

Chapter 4: Framework

The framework that was developed for the study area is described in this chapter. A number of challenges were identified for the area which were then translated into opportunities for the framework to accomplish.

4.1 Group Framework:

A framework for Marabastad was compiled by the author along with two fellow students doing their Masters in Architecture, namely Carl Adams and Kuziva Muyaka. Through site visits, interviews and data collection an analysis of Marabastad led us to the formulation of the proposed framework. A detailed and comprehensive framework was conducted by Aziz Tayob Architects and Urban Designers in 1998 and revised in 2002 for the City of Tshwane Metropolitan Municipality. This information was taken into account when formulating the group framework. The proposed group framework envisages Marabastad as a fully functioning destination where there are accessible opportunities to live, work and play within the immediate vicinity.

4.1.1 Framework Description

Formal areas are demarcated for transport interchanges and the implementation of the BRT route is taken into consideration. A pedestrian spine (5th Street) is extended from the Asiatic Bazaar southwards to link the proposed mixed use and housing components. There are public spaces along this spine that aid in orientation and circulation. The area along the Steenhovenspruit is conceived as a linear park for recreation. Secondary pedestrian routes are used to connect specific nodes and these also bridge the divide created by the Steenhovenspruit, strengthening connections to the CBD of Pretoria (see Figure 33).

