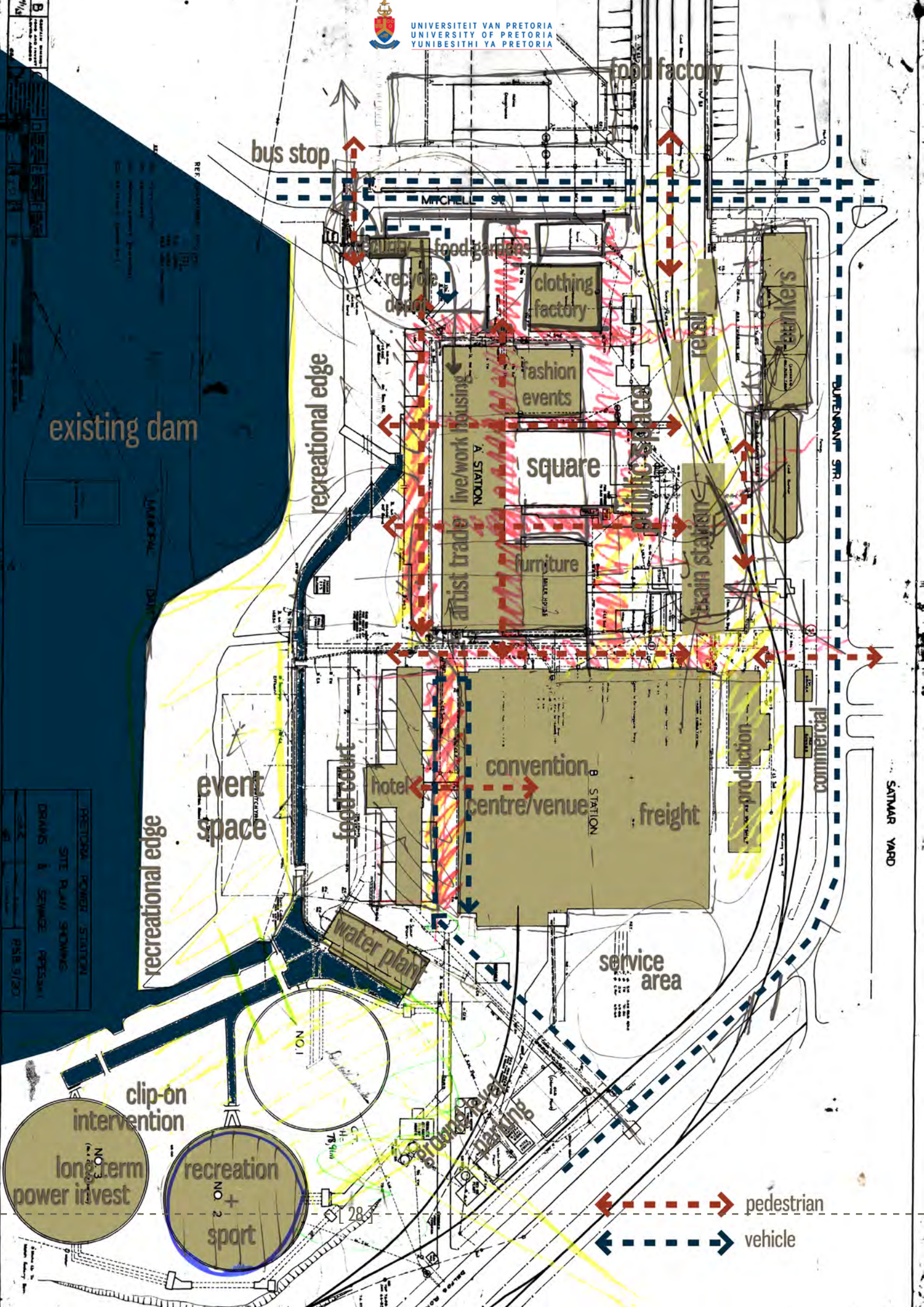


[2]

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existing dam

bus stop

food factory

MICHELL ST

food gardens

recycle depot

clothing factory

fashion events

retail

recreational edge

live/work housing

square

public space

train station

artist trade

furniture

event space

foodcourt

hotel

convention centre/venue

freight

production

commercial

recreational edge

water plant

service area

SATMAR YARD

clip-on intervention  
long term power invest

recreation + sport

pedestrian  
vehicle

PRETORIA POWER STATION  
SITE PLAN SHOWING  
DRAINS & SERVICE PRETSAH  
P/18/5/20

# [chapter 2] thesis project: introduction

*[Fig. 23] Detailed Framework proposal for The Old Power Plant.*

*[Fig. 24] Aerial photograph showing entire Power Plant Site.*

*[Fig. 25] Aerial photograph highlighting Detailed Framework Area and the 1923 turbine Hall.*

For the purposes of this thesis one of the buildings, namely, the turbine hall, within the Old Power Plant Framework has been selected for re-development.

The **Turbine Hall** was part of the original power station, built in 1923. It has been earmarked within the framework for small-scale light industrial activities, workshops, artists' trade and a housing component.

