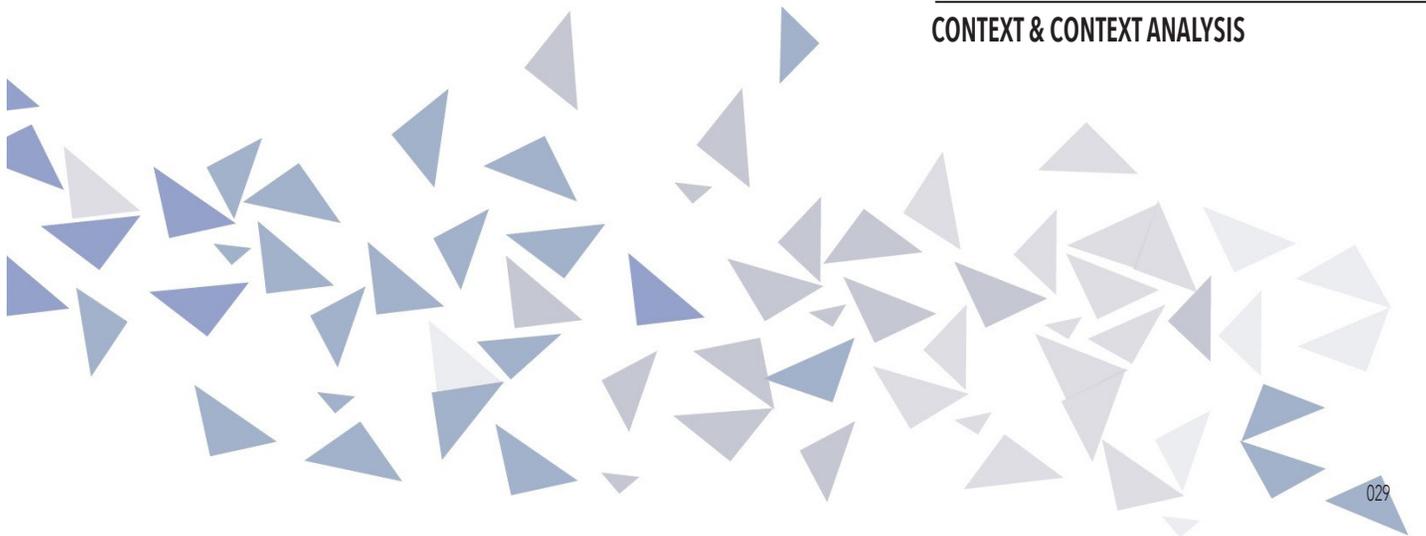
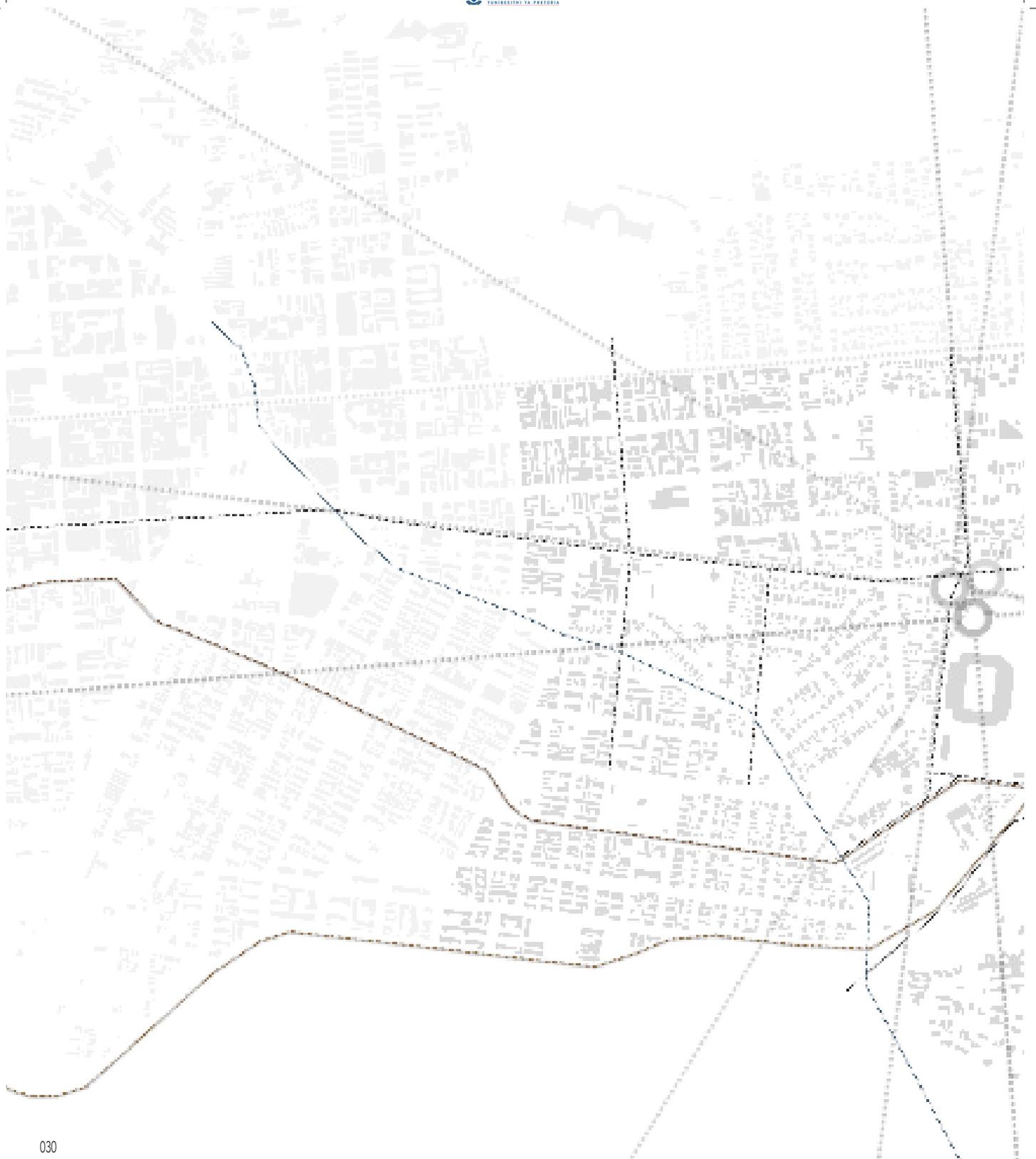


PART 2

CHAPTER 3

CONTEXT & CONTEXT ANALYSIS







03.01 INTRODUCTION

The precinct will encourage and enhance human-well being and expression, however, before this can be further investigated, a brief needs to be developed in order to determine the minimum requirements of a stadium landscape, a multifunctional landscape and a resilient landscape.

