



Fig. 3.1 Three dimensional view of the site
in its context in the CBD

SITE AND RATIONALE **03**

Site Location

The Site is located on the corner of Paul Kruger and Struben Street in the Tshwane/Pretoria CBD. Paul Kruger Street is the North south Axis of the city centre, with Struben Street, the Government Boulevard, running towards the Union Buildings to the East. The site is centrally located in the Northern part of the Pretoria CBD and therefore is an ideal location for the development of a cohesion catalyst. The rationale behind the site will be further discussed throughout the chapter.

Fig. 3.2 South Africa



Fig. 3.3 Gauteng



Fig. 3.4 Tshwane



Fig. 3.5 Central Western



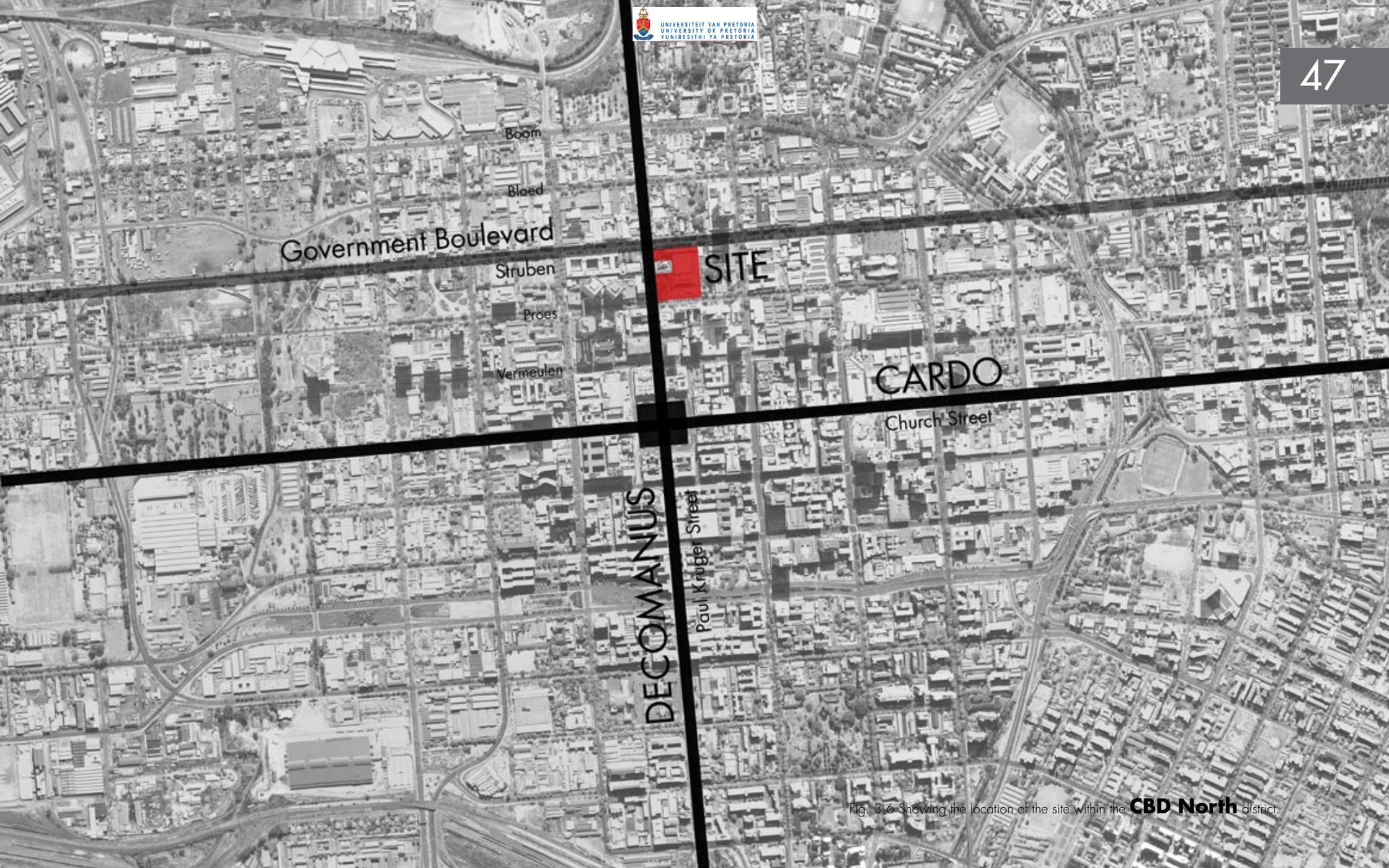
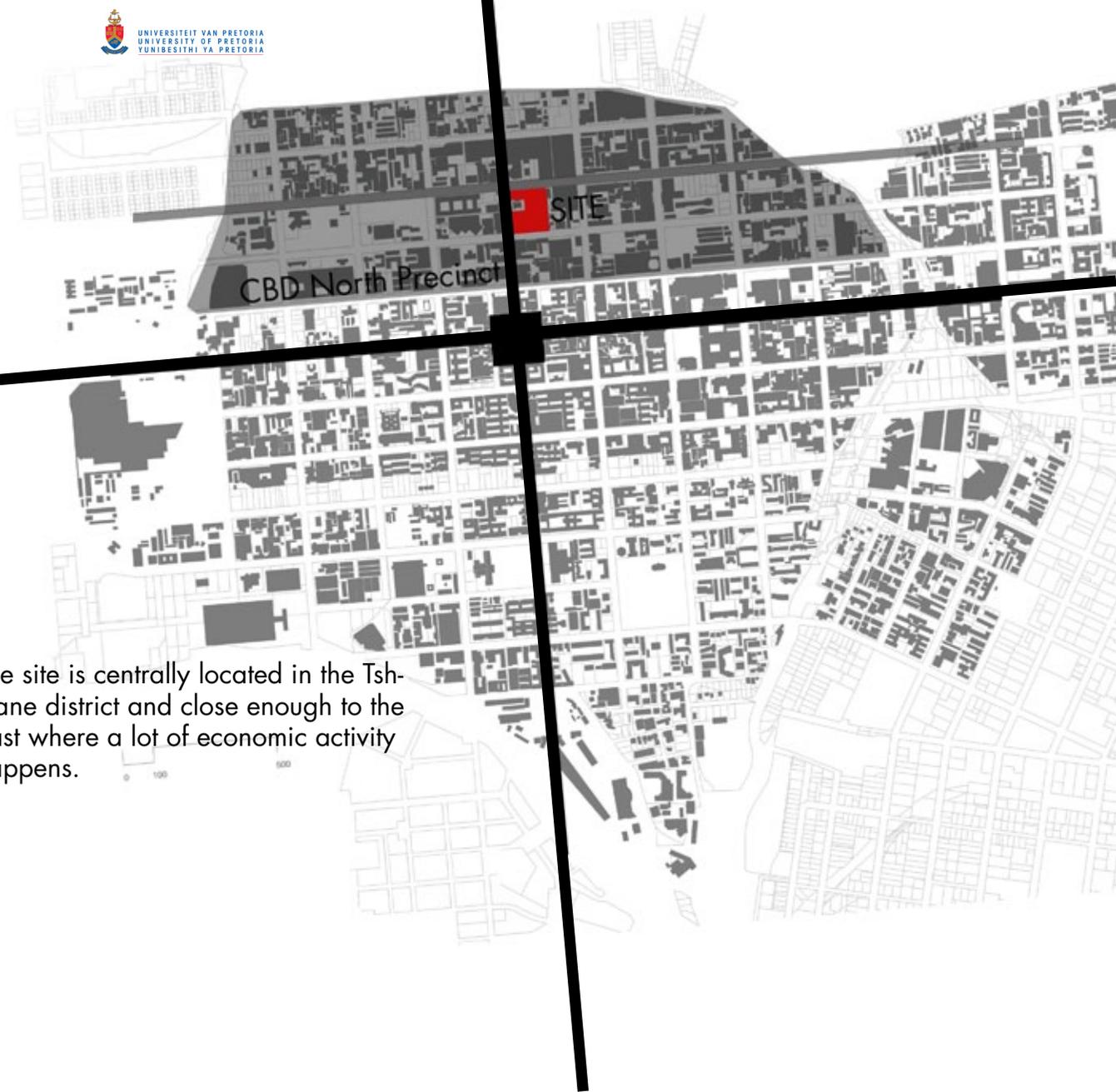