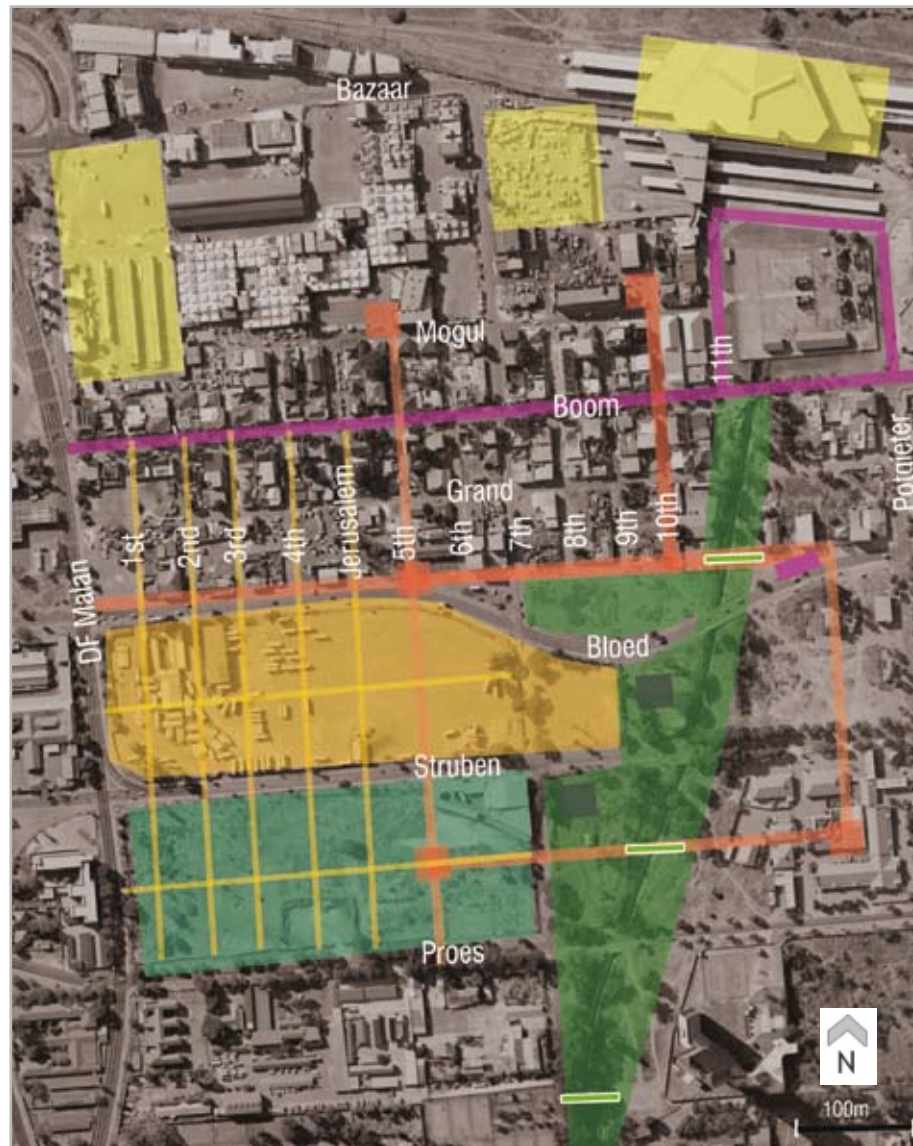


Figure 33. Group framework proposed for Marabastad (Aerial photo manipulated by Author, 2009)



- Legend
- Irreplaceable landmarks, which deserve special protection. Where required, these should be restored.
 - Buildings that are landmarks or that preserve the historical character and should ideally be restored.
 - Landmark buildings which could be used for a community hall. To be restored.
 - Usage landmarks, the particular use of which should be retained.
 - Buildings that re-inforce the qualities of those landmarks (listed above)
 - Historical features to be reinstated
 - Erven which should be redeveloped in consultation & along guidelines set by the National Monuments Council

Figure 36. Conservation area (NTS Aerial photograph manipulated by Author, 2009)



Figure 34. Conceptual section through 5th Street pedestrian spine (Author, 2009)

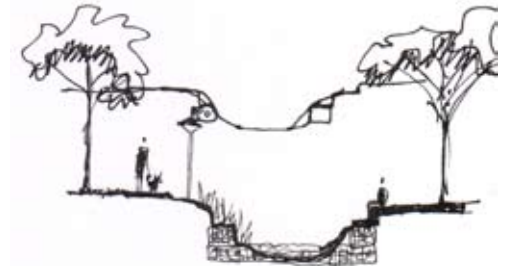


Figure 35. Conceptual section through Steenhovenspruit recreation belt (Author, 2009)



A comprehensive survey of buildings in Marabastad with regard to conservation/ preservation is reflected in the report “Marabastad of die Asiatiese Bazaar: Geboue en Plekke van Belang” compiled on behalf of the National Monuments Council by Schalk le Roux Uys Kruger Architects in 1991.

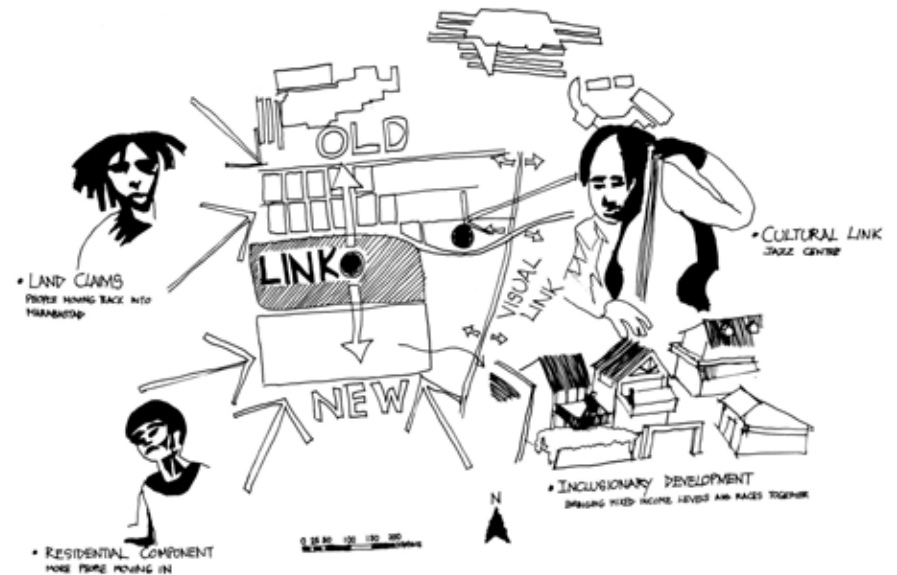


Figure 37. Framework concept: Connection (Adams, 2009)