This chapter aims to place the reader in the context of this site explaining the historic development and present character of the urban area. As in the case of carnivals investigated, contextual and historical roots become core references in the design of successful public spaces. This is also the case of the proposal developed by this study.

The study area and the site will be analysed in terms of the theory, discussed in this chapter, to ensure that the requirements are met.



Figure 03.01: Photograph of Church Square and the OU Raadsaal Building



Figure 03.02: Photograph of the Voortrekker Monument

03.02 CONTEXT BACKGROUND

Pretoria was founded as a church town in 1855 and the first development occurred around Church Square. The suburbs Sunnyside and Arcadia were founded shortly after that.

Rugby was first played in South Africa in the Cape and was then brought to Pretoria as a sport. The first rugby games were played on Church Square in the late 1800's, but due to too much disturbance for the people in the town, rugby was played on fields such as Burgers Park, Berea Park and the Caledonian Stadium. Cricket, however, became a famous sport and there was not much space left for rugby anymore. The Eastern Sports Grounds (now Loftus Versfeld) was then established as the rugby headquarters in Sunnyside.



Figure 03.03: Photograph of the Pretoria CBD City Hall



Figure 03.04: Photograph of the blooming Jacaranda trees in Pretoria



Figure 03.05: Photograph of the Union Buildings in Pretoria

03.03 CONTEXT ANALYSIS

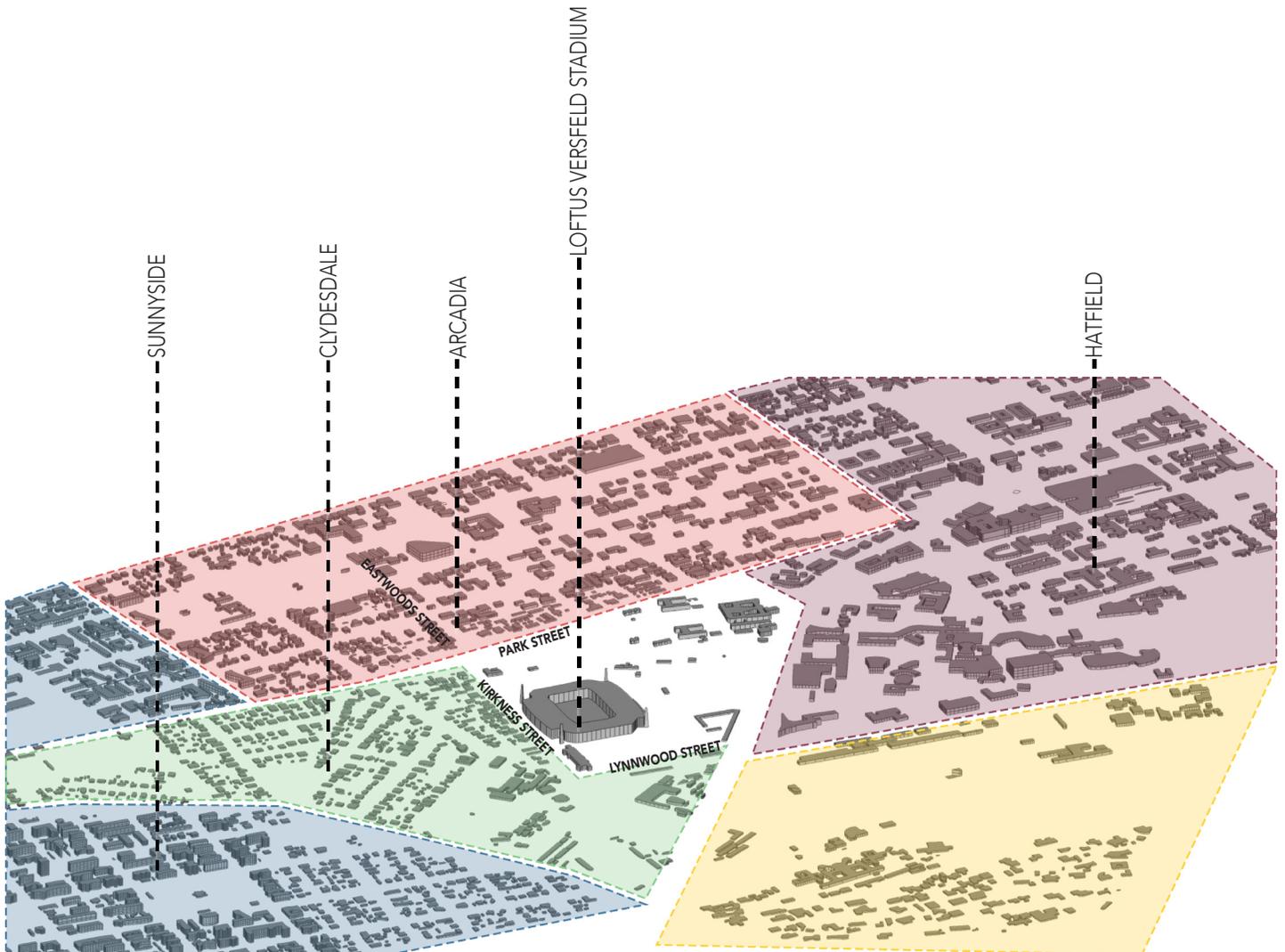


Figure 03.06: Suburbs (Author, 2015)

Four important neighbourhoods surround the Loftus Versfeld Stadium, namely: Arcadia, Sunnyside, Clydesdale and Hatfield. On the following pages, the unique historical and present character of these neighbourhoods are considered.