Fig. 3.6 Showing the location of the site within the **CBD North** district.

Fig. 3.7 Showing the location of the site
In the CBD North Precinct



Site Rationale

- **Location within CBD and Tshwane**
- Within the historical and theoretical premises, the site is centrally located within the Northern part of the inner city and therefore acts as a perfect node of cohesion within its context.
- The site is also centrally located amongst numerous government functions and due to its programmatic response in terms of locality and proximity, is positioned to provide the necessary auxiliary functions in walkable proximity and therefore fulfill the needs of a walkable precinct and an interdepartmental connector.
- The site is centrally located in the Tshwane district and close enough to the East where a lot of economic activity happens.



Fig. 3.8 Showing Proximity of Site in Relation to Church Square and other Open Spaces within the CBD

- **Proximity to Church square**

- The proximity of the site to Church Square as well as its history of housing the treason trials make it suitable to the new function. Its location two blocks North of Church square makes it within ten minutes walking distance and therefore optimally positioned.



Fig. 3.9 Showing Existing Taxi and Pedestrian Activity within the Northern CBD

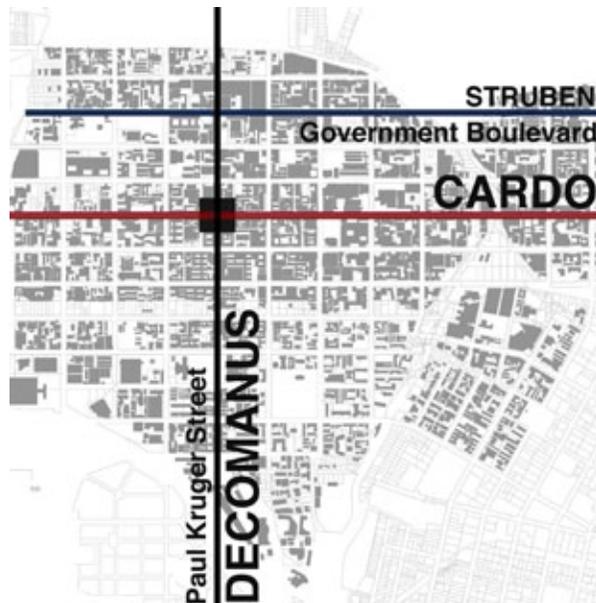
- **Movement Tensions**

- The site will form a strong link between pedestrian activities due to transport node in close proximity such as Blood Street taxi rank. There are already activity nodes highlighted in Figure 3.9. The site seeks to plug in and encourage more experiential intensity as well as cohesion of these existing activities.



Fig. 3.10 Showing Desired Taxi and Pedestrian Activity with the Introduction of the Proposed Intervention

Fig. 3.11 Showing Important Axis through CBD



- **Junction of Important Axis**
- Considering the aims of the thesis to address government unification, the site sits on the crossing of two very important axis. The first being Paul Kruger which is part of the Cardo/Decomanus and historically very rich in heritage, which will be unpacked in the later chapters. The second being the proposed government boulevard ,being Struben street which connects to the union buildings, thus binding the government and historic heritage of governance at their meeting point.
- **Urban Densification**
- Within medium to long term vision, the site forms part of a crucial area to be addressed in terms of urban densities in relations to the core of the inner city. It is therefore proposed that the SITA building be demolished to make way for higher urban densities as well as the envisioned opened space. This will be further discussed later in the next chapter.

