



UNIVERSITEIT VAN PRETORIA  
UNIVERSITY OF PRETORIA  
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# Germinate

## Architecture of Growth

A mixed-use development in Salvokop

Karl-Robert Gloeck  
MArch(Prof) UP 2011



# Germinate

Architecture of Growth

A mixed-use housing development in Salvokop to stimulate physical and social growth in a disconnected area

by Karl-Robert Gloeck

Submitted in partial fulfilment of the requirements for the degree Master of Architecture (Professional) Department of Architecture, Faculty of Engineering, Built Environment and Information Technology, University of Pretoria

Study leader: Gary White  
Course coordinator: Jacques Laubscher

Pretoria  
2011

for Tasha

Romans 5:3-5a

And not only this, but we also exult in our tribulations,  
knowing that tribulation brings about perseverance and  
perseverance, proven character; and proven character,  
hope and hope does not disappoint...

In accordance with Regulation 4(e) of the General Regulations (G.57) for dissertations and theses, I declare that this dissertation, which I hereby submit for the degree Master of Architecture (Professional) at the University of Pretoria, is my own work and has not previously been submitted by me for a degree at this or any other tertiary institution.

I further state that no part of my dissertation has already been, or is currently being, submitted for any such degree, diploma or other qualification.

I further declare that this dissertation is substantially my own work. Where reference is made to the works of others, the extent to which that work has been used is indicated and fully acknowledged in the text and list of references.

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Karl-Robert Gloeck

Full dissertation title:	<b>Geminate:</b> Architecture of Growth, a mixed use development in Salvokop
Submitted by:	Karl-Robert Gloeck
Student number:	25193890
Study leader:	Gary White
Course coordinator:	Jacques Laubscher
Degree:	Master of Architecture (Professional)
Department:	Department of Architecture
Faculty:	Faculty of Engineering, Built Environment and Information Technology
University:	University of Pretoria
Project summary	A mixed-use housing development in Salvokop to stimulate physical and social growth in a disconnected area
Programme:	Mixed-use housing development
Site description:	Gateway into Salvokop, activating the existing pedestrian route
Client:	Mixed client, primarily Yeast City Housing.
Users:	Students and facilitators of the Department of the Built Environment, the built environment industry and the general public
Site Location:	Erf R/406, Salvokop
Address:	c/o Skietpoort Avenue and Koch Street, Salvokop, Pretoria, South Africa
GPS Coordinates:	25°45'36"S, 28°11'13"E
Architectural Approach:	A process-focussed approach whereby guidelines are developed, validated and, along with practical influences, used to substantiate the architectural product
Research filed:	Urbanism and human settlements



# 0 Background **page x**

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# Abstract

The core idea of the thesis (Germinate: Architecture of Growth) provides the creative impetus, and along with the site, the program (or function), and the client, act as a set of catalysts for the arrival at the architectural product.

The product presents the practical element of the suggested solution, and concludes the exploration of the housing and wider land-use options with the proposal of a mixed-use development to create a relevant intervention in the suburb of Salvokop.

This arrival at the product is justified by guidelines developed as a response to the pressing issues of urbanisation, environmental sustainability, and the need for housing. In addition, a development framework for the entire area of Salvokop is proposed together with

supporting analysis which also contributes to the establishment of these guidelines. Existing local and international theories are considered in order to strengthen the foundation of the argument as is appropriate for this level of post-graduate study.

Once the guidelines are established they are individually tested against a variety of existing local and international precedents. This testing validates the inclusion of each guideline in the entire process, thus justifying their application to the design.

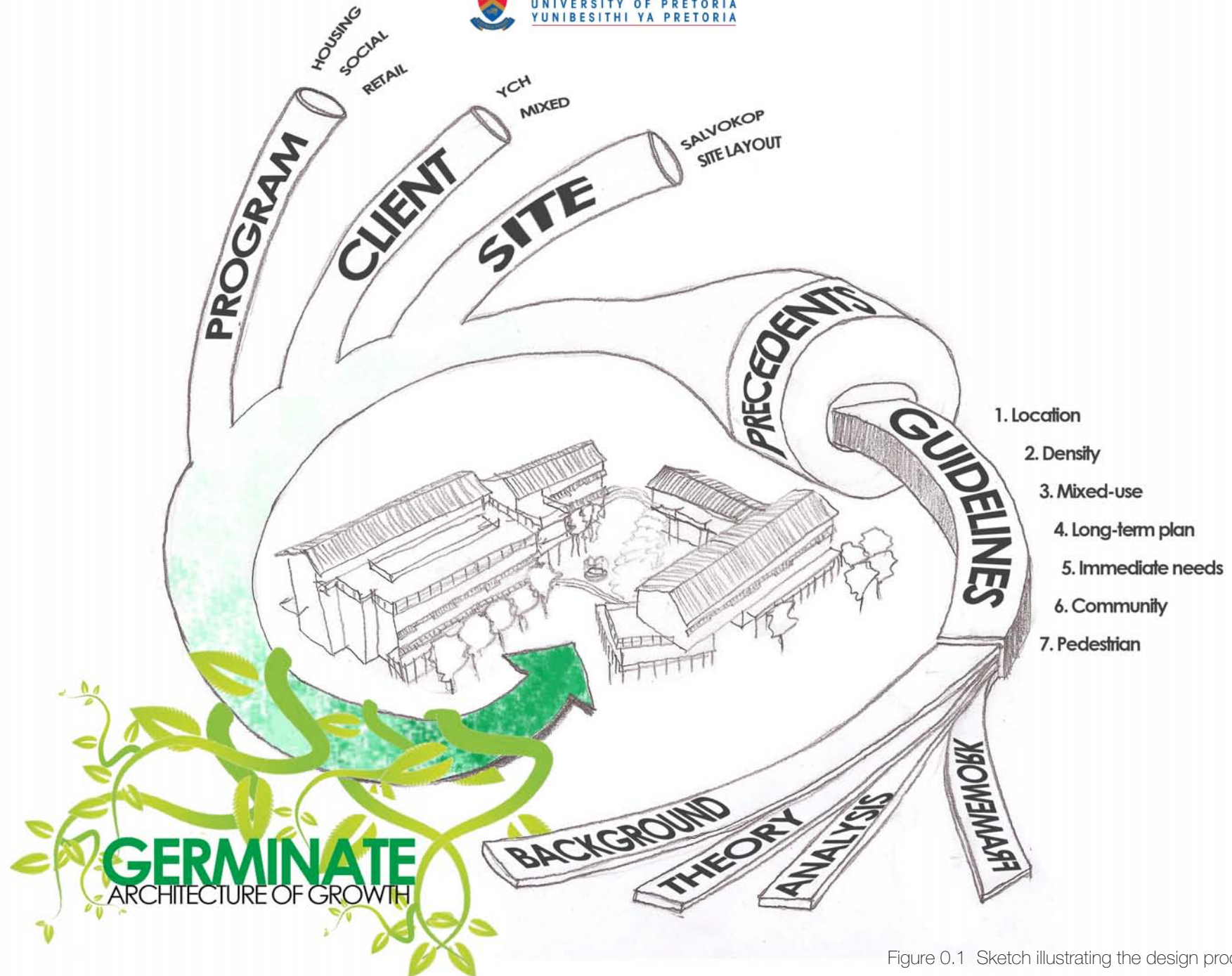


Figure 0.1 Sketch illustrating the design process



**Process (chapter)**

**Research & proposal**

**Background**

Urbanisation  
Sustainability  
Housing in SA  
History of Salvokop  
Aerial History

**Framework**

Connect and Preserve  
Phases 1, 2 & 3

**Analysis**

Pedestrian Movement  
Vertical surfaces  
Vehicular Movement  
Existing Conditions

**Theory**

Habraken - Supports  
Lewis - Front to Back  
Hamdi - Small Change  
Brand - How buildings  
Learn

**Local documents**

Faster, Harder,  
Smarter  
Breaking New Ground  
Green Paper on  
Climate change

**Guidelines**

1. Located in a functional environment
2. Medium to high density
3. Balanced mixed-use environment
4. Part of a long-term plan
5. Address the immediate needs of locals/residents
6. Facilitate the formation of communities
7. Appropriate & responsive pedestrian scale

**Precedents/  
testing**

**International**

Mieres Social Housing  
Hebertus House  
Linked Hybrid  
Duren Residential  
Complex  
Niewmarkt  
Simmons Hall  
Grenoble

**Local**

TAU Village  
N2 Gateway project  
Brickfields



Idea

Practical

Product

(6) Germinate  
Architecture of  
Growth

(6) Site  
2:3 Ratio  
Existing buildings  
Existing activities

(6) Program  
Short-term housing  
Permanent rental  
housing  
Social facilities  
Retail  
Public space

(6) Client  
Mixed client  
YEAST City Housing

Salvokop  
Reception  
Square  
(7-8)

Figure 0.2 Diagram explaining the process of design