ARCADIA

The area of Arcadia was surveyed by J.H. Fehrsen, land surveyor, and consists of rectangular erven sites that date back to 1911. As colonial Britain played an important role in the formation of the Zuid-Afrikaanse Republiek, as South African was known then, the houses that were built, were in 20th century colonial style. Most of the buildings in this area is of great heritage significance to South African Architecture (ABLE Wiki).

The topography becomes quite steep towards the north of Arcadia, where the Mientjieskop with the Union Buildings are situated. Towards the south (to the direction of Loftus) it slopes down to the Walker Spruit. Arcadia, Sunnyside, Clydesdale and Hatfield

flows into each other with all the lanes of trees lining the roads and one would not immediately notice the boundary from the one suburb to the next. The suburb of Arcadia has the second-highest historical



Figure 03.08: High rise residential building in Arcadia (photograph taken by Author, 2015)

value, after the inner city area around Church Square (iCap - Investment Consulting Architects cc, 1996:10).

Arcadia consist of very old, not higher than 3-storeys, buildings towards the east and towards the city centre, it consist of high-rise residential buildings. Arcadia follows the same grid as the inner city.

SUNNYSIDE

Sunnyside and Clydesdale is situated between the two hills, Meintjieskop and Fort Klapperkop, and on each side of the Walker Spruit. The street pattern of Sunnyside and Clydesdale is bended from the inner city grid, because of the angle of the Walker Spruit of which irrigation furrows were flowing into the suburbs (Clydesdale Village Association, 2013).

A residential shortage occurred during the 1950's due to population growth and Sunnyside needed to be rezoned to construct higher-density residential



Figure 03.07: Old houses in Arcadia (photographs taken by Author, 2015)



Figure 03.09: Old house in Sunnyside (photographs taken by Author, 2015)



Figure 03.10: Multi-storey residential building in Sunnyside (photographs taken by Author, 2015)

building blocks. The original identity of Sunnyside grew from a rural farm to a very dense residential area.

Today, there are some old small houses left in Sunnyside. High rise residential buildings consist of five-to-eight storeys. Sadly, many areas in Sunnyside have become very delapidated, also along the Walker Spruit which lies between Sunnyside and Clydesdale, with Clydesdale being a suburb with higher income residents.

CLYDESDALE

A low-density residential suburb, Clydesdale, is known for its small erven and its richness in trees. Clydesdale consists of 270 residential stands. This small suburb has great historical significance and is situated east of the high-density residential Sunnyside area and directly west of the Loftus Versfeld Stadium.

Walking through the streets of Clydesdale, one can see how the architecture speaks of a rich heritage. Most residences are single-storey buildings, dating back to about 70 years. Suddenly, one encounters the high



Figure 03.11: Old houses in Clydesdale (photographs taken by Author, 2015)

density, modern streets of Brooklyn, Sunnyside and Hatfield. It seems as if the small “village” has stood still in time, while other suburbs around it became ever more dense. The original township of Clydesdale was surveyed in 1898 by AH Walker, situated within the borders of streets: Park, Minni, Maple, Ayton, Kirkness and Farenden. Clydesdale was established on a portion of land of the Elandspoort farm (see figure 03.05).

Clydesdale’s historical architecture and the significance thereof is directly in contrast with the multi-storeyed buildings recognised in the neighbouring area, Sunnyside (Clydesdale Village Association, 2013).



Figure 03.14: Myrtle Park in Clydesdale (photograph taken by Author, 2015)



Figure 03.12: New student accommodation in Clydesdale (photograph taken by Author, 2015)



Figure 03.15: Contemporary house in Clydesdale (photograph taken by Author, 2015)

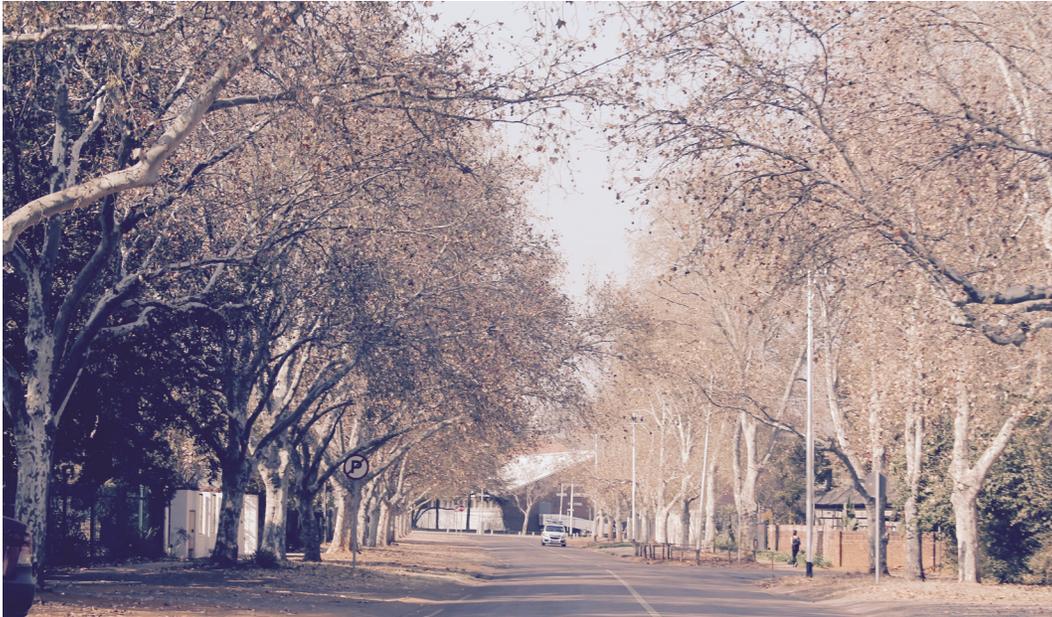


Figure 03.13: Old houses in Sunnyside (photograph taken by Author, 2015)

Places of historical and cultural significance:

- Afrikaanse Meisies Hoërskool
- Pretoria High School for Girls
- Pretoria Boys High School
- Loftus Versfeld
- NG Kerk Pretoria-Oos

Clydesdale is not only a beautiful and heritage rich small village, but it holds some very important assets of green infrastructure such as: tree lined streets, the Walker Spruit stream, a small public park, Myrtle park, and sports facilities such as Loftus Versfeld and school grounds.