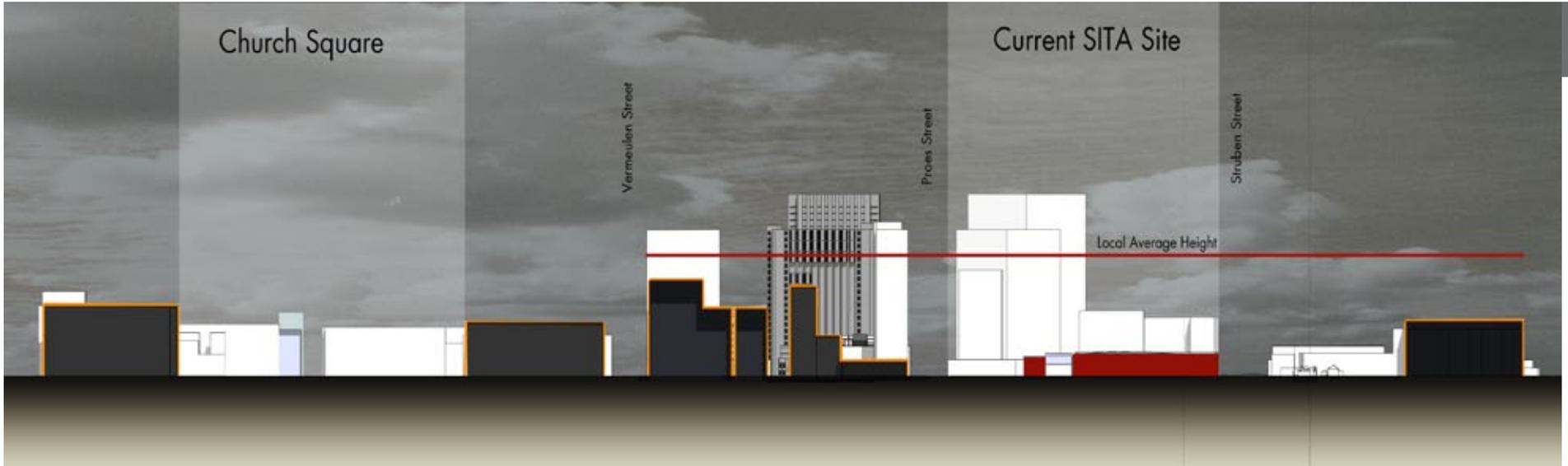


Fig. 3.12 North/South site section Showing SITA in need of densification

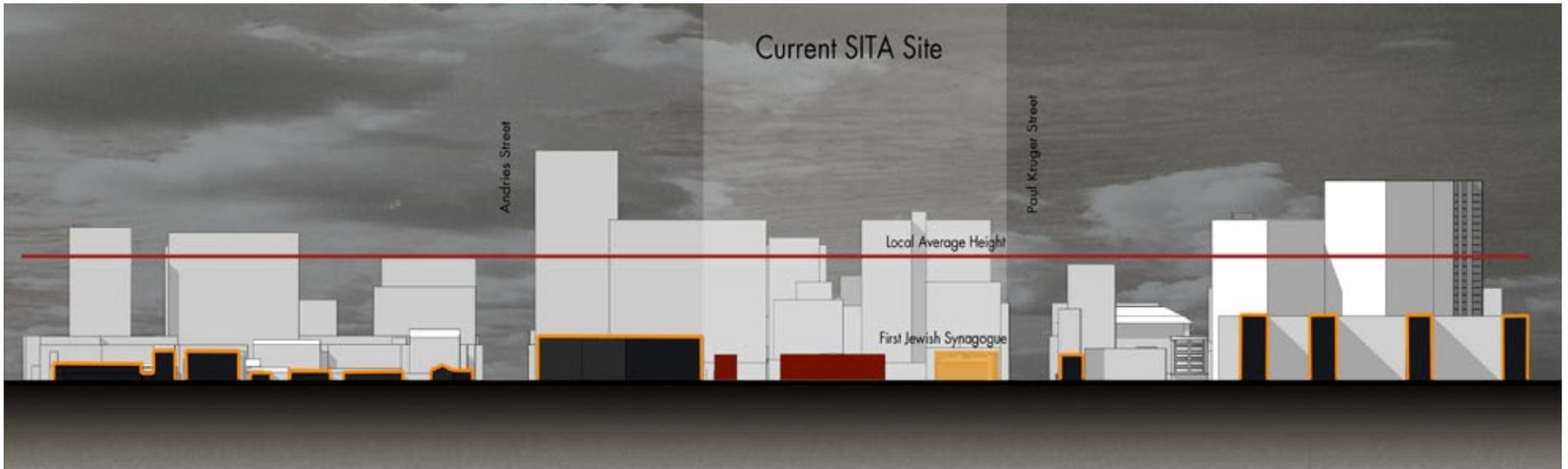


Fig. 3.13 East/West site section Showing SITA in need of densification

GOVERNMENT BUILDINGS WITHIN WALKABLE PRECINCT

1. Sa National War College
2. Old Government Printers
3. Dep. Of Basic Education
4. Department Of Health
5. National Library
6. State Information Technology Agency
7. Government Printers
8. Correctional Services
9. Telkom Towers
10. Department Of Transport
11. New Court Chambers
12. Law Society Of Northern Provinces
13. High Court
14. Palace Of Justice
15. National Youth Commission
16. Old Department of Health
17. Government Treasury
18. Nat. Film, Video & Sound Archives
19. Statistics South Africa

