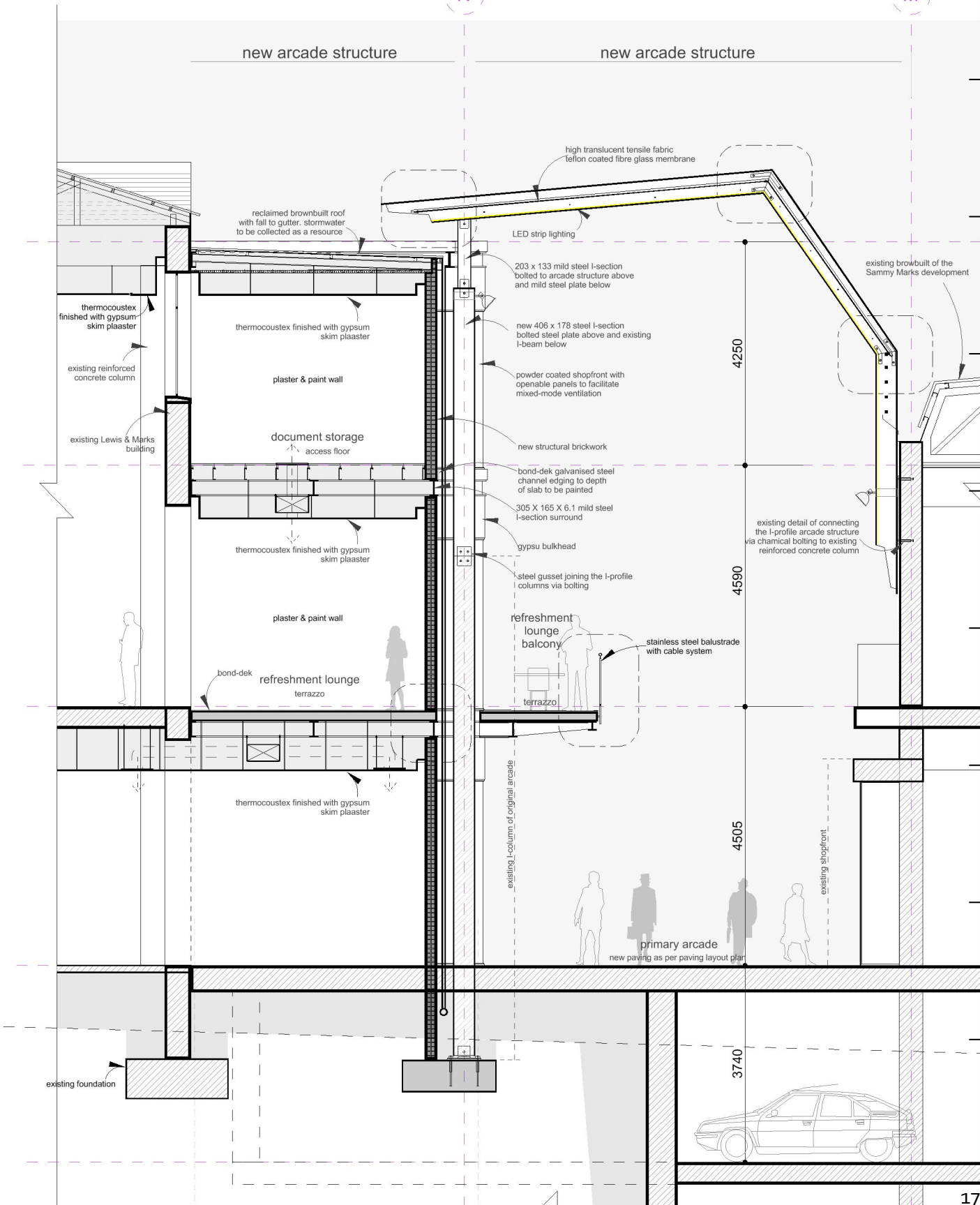




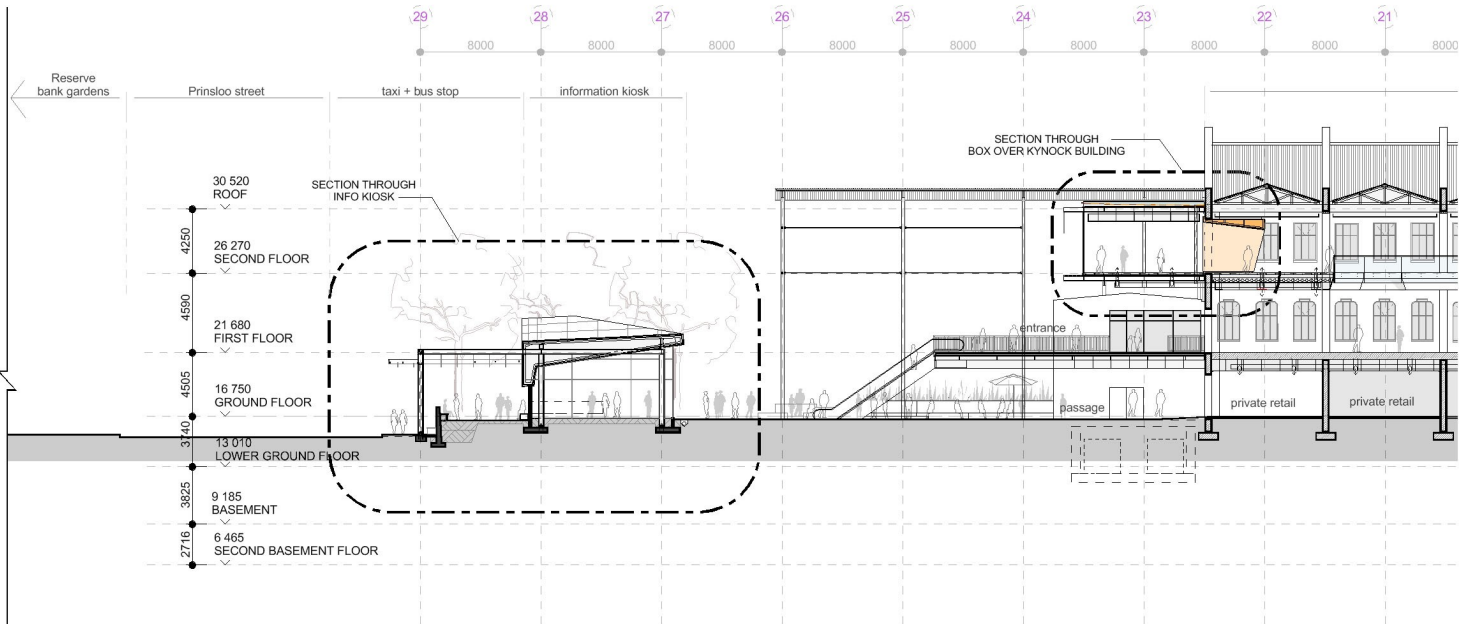