The fact that the gird differs from the rest of the Pretoria context is quite significant and emphasises that the Walker Spruit is an important resource.

HATFIELD

In most parts of the country, development has slowed down due to the economic downturn. In Hatfield, however, development has remained relatively busy in terms of corporate and residential development. The demand for student accommodation keeps rising because of its proximity to the University of Pretoria. The area is also popular for its many international trade-missions and embassies. Old, smaller buildings are being demolished and high rise blocks of flats and offices are being built (SACommercial Property News, 2015).

The proximity to the Hatfield Gautrain Station has also promoted development within Hatfield. The station is considered an important regional station in accumulating travellers from both the north and the east of Pretoria. The station is believed to cause the region to become a new high-density urban environment (Gautrain Official Website, 2015).

Unfortunately, looking at the architecture in the Hatfield area, there is no coherent style and it has become a pastiche of styles. The streets are filled with pedestrians (student mostly) walking from the University to their accommodation. The Hatfield Square, which was once a student hub, has been demolished in 2014-2015 to accommodate new residential and commercial development. The Hatfield Plaza is a small shopping



Figure 03.16: Multistorey office building in Hatfield (photograph taken by Author, 2015)



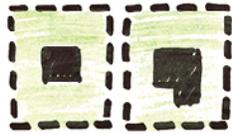
Figure 03.17: Some of the few old houses left, owned by the University of Pretoria in Hatfield (photograph taken by Author, 2015)



Figure 03.18: High rise student residential buildings in Hatfield (Author, 2015)

centre with a few shops and restaurants. Students have become limited to social areas.

SUB-URBAN - URBAN



From the context analysis above, a number of disconcerting tendencies were identified:

a) Pavillion typology - heritage, single storey houses in Kirkness Street, in Clydesdale, becomes occupied by small businesses, but stays in the exact same shape of when it was a residence - with a big garden and fence around it.

b) Palisade city - where the grain of the urban fabric has become very fenced in. The city of Pretoria [Tshwane] has become a palisade city (see figure 03.06, 03.10 and 03.16). People live inward and not outward.

This needs to be turned upside down in order to create a good urban environment and contribute to good urban fabric.

NEIGHBOURHOOD - ESTATE

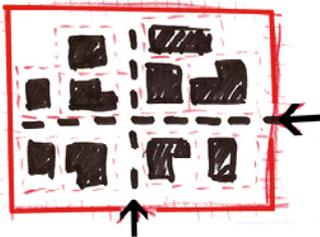
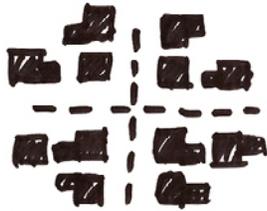


Figure 03.19: Current urban condition (Author, 2015)

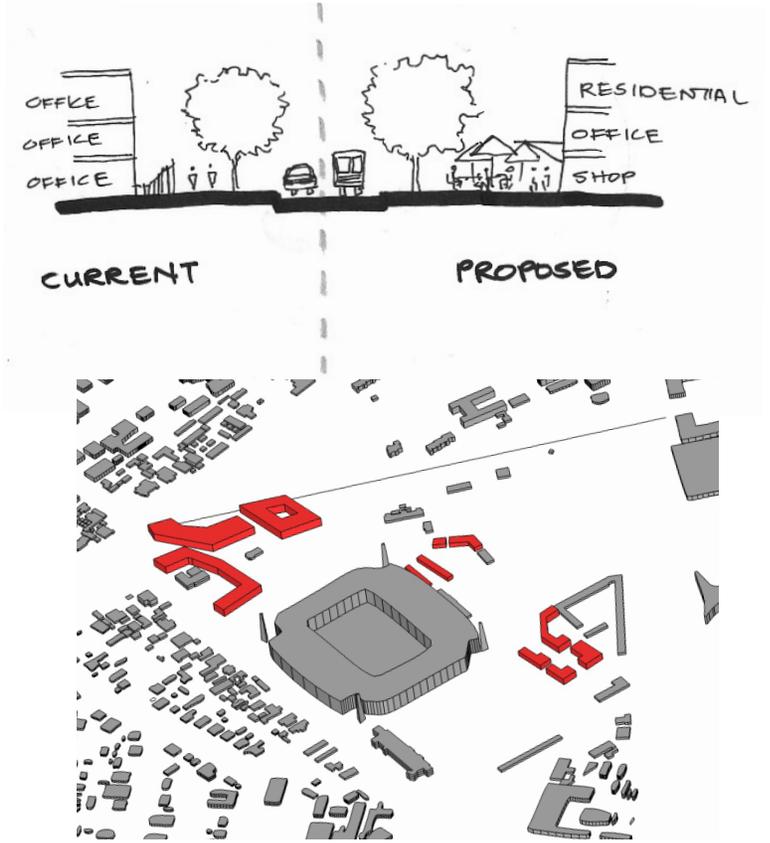


Figure 03.20: Proposed buildings to strengthen urban fabric (Author, 2015)

Two important institutions that are directly adjacent to the Loftus Versfeld Stadium merits consideration, namely: the University of Pretoria and Pretoria High School for Girls. The background and character of these institutions will be considered in brief.

THE UNIVERSITY OF PRETORIA

The University of Pretoria was established in 1908 as the Transvaal University College. Tuks or Tukkies, has its origin from the college's acronym, TUC.