Government Owned/Used ■
Heritage Structures ■



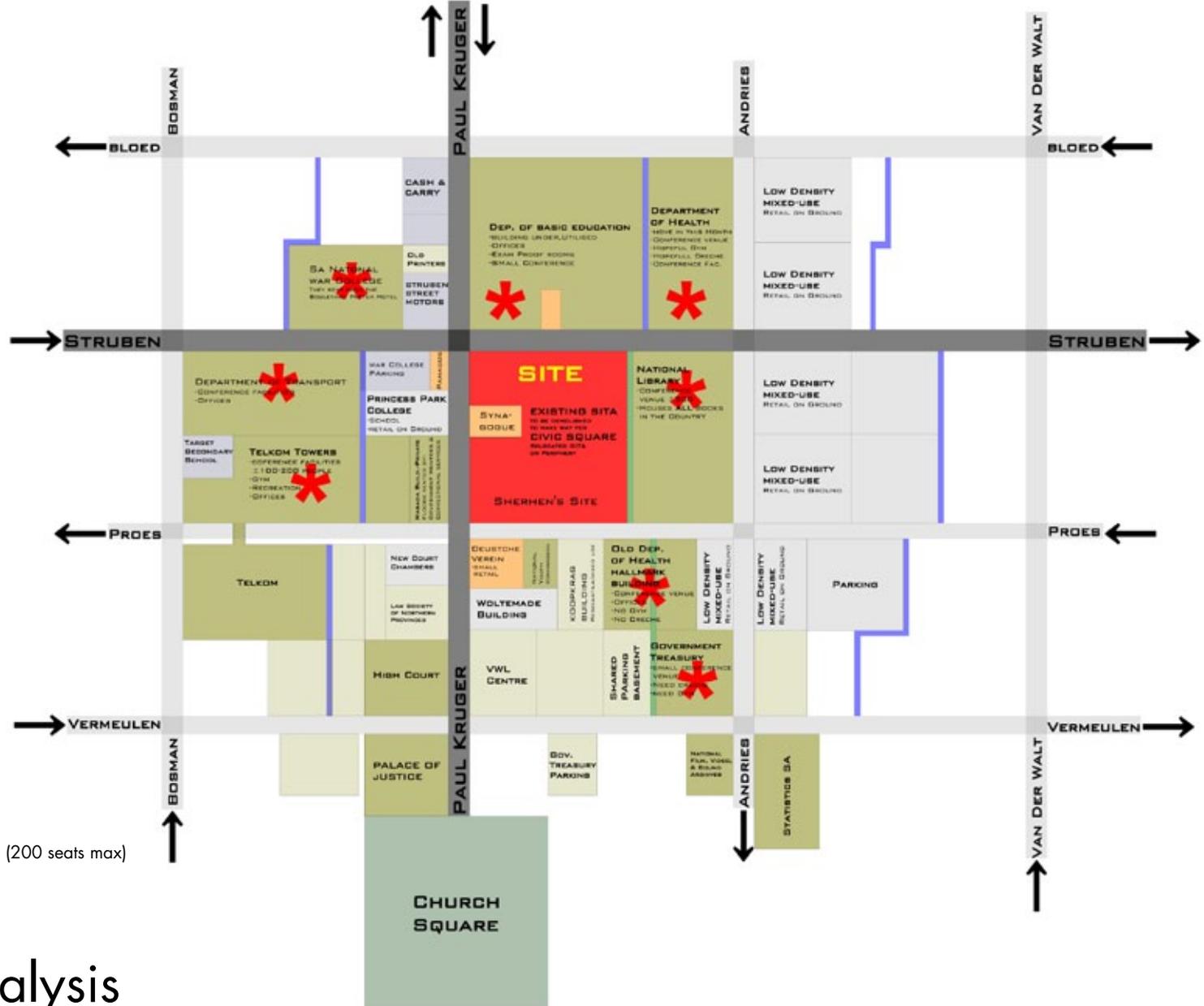
Fig. 3.14 Showing Government Buildings in close Proximity to site

Block Programme

The auxillary needs of various government departments within the study area were formulated through individual interviews with the civil servants working for the various departments in the immediate vicinity of the site. The results provided programmatic impetus. Employees from the following departments where interviewed either on street or in their offices depending on the level of access granted by each department. This aided the graphic analysis (shown on the next page) within the Study Area and highlighted the need for a Larger Conference and Break-away Venue acting as Cohesion Point for the Northern CBD

- The National Department of Basic Education
- The National Library
- The Department of Health
- The South African Nat. War College
- The Department of Transport
- The Department of trade and Industry
- The National treasury
- The Department of Agriculture
- Telkom SA Limited

Fig. 3.15 Showing Precinct functions and Conference venue location



Study Area Analysis

Functional Requirements

The interviews facilitated the formulation of a program that caters for the auxiliary needs of government employees as well as the public interacting with the government departments. The inherent need for security was highlighted as well as general lack of “stable” amenities within walking distances of Government departments. These amenities being secure enough to serve the public in the long term.

What is therefore needed is a “precinct anchor” within walking proximity to various government departments that will facilitate their needs for support and amenities while and most importantly also creating a lasting memorable sense of place. This necessary

prominence would only be possible through partial buy-in from the government. This would ensure not just short term business opportunities to support government functions but rather facilitate credible contributors to lasting anchor community uses, amenities and public spaces for workers and visitors to the area.

According to Maslow’s Hierarchy of Needs (www.edpsycinteractive.org) before the realms of private safety lie the need for self actualization, this being played out through the need for a sense of belonging and the need to be heard. These deep-seated human needs call for an intervention that would offer room for both the individual and cor-

porate voice, as well as a place where the individual and the collective can fulfill these needs mentioned above through expression within the realm of a space that encourages public participation and freedom within the urban environment. This public space should be rich in symbolic meaning and expressive spatial potential and therefore act as a catalyst for unity and platform for public protest and human rights. These needs afforded through spaces that provide mediation between extreme public and extreme private realms thus giving the public user the opportunity of inclusion albeit on a metaphysical level through visual connections or partial access to intermediate spaces.