4.1.2 Challenges and Opportunities identified in Marabastad:

Challenges	Opportunities
<p>(1) Dislocation, feeling of neglect</p> <p>(2) Loss of historical significance</p> <p>(3) Congestion</p> <p>(4) Difference in scale to CBD</p> <p>(5) No education facilities</p> <p>(6) No safe, formal recreational areas</p> <p>(7) Losing identity through new development</p> <p>(8) Lost space</p> <p>(9) No Housing. Area deserted at night.</p> <p>(10) Crime and other illegal activities</p>	<p>(1) CONNECTION- Integrate Marabastad with surrounding environment and inner city of Pretoria</p> <p>(2) RESPECT- Design activities to reflect the needs of the local while respecting the area's history</p> <p>(3) CIRCULATION- Organise the circulation system so that pedestrians and vehicles do not compete</p> <p>(4) CONTINUOUS SCALE- Take spatial scale and hierarchy into consideration</p> <p>(5) EDUCATION- Provide educational facilities and encourage learning through the landscape</p> <p>(6) RECREATION- Improve green open spaces so that people have access to nature. Design public space to be a positive environment.</p> <p>(7) IDENTITY- Strive for place making that reflects uses/activities in the study area</p> <p>(8) LEGIBILITY- Support legibility through accommodating views as well as creating visual landmarks/nodes with specific functions</p> <p>(9) INCLUSIONARY DEVELOPMENT- Consider the day/night and seasonal use of the site. Allow for people to live in the area.</p> <p>(10) SAFETY- Introduce lighting, passive surveillance and enforce regulations.</p>

4.2 Analysis:

CLIMATIC INFORMATION

January average daily maximum temperature: 28.1 °C (Max 37 °C)

July average daily maximum temperature: 19.5 °C (Max 25.9 °C)

January average daily minimum temperature: 16 °C

July average daily minimum temperature: 3.6 °C

Hot Summers and mild Winters with no frost.

Mean annual precipitation for Pretoria

494mm per year (minimum)

686mm per year (average)

1069mm per year (maximum)

Fair amount of rain. No drought resistant plants required.

Summer=calm North Easterly & North Westerly winds, average of 2km/h

Winter=South Easterly prevailing wind direction

Wind will not be hazardous or unpleasant, no screens required.

GEOLOGY: Shale

SOIL: Plinthic catena. Upland duplex & marginal soils rare, dystrophic and/or mesotrophic, red soils widespread.

VEGETATION: Disturbed urban temperate bushveld

No significant specimens to salvage.

(Information from www.weathersa.co.za and University of Pretoria Geography Department)

EXITING FABRIC THAT INFLUENCED DESIGN:

Tight knit street plan

Proposed BRT stop

Steenhovenspruit

Community Hall next to Miriammen Temple

LAND CLAIMS:

The map depicting the Land Claims and Tenure Upgrades (CTMM 2009 see figure 38) shows that numerous pieces of land are now in the possession of previous owners. Therefore, this suggests that the land claimants will return to Marabastad and build on their property. This will bring a more permanent character to the area where people can take ownership of their land which was previously not possible.