The college started off with four professors and 32 students in the Kya Rosa house, a residential property with four rooms, as an English institution. Courses such as Dutch, English Language and Literature, Natural Sciences and Classics which included Philosophy, Latin and Hebrew, were presented at the time.

The University of Pretoria got its name on the 10th of October in 1930 as an Act of Parliament, championed by General Jan Smuts, then Prime Minister of SA. At that time, the University was the largest tertiary institution in the country with more than 900 students. Currently, UP has more than 50 000 students and has become a leading institution in higher education in the world. The University offers both English and

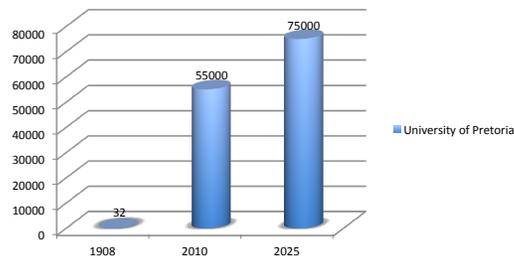


Figure 03.21: University of Pretoria predicted growth (adapted by Author, 2015 from information on the UP website)

Afrikaans courses and has transformed from a mainly white Afrikaner institution to one which is multi-racial and multicultural, offering quality education to South Africans (UP Official Website, 2015).

The University of Pretoria's future plan for 2025 is to expand and accommodate around 75 000 students, which is 20 000 more than the current amount.



Figure 03.22: The Old Arts Building at the University of Pretoria (to which the historical line of trees line up with)



Figure 03.23: The Ship (Administration Building) at the University of Pretoria, situated on the corner of Lynnwood and University Streets

PRETORIA HIGH SCHOOL FOR GIRLS

In 1902, Lord Milner, started the Pretoria High School for Girls, also referred to as PHSG, as an effort to anglicise the Transvaal under British Occupation. PHSG was granted land located adjacent to the school, in 1917, for their playing fields. By 1919 hockey and cricket games were played on these fields.

During the first and second World Wars, all expensive entertainment and activities, as well as gifts to the school were postponed in order to send the contributions to the war effort. The girls of the school also knitted items to the "Ouma Smuts" (referring to Jan Smuts' wife). South African Gifts and Comforts" during the time and the tradition has persisted to the present day. Annually, jerseys knitted by every pupil and staff member are given to needy members of the community. PHSG already gives to the community and opportunity can be given to interact with the community in different ways.

In 1991, girls of different races were admitted to the school in order to show their attitude towards embracing the new South Africa. Currently there are

pupils from all over the world (PHSG Official Website). PHSG take part in various cultural activities each year, such as: musicals, music concerts, art exhibitions as well as debating and public speaking. Physical activity is also very important and therefore girls can take part in several sporting activities, such as: Swimming, Springboard Diving, Lifesaving, Water Polo, Athletics, Cross-Country, Basketball, Netball, Tennis, Volleyball, Hockey, Soccer, Squash, Aerobics, Equestrian and Chess.

PHSG has a richness of trees on their school grounds and the historical line of trees used to be the boundary of the school grounds. Two buildings on the PHSG grounds on the eastern side of the stadium, are buildings older than 60 years and is therefore heritage protected (see figure 03.21 and 03.22).



Figure 03.26: Pretoria High School for Girls Main Building (David Krut Publishing, 2015)



Figure 03.27: Pretoria High School for Girls axis towards building (Static Panoramio, 2015)



Figure 03.24: Tennis house - heritage protected buildings on PHSG's grounds, viewed from Loftus' current grounds (photographs taken by Author, 2015)



Figure 03.25: Heritage protected building (older than 60 years) on PHSG's grounds, viewed from Loftus' current grounds (photographs taken by Author, 2015)

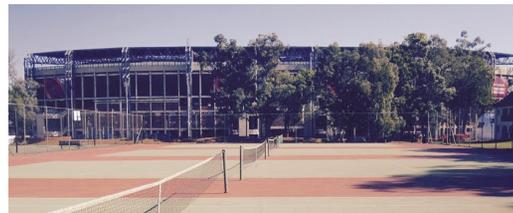


Figure 03.28: View towards Loftus from the Pretoria High School for Girls' tennis courts (Static Panoramio, 2015)

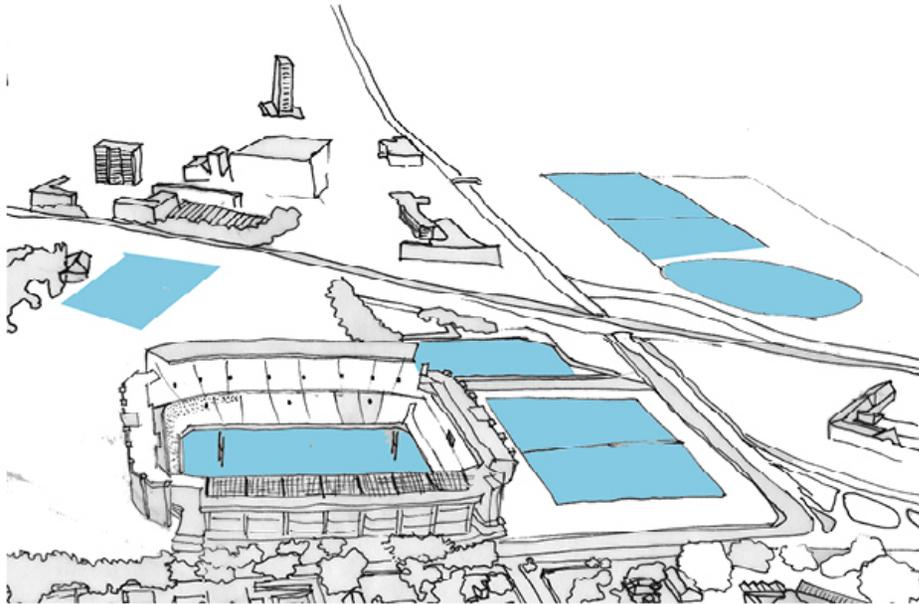


Figure 03.29: Water usage on and around the site (Author, 2015)

Loftus Versfeld stadium and surrounding sporting fields as well as the schools' fields requires an undisclosed amount of water. The fields on Loftus Versfeld's grounds are using water from two boreholes, which is busy exploiting valuable natural resources.