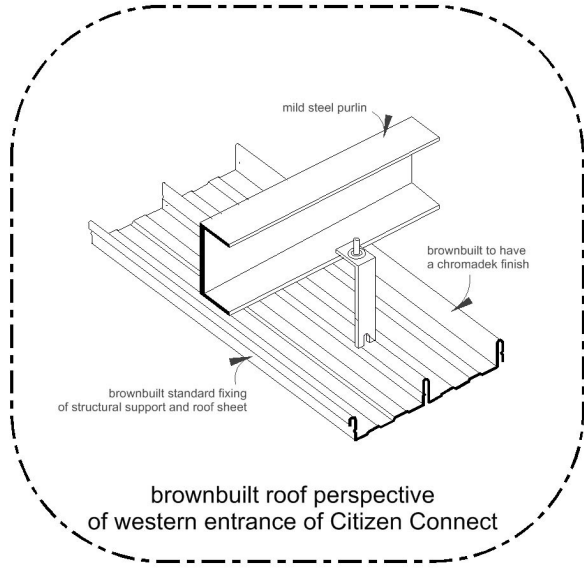
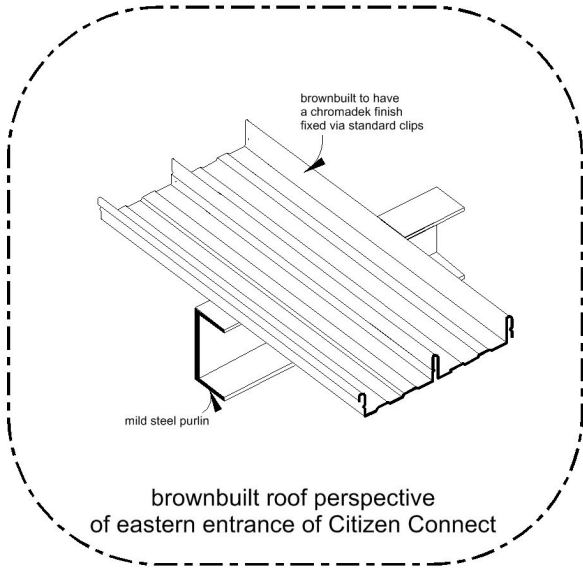