Fig. 3.16 Composite Image of the Synagogue by the Author

HISTORY AND THE SYNAGOGUE

The layers of the rich site and inner city history should be embedded in the built heritage of government. Therefore in order to create a square for public expression and understanding of the progression of human rights, the relationship to the architectural heritage of government and public architecture in the larger context must be understood. These layers serve as design informants either through direct form expression or through general respect of the historic precinct within today's context. The brief history of the precinct is discussed in this section as an informant to the design.

Paul Kruger Street

Paul Kruger Street was originally named Market Street and acted as the significant North South axis of the CBD. The streets name was changed to Paul Kruger Street during the ZAR presidency of 1883 - 1900. (Smalberger, 1997: 52) Currently Paul Kruger Street is the focus of regeneration through frameworks like the "Pretoria Inner City Intergraded Spatial Development Framework."

The following landmarks form part of the Precinct Heritage.

- The Old Jewish Synagogue (fig. 3.16)
- Jansen House (Fig. 3.18)
- The Panagos Building (Fig. 3.19)

The latter two don't have direct impact on the site but form a part of the richness of the study area and therefore add weight to the sense of place. The Synagogue and its treatment will be discussed as it has a greater impact on the design decision due to its proximity and direct relationship.



Fig. 3.17 One of the First Photo's of Paul Kruger Street



Fig. 3.18 Jansen House, forms part of the Department of Basic Education Site



Fig. 3.19 Panagos Building, opposite Jewish Synagogue on Paul Kruger Street

Due to the proximity to historic buildings, heritage charters guide the design process. The following charters were looked at as they have specific bearing on the context.

BURRA CHARTER

This Charter provides guidance for conservation of heritage resources. It encourages a cautious approach around specific resources and advocates the need to conserve for future generations. The following points are applicable and form part of the conceptual response to the site and the heritage resources mentioned above and more specifically with the Jewish Synagogue being within the block proposal (www.saia.org.za/documents/The%20Burra%20Charter.pdf)

- Maximum care of heritage resources and minimum change. This will directly inform the response to the synagogue situated within the block plan.
- Safeguard and Retain cultural significance
- New use, must be compatible, enhance & respect.
- Retain visual setting and other relationships within the visual catchment
- Association and meaning-connections between man and place

WASHINGTON CHARTER

HISTORIC TOWNSHIP AND URBAN AREAS

This Charter focuses specifically on the conservation of historic towns and urban areas. It seeks to preserve the historic character as well as the relationships of historic sites with their surroundings. It encourages the participation and involvement of communities and therefore is applicable in encouraging social consistency. It also encourages a contextual approach to each historic environment therefore encouraging specifically responsive interventions (www.international.icomos.org). The following, as above, are specific points from the charter relating to the site which were helped the conceptual approach.

- The Historic character of the specific heritage resources should be retained
- The relationships between buildings and open spaces should be respected.
- Respect the formal appearance of surrounding buildings.
- The relationship between urban area and its surrounding setting and existing spatial layout should to be respected, especially in terms of scale and lot size.
- The introduction of contemporary elements should be done in harmony with the context.