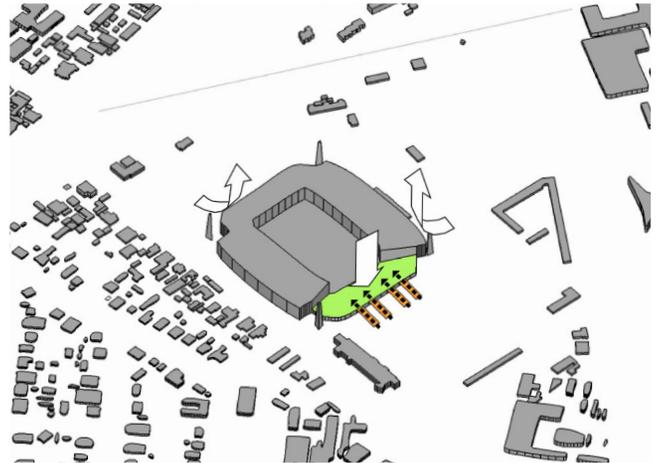


Figure 03.30: Cut the building and lift surface in order to bring down scale (Author, 2015)

LOFTUS VERSFELD STADIUM

Amongst others, Loftus Versfeld laid the foundations for the traditional rugby of the Northern Transvaal/ Blue Bulls Rugby Union and which forms an essential part of rugby in South Africa. He made the greatest contribution towards rugby in Pretoria

Loftus Versfeld's greatest achievement was to establish the first headquarters for rugby in Pretoria, previously known as the Eastern Sports Grounds. He introduced the first grass playing-fields in Pretoria as an experiment and imported the kikuyu lawn in 1919-1920 from Kenya. In 1933 Loftus Versfeld Stadium was named after Robert Loftus Owen Versfeld.

According to former Sports Editor of the Pretoria News, Mr JC Vlok, a rugby historian, the first rugby practice took place on Church Square on the 29th of August, 1873. However, that was not the rugby game as it is known today, but the so-called "Winchester Game", related to rugby. The Eastern Sports Grounds became the home of rugby in 1914, thanks to men like Loftus.

Originally, the Loftus Versfeld site was state property and was given to the Pretoria municipality in 1909. The site was previously a golf course, but cattle grazed on the grounds and a public picnic place. The site comprised of five rugby fields that were later reduced to four fields (when the East Stand was erected), a cricket pitch, a baseball field, two softball fields, thirteen tennis courts and two bowling greens.

A new union for rugby was formed in 1938. Professor Davel, became the first President of the Northern Transvaal Rugby Union. He was responsible for the rugby jersey which is still today the light blue jersey that has become the colour of the Northern Transvaal and today's Blue Bulls. Professor Davel's wife, Nell Davel, gave the Northern Transvaal the well-known Barberton daisy as emblem. This was also the year that Loftus was improved and rebuilt.

In 1939, the first Currie Cup match at Loftus Versfeld was played and on 3 September 1955, the stadium also became a rugby test centre.

Meetings were held towards the end of 1961 and beginning of 1962 between the Northern Transvaal Rugby Union and City Council to try and establish whether a new stadium at Groenkloof was a better option. As matters dragged and time passed, those ideas have faded away.

By 1969, more spectators had to be accommodated and a temporary South Stand was therefore erected. During the game, however, the stand collapsed and fortunately no one was seriously injured.

On 29 November 1973, Mr Kerneels Young, the Pretoria City Counsellor at the time, decided to go overseas and get ideas for a modern stadium. The new Grand Stand was finished on 27 August 1977, after construction had started in 1974.

The Blue Bulls acquired their name in 1997 when it was changed from Northern Transvaal. During the same year the Blue Bulls Rugby Union and Sail joined forces, a financial institution - the Blue Bulls Company. The Blue Bulls Company manages the professional team while the Blue Bulls Rugby Union manages the clubs, schools, etc.

This stadium hosted Rugby World Cup matches, World Title boxing and various entertainment such as Pavarotti, Cliff Richard, UB40, Robbie Williams and Celine Dion.

A statue was erected in front of the Grand Stand by mr. Robert Denton in 1978 to honour the unknown rugby players - legends who have originated from the Northern Transvaal/Blue Bulls and who played at Loftus and helped to build its history. The statue is called "The unknown rugby player".

Figure 03.31: Loftus Versfeld stadium eastern stand

Loftus Versfeld has four fields. The main field within the stadium is Field A, the two fields south of the stadium are called Fields B & C and Field D is the field towards the east of Fields B & C. At the moment, all the Blue Bulls teams: Under 19 and Under 21 teams as well as the women's teams practice on Fields B & C. Loftus currently rents out Field D to random clubs, the main teams do not use this field (see figure 03.xx)