section a-a 1:200

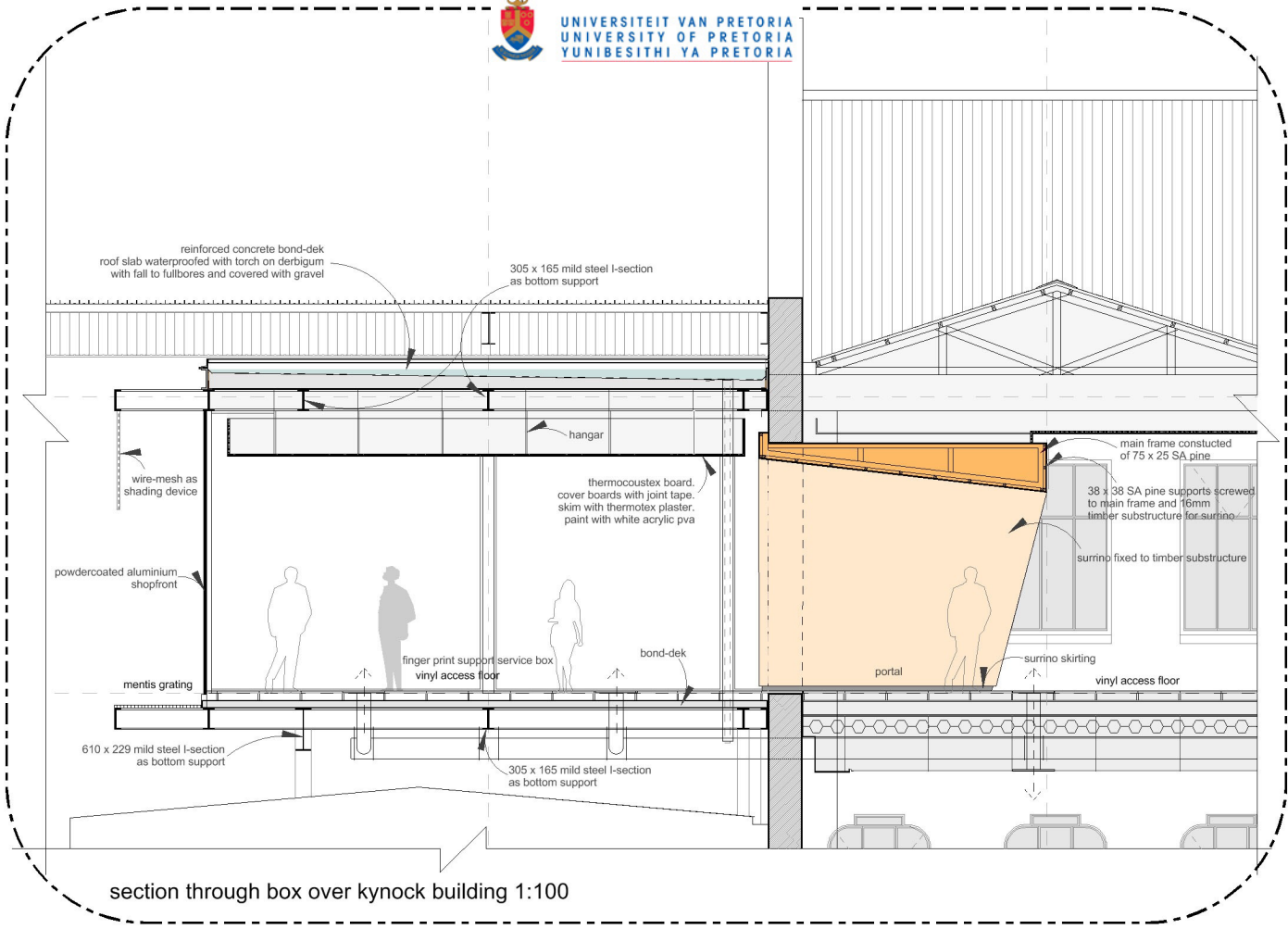




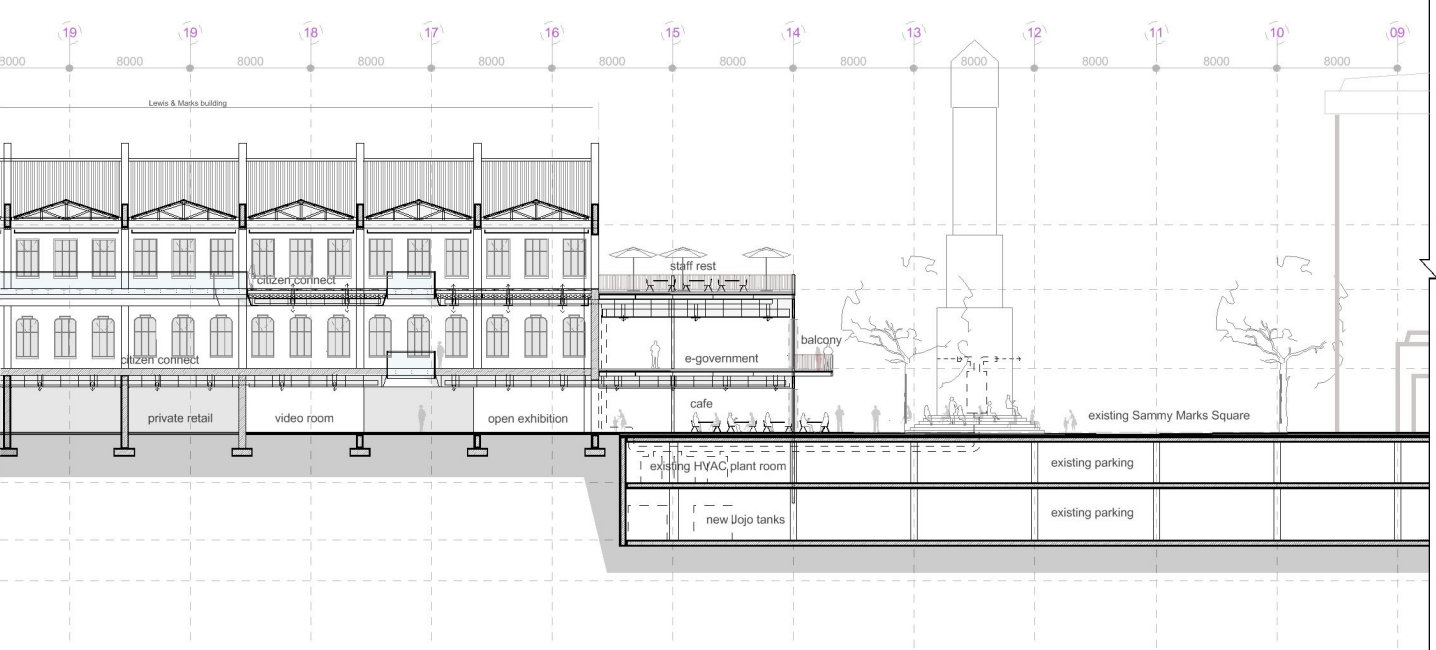
section through new arcade 1:100

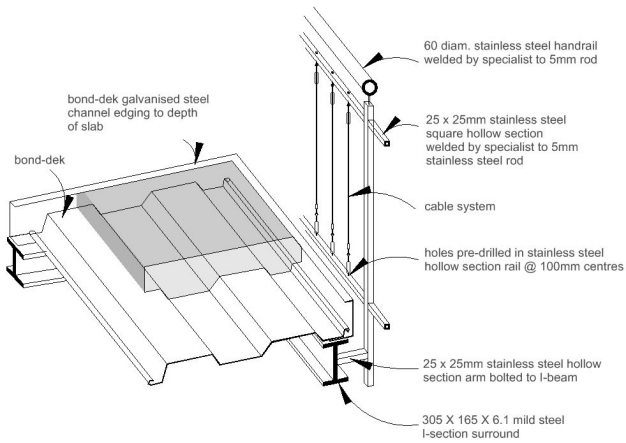


section c-c 1:500

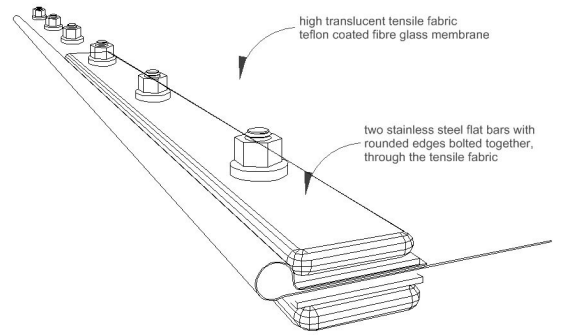


section through box over kynock building 1:100

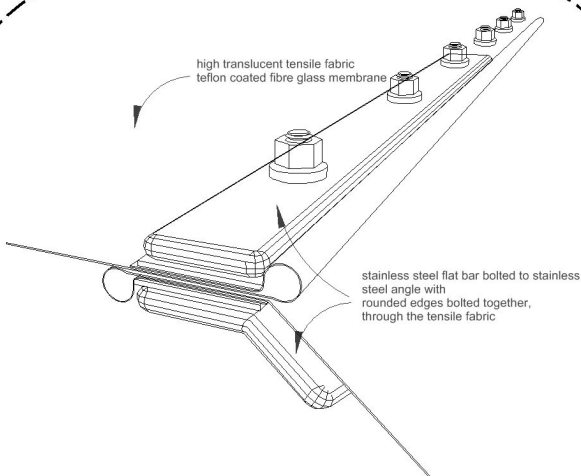




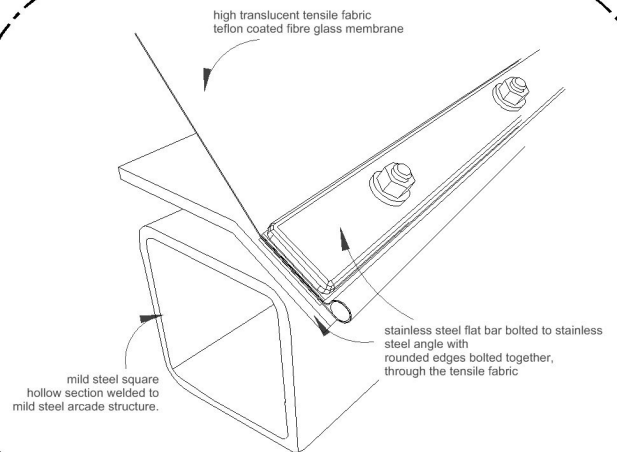
perspective



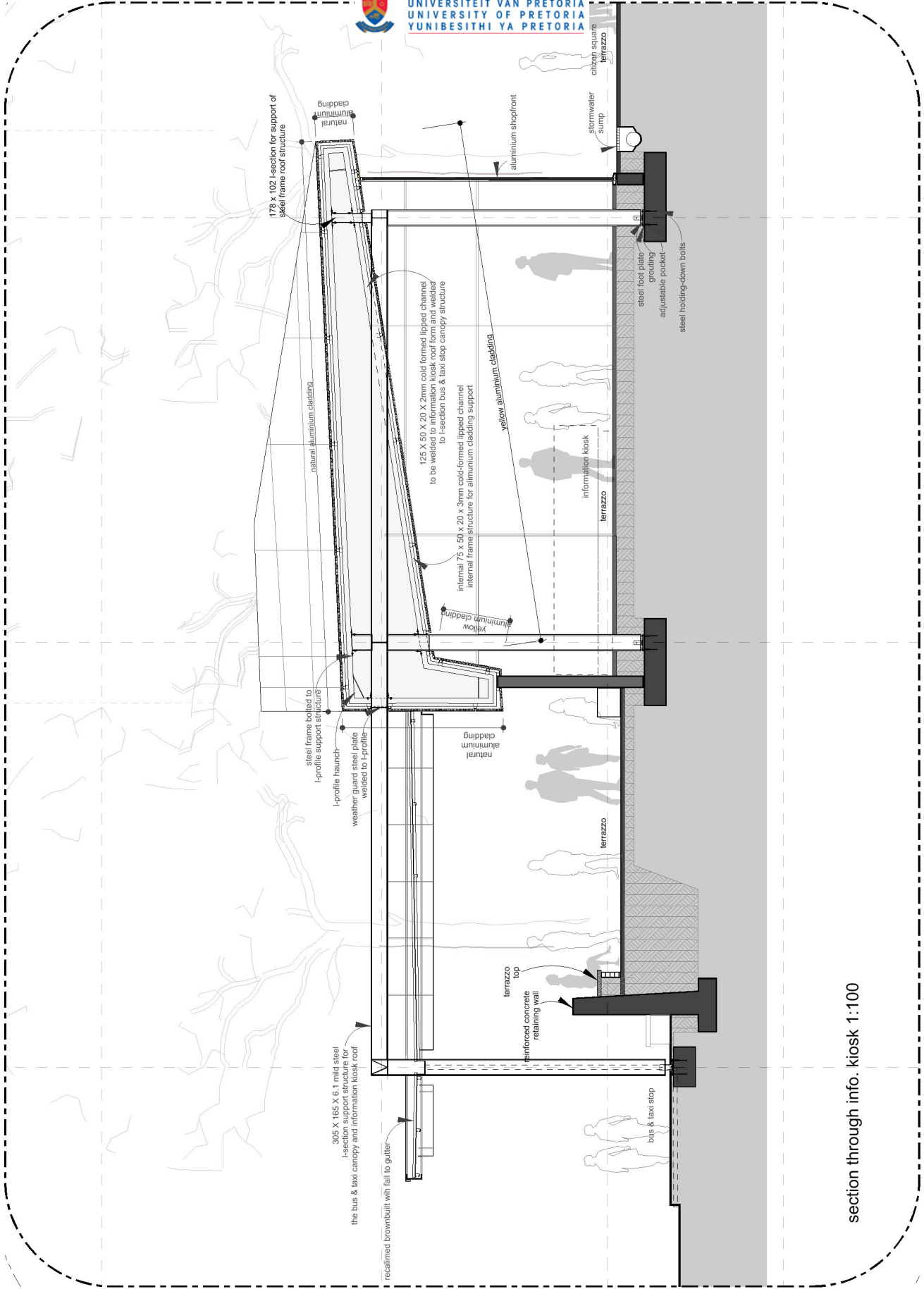
perspective of tensile fabric connection (A)



perspective of tensile fabric connection (B)



perspective of tensile fabric connection (C)



section through info. kiosk 1:100



CONCLUSION