Figure 38. Analysis on a meso scale (NTS, Land claim information from Laura Lourens at CTMM. Aerial photo manipulated by Author, 2009)

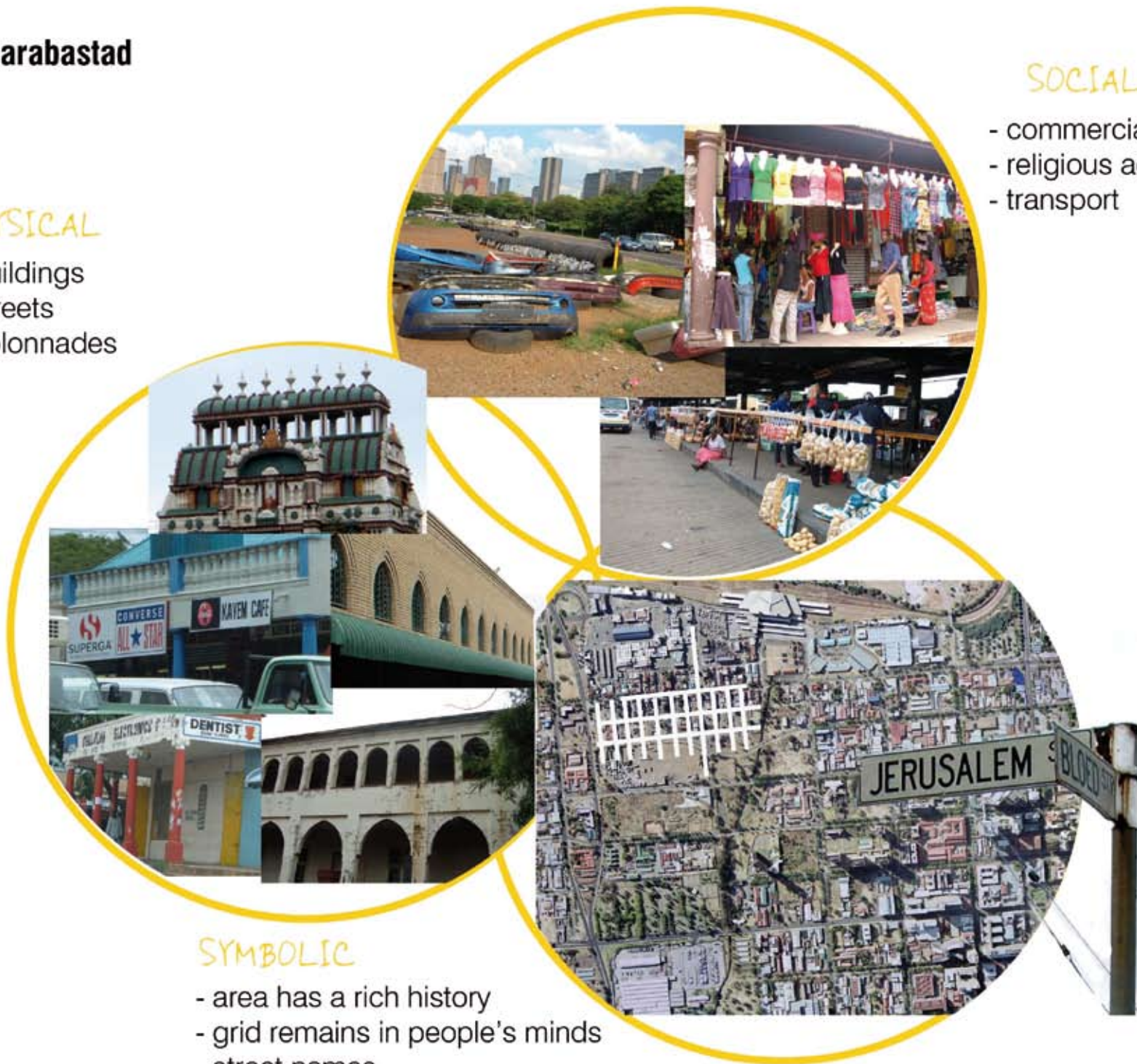
Space in Marabastad

PHYSICAL

- buildings
- streets
- colonnades

SOCIAL

- commercial
- religious activities
- transport



SYMBOLIC

- area has a rich history
- grid remains in people's minds
- street names

Figure 39. Collage of Space in Marabastad (Author, 2009)