03.04 PROPOSED DEVELOPMENTS WITHIN THE STUDY AREA

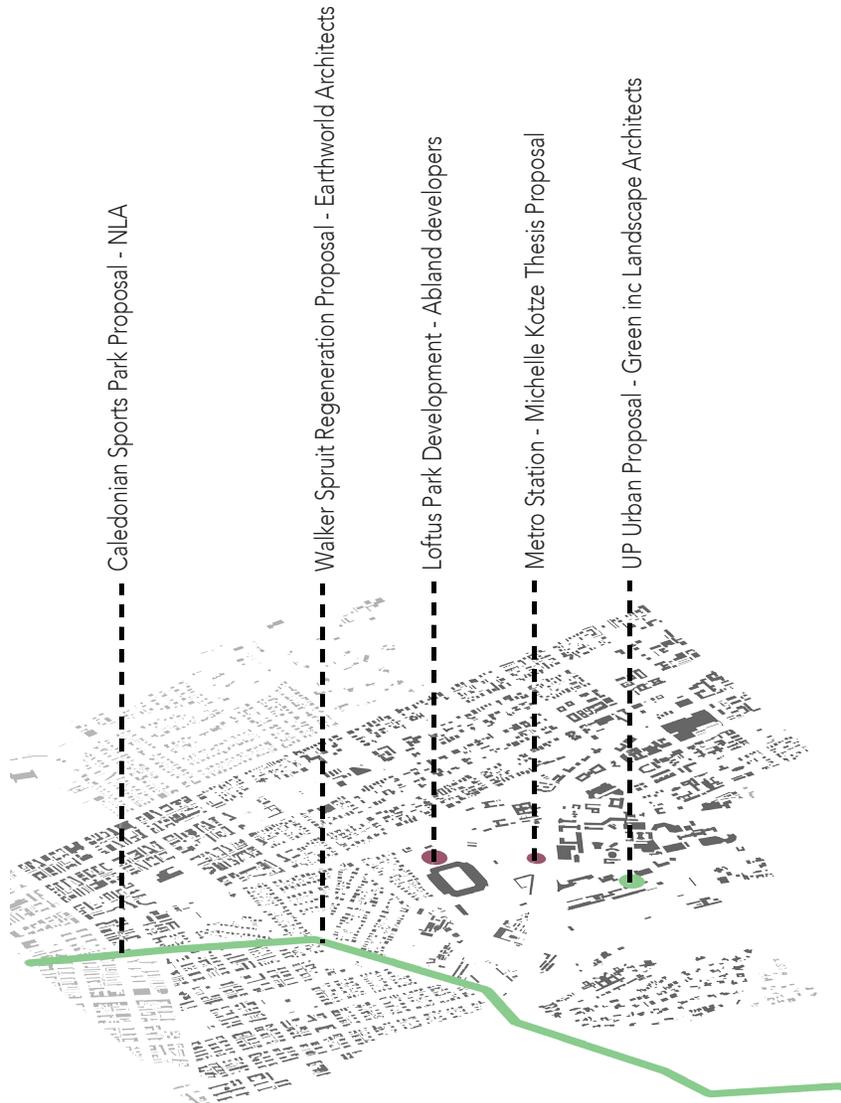


Figure 03.32: Proposed developments within the study framework (Author, 2015)

CALEDONIAN SPORTS PARK

The Caledonian Sports Park proposal was done by Newtown Landscape Architects (NLA). The proposal addresses various ecosystem services such as water management - harvesting, cleaning and reusing; recreation in terms of an open field of lawn, a skate park and a children's playground; as well as various planting and trees to contribute to a sustainable site.

Loftus is not situated within a five or ten minute walk, thus the Caledonian park can be seen as another neighbourhood park within 20-30 minute walking distance. The proposal is much smaller than that which is proposed for Loftus Versfeld, at the end of this thesis, and can become a supporting park for the proposal at Loftus.



Figure 03.33: Caledonian Sports Park (designed by NLA, 2015)

WALKER SPRUIT REGENERATION PROPOSAL

The Walker Spruit runs from the Waterkloof koppies, through the eastern suburbs and passes a major 'sports-cultural hub' where the University of Pretoria, a few schools and Loftus Versfeld is situated.

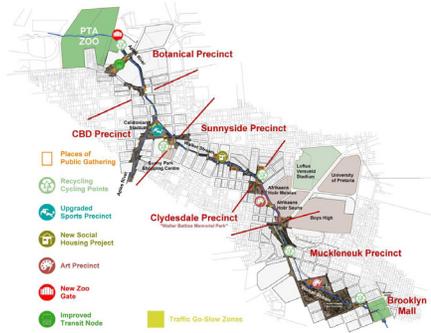
Walter Whall Battis (1906-1982), was an artist with a special connection to the area around Loftus and taught as an art teacher at the Pretoria Boys' High School. The compositions of Battis' are limitless, colourful, original and some are inspired by African art (Earthworld Architects).

A number of pilot projects will be implemented to become catalysts for activating the spine of the river down to the Apies River. On the corner of Lynnwood and Kirkness street, a sculptured piece of art has already been implemented as well as a painted wall of art on the walls of the underpass going past Pretoria Boys High.

Other Tshwane artists will be celebrated further along the spine and involve communities aid in the upgrading and development in this part of the city. The proposal is approved and will be implemented soon.

The proposal is valuable in terms of regenerating the stream and improving green infrastructure. At the moment the site along the stream is derelict and not used. Loftus Versfeld can connect to the stream within the larger green infrastructure network as well as the social network.

Figure 03.34: Existing implementation of the art installation of Battis on the corner of Lynnwood and Kirkness streets - south of Loftus Versfeld stadium (Author, 2015)



Park Guell



Battiss Circle in Pretoria



Figure 03.35: Walkerspruit regeneration project proposed public art installations (planned by Earthworld Architects, 2015)