## problem statement

The challenge of this thesis lies in the adaption and reuse of an existing heritage building for an entirely new function as well as the development of a building that forms a cohesive part of the framework for The Old Power Plant by contributing towards the development of the site as a node while incorporating the theme of production emanating from the framework.

## sub problems

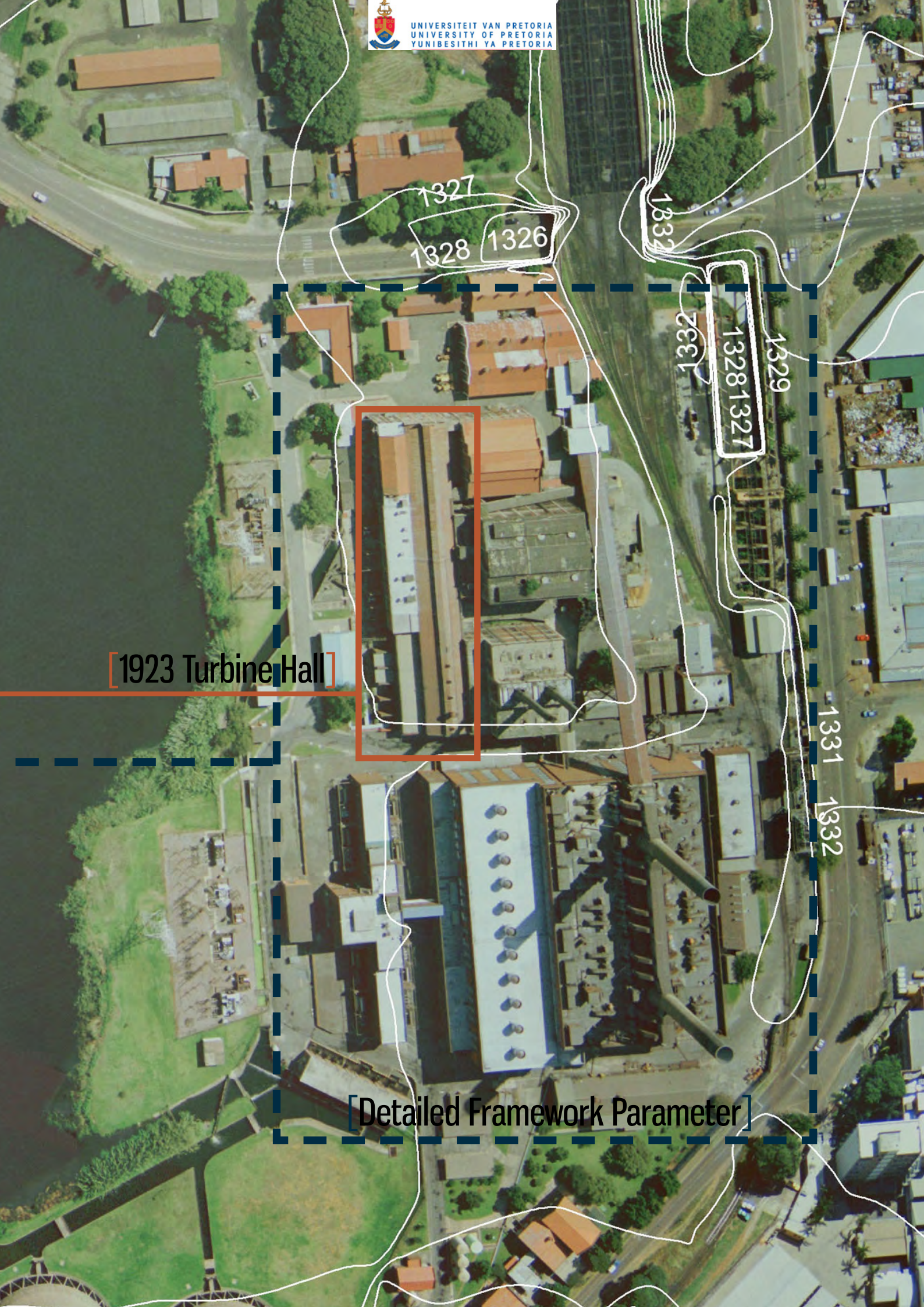
The provision of employment that is in close proximity to employees places of residence is a vital element in economic upliftment. To create a mixed-use building with residential and commercial poses the problem of how to handle the relationships between living and working spaces. It becomes very important to define a hierarchy of spaces that are public, semi public and entirely private and secure.

A mixed-use building needs accessible facilities and infrastructure for the residents; such as schools, public transport, medical facilities and job opportunities. Since the framework encourages densification of the area, how does one create private living conditions in close proximity to fully functional communal spaces?

In terms of re-development alterations and additions will have to be executed to accommodate new functions. The problem, however, arises as to what extent one is allowed to alter heritage buildings while still preserving the industrial character of the specific building and direct context.



[Power Plant Site]



1327  
1328 1326

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2331

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[1923 Turbine Hall]

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[Detailed Framework Parameter]