The dissertation explored the possibility of improving public service delivery by introducing a programme not currently present in the South African context. The innovative programme consists of providing national, provincial and local government services that are traditionally in separate locations, in a single location, therefore economising peoples time. In addition to integrating departments which provide similar services, the programme moulds with the physical context, facilitating both commercial and daily activities. Additional components that informed the design are the historical layer, existing embodied energy of the site, and the human interface.

The Lewis & Marks building was the tallest building in the region at the time of construction, facing Market Square, an area bustling with activity. The surrounding buildings were between one to two storeys high. The historical layer influenced the intervention by designing the structures on the western portion of the site to one and two storeys, relating to the historical landscape. The design of the arcade frames the Lewis & Marks building as an important building in the existing urban landscape.

The existing site is bustling with activity but there is also embodied energy, such as portions of the Lewis & Marks building being vacant, and the western portion of the site in need of repair. Existing routes through the site show two entrances into the Lewis & Marks building, and with the design intervention of moulding the programme with the site, seven entrances were established.

The historical Lewis & Marks building is treated with respect where all the additional elements to the building comprise of steel of frames, and provide a sensitive contrast between the new and old.

The design spreads into the public domain, providing for seating throughout; essentially implementing urban quality criteria. The citizen square is arranged in a manner where the user can sit individually and eat a packed lunch, gather in groups, or assemble to watch a sports match via media-mesh screens.

A humanist architecture is established that provides a platform for improved service delivery and a connection to the historical landscape, connection to site energy, and ultimately bringing the material world in harmony with human life