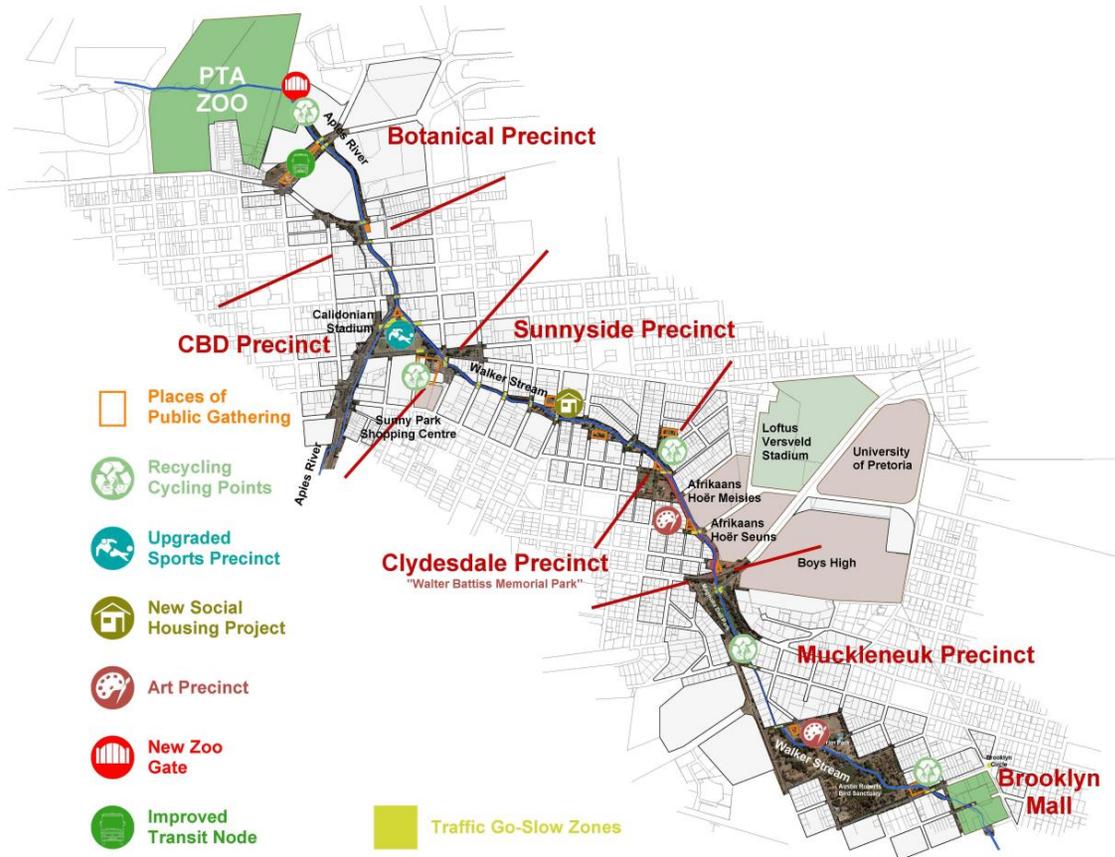


Figure 03.36: Walkerspruit regeneration project (planned by Earthworld Architects, 2015)

LOFTUS PARK DEVELOPMENT

The Abland Development, Loftus Park, is a large mixed-use development that is proposed for the parcel of land north of the stadium. It will consist of commercial activity as well as offices and other activities like a rugby museum, brewery and gym. Double storey underground parking will be implemented below the whole proposal.

What is good about it is that it is multifunctional to an extent, it will draw people to the site and make it a more active. The proposal, however, is of a shopping mall nature. Still, a "place" for everyone is not provided, since people without money would not feel welcome at a place where one can only shop.

Although some trees are being planted, ecological design has not been integrated into the proposal. The edge of the site is poorly treated, it allows the proposal to become very distant from the street and the public. The proposal does not provide space for large crowds to gather before and after events at Loftus.



Figure 03.37: Proposed Urban Design Development at the University of Pretoria (designed by Studio 3 Architects, 2014)

LOFTUS METRO STATION

Michelle Kotzé (thesis in 2012) proposed a Loftus metro station building that crosses the railway in Univeristy Road, which is situated east of Loftus Versfeld Stadium. The aim of the project was to allow for easy access to Loftus from the University Road and also to provide a better transportation node.

This proposal will be accepted within this thesis and it will be assumed that this project will be implemented in the near future. The building will have commercial activity on the bottom levels and on the top, the train platforms are situated.



Figure 03.38: Images of the station building (designed by Michelle Kotzé, 2012)

UNIVERSITY OF PRETORIA'S URBAN PROPOSAL:

Many students that apply to the University, choose to live in the residences, however, not everyone who applies can be accommodated. As the University grows, the intention is to increase the residence capacity, so that 25% of the enrolled students, have accommodation.

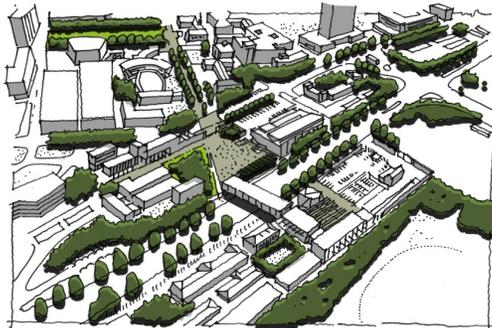


Figure 03.39: Proposed Urban Design Development at the University of Pretoria (designed by GreenInc, 2015)

The University will expand largely by building new buildings. The departments situated on the Hatfield campus is expected to grow and therefore two thirds of the expansion is likely to happen there (see proposal by GreenInc on next page). Much land between the Hatfield and Hillcrest campuses, are already owned by the University, which could also facilitate their growth (Accessed: 30 May 2015, URL:<http://www.up.ac.za/en/about-up/article/258177/strategic-plan-2025>).

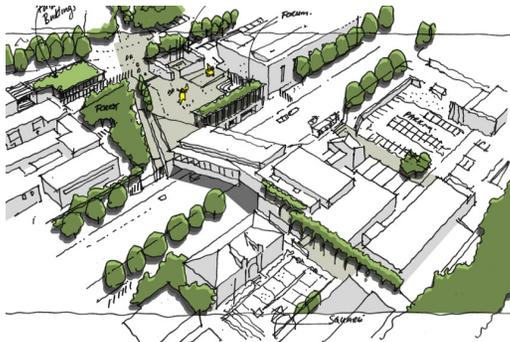


Figure 03.40: Proposed Urban Design Development at the University of Pretoria (designed by GreenInc, 2015)



Figure 03.41: Proposed Urban Design Development at the University of Pretoria (designed by GreenInc, 2015)



Figure 03.42: Proposed Urban Design Development at the University of Pretoria (designed by GreenInc, 2015)

The urban proposal for the University of Pretoria is a very appropriate proposal. Although the proposal contributes to great open space for the students, the space will still, unfortunately, not be accessible to the general public. In terms of Green Infrastructure, it can contribute to the larger framework and possibly connect to the proposal of this thesis.

03.05 CULTURAL ANALYSIS

03.04.01 CADASTRAL INFORