05. context study

We don’t need new cities; we need to reuse and make better use of our existing urban areas. We don’t need to take new land; we need to reclaim wasted, abandoned land. - Robert A. M. Stern (Cheng 2003:21)

Address: Abandoned land on
The southern corner of Vermeulen and Potgieter streets. North Western quadrant
Central Pretoria
Capitol South Africa
This part of the CBD is a place of opportunity. With adequate housing complexes, a rich history (see page 34 and 35) and space to develop, a district can be formed in this part of the CBD.

“Districts- areas with perceived internal homogeneity - “are medium-to-large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters ‘inside of,’ and which are recognizable as having some common identifying character” (LYNCH1975:47). Pretoria is planned around open areas and this language needs to be continued in the urban development of the city.
These streets abounding in trees are diminished by the vacant land that pollutes the area with an ambience of insecurity. The Kruger Park complex towers above the site and form a landmark in the area. The cluster houses in the cul-de-sac need urgent maintenance (fig. 5.6) but will not form part of study.
The buildings in Pretoria CBD are articulated in a definite mosaic aesthetic. From the detail on the columns on the ground floor to the cast in motive on the facades echo this aesthetic. Even the fenestration of high rise buildings creates a mosaic repetition. This is evident when one examines the Telkom Towers, Schubert Park and Kruger Park.
Spaza shops are situated in the city where the most movement and energy is. Formalised restaurants and cafes are predominately east of Church Square, near the High Court or commercial activities. In the 10min radius from the site, a spaza shop is located at the entrance of Schubart Park and a shebeen is located opposite Kruger Park in Vermeulen Street. Very little food retail take place in this area. Just like supermarkets are anchors shop in a shopping centres, so can it regenerate abandoned land.
The National Vehicle Routes (the N4 and N14) is in close proximity of the proposed market so that produce may access the city as well as the market with ease. The BRT and Inner City Distribution Route that pass the site give ample opportunity for the people to visit the market.
A food market must be accessible to both vehicles and pedestrians. However, a food market is a destination for it is a necessary commercial activity.
1652 The Dutch East Indian Company established a refreshment stop in the Cape, i.e. a food stop. (SAHO: 2009)

1850-1860
1860-1870
1870-1880
1880-1890
1890-1900
1900-1910
1910-1920

WWI
1918 The Influenza Pandemic killed 20-40 million people

1880-1881 First Anglo Boer War (Transvaal War) Afrikaners won government back. (SAHO: 2009)
1896 Runderpest, thousand of cattle livestock die. (Rampe: 2009)
1899 Anglo Boer War. Scorched earth policy, evacuated all Afrikaners and their labourers from the farms and destroying most crops and livestock (SAHO: 2009)

Decided that this area will be the central capital for the Zuid Afrikaanse Republiek (ZAR), on the farm Elandspoort. The town was laid out by A.F. du Toit. At the historic centre lies Church Square divided by two streets, one north-south, one east-west, indicative of the Roman kardo and decumanus maximus. (Le Roux et al 1993:5)

1879 Market building is erected on the ‘uitspan’ now Lilian Ngoyi Square

1899- Market building on market square, now Lilian Ngoyi Square

fig. 5.38
fig. 5.39
fig. 5.40

Church square was first known as Market square as farmers that came to “Nagmaal” sold their goods, but later moved to the uitspan area.

Victorian and Edwardian middle class houses. Built in cul-de-sac to densify the block. (Le Roux et al 1993:86)

1931 Industries
1. Laundries
2. Bakeries
3. Mineral Water Works
4. Printing Works
5. Quarries
6. Engineering Workshops
7. Foundries
8. Coach Builders
9. Tobacco Manufacturers
10. Mills
11. Mattress Makers
1929 Wall street tumble that leads to the Great Depression. People was unemployed and poor. (BBC: 2009)

1930-1940

1934: Effect of the Great Depression. In South Africa some farmers went bankrupt and sold their farms (SAHO: 2009)

1937: National Market scheme applied to municipal markets (SAHO: 2009)

1947: Effacing ground study

1948: The National Party won the elections. (SAHO: 2009)

1950: Group Areas Act: dominant white CBD Pretoria. (Holm Jordaan Report)

1950's Energy crisis, when mid-east countries applied oil embargo

1960's - Highway Scheme; a large part of the built structure was demolished south of Schubert street.

1970's Oil prices rise and the fossil fuel reserves is under threat, this causes a worldwide rise in Food Prices

1972: Existing Pretoria Market is built in the North West of the City

1974: Kyoto Protocol signed by 125 countries to fight global warming (Nakada: 2008)

1976: Soweto uprising (SAHO: 2009)

1979: Mid 80's sanctions applied against Apartheid regime.

1980: First democratic election, ANC won. (SAHO:2009)


1993: Trade Sanctions lifted (SAHO:2009)


2006 City of Tshwane launches ‘Re Kgabisa Tshwane’ to revitalise the city centre.

1994 - Group Areas Act:  dominant white CBD Pretoria. (Holm Jordaan Report)

1932, 1933 severe drought inhibited crops growth and livestock (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)

1993 - National Market scheme applied to municipal markets (SAHO: 2009)
ritual of daily shadows

Although most people enjoy breakfast at home the early morning activity when produce may be unloaded or unpacked is applicable. The adjacent buildings east of the site cast shadows on the east facade.

7h00 breakfast

At tea time the site is in full sunlight. Enough vegetation should be provided in the public square to combat glaring. The sun will be welcomed in winter but will give discomfort in summer.
The city is at its busiest during lunch hour from 13h00-14h00. During this time, people may enjoy their lunch that they bought at the market or what they've brought from home. Groceries may also be bought during this time. The site is in full sunlight, but the central heart of the market enjoys some shade. Tea time and lunch has the similar situation. The vegetation may provide sufficient shading. The smaller square west of the market will be uncomfortable in winter.

Most people do shopping just after work on their way home. The Kruger Park High Rise Building casts a shadow at this time over most of the public square. The market still enjoys a lot of direct sunlight most of the year except in winter. This must be addressed by minimising fenestration in the west.
please take a coffee break or what you prefer...