Strategy around
Specific Heritage Charters

Church Square



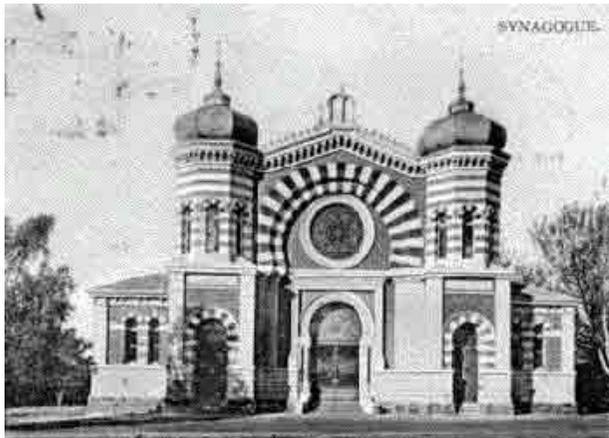
Fig. 3.20 Historic Photo of Paul Kruger Statue on Church Square

Church Square, originally named Market Square, was a vibrant commercial centre and was the heart of the town, where people interacted, did business transactions, caught up on news and gossip and watched political goings on (Allen, V. 22-24). This was the case until the 1880's where the centre was moved East to the Site of the Opera house. In 1990 the square was redesigned with hard surfaces where an opportunity was missed to capture the essence of its original character. This made it in essence a huge traffic circle. (Ibid. 37)

As a result, this thesis seeks to address part of this problem by giving back to the city its civic heart, where once again this freedom of meeting can be accommodated.

Old Jewish Synagogue

Fig. 3.21 Historic Photo of the Old Synagogue on Paul Kruger Street



The Synagogue's history will be discussed as a background to the study. This will inform the design on a block level. It will however be respected as a landmark with the specifics discussed below. The Synagogue will be respected as a landmark in the urban block design. The specifics will be discussed further in the chapter.

Historic Significance

The Jewish Synagogues was built between 1897 and 1898, with the bulk of the money donated by Samuel Marks. (Ibid. 45-55) According to the Author's interview, with Manfred Nocomowitz, a member of the

Pretoria Hebrew Community, (May 2010) the synagogue's significance as far as a Jewish icon is minimal. The two Jewish communities have moved away from the synagogues original location both the orthodox and newer Jewish communities have their own buildings and do not see much significance in the old landmark. As far as the Jewish community is concerned the community and where they currently meet is more important than a historic building. Therefore it would be safe to say that the significance of the synagogue as a place of worship is more a significance of memory and therefore would be predominantly acknowledged as such.



Fig. 3.22 Showing Nelson Mandela at the Old Jewish Synagogue after the Treason Trials

Brief History of the Treason Trials

In 1955, A general Congress of the people was held to draft a Freedom Charter. After much defiance of the strict Apartheid laws, Police broke in on this and arrested some of the activists. In 1956, however, a few months later the police arrested 156 leaders of the congress including, Nelson Mandela, Oliver Tambo, Walter Sisulu, Joe Slovo, Ruth First and Lilian Ngoyi, who were held at the Old Fort Prison in Johannesburg, known as Number Four, for two weeks before being transferred to the Pretoria Prison. Most of the 156 were acquitted with the remaining 30 put on trial for treason. This dragged on till 1961, where they too were acquitted ([\[hill.org.za\]\(http://hill.org.za\).\) In 1952 the Jewish Synagogue in Paul Kruger Street was expropriated with the purpose of erecting a new supreme court. Subsequent to this in 1956, alterations were done to it to convert it to a Constitutional Court in lieu of the pressing political turmoil at the time. \(Allen, V. 55\) From 1958 to 1962, the treason trials were held at the Palace of Justice and the Jewish Synagogue, with the majority except Nelson Mandela, being acquitted. \(\[www.law.umkc.edu\]\(http://www.law.umkc.edu\)\)](http://www.constitution-</p>
</div>
<div data-bbox=)

Synagogues Relevance Today

Considering that the Rivonia Trials are one of the most important events in the country's history, the significance of the Synagogue therefore has since shifted. This in no way downplays the synagogues significance but rather buttresses it as a crucial icon within our country's painful past. This forms a necessary conceptual informant to express liberation and the public voice. It forms an important basis for heritage and spatial decisions. These historic informants will therefore be used as a first level of investigation whereby space is created that gives back to the city in terms of political heritage and the ensuing spatial expression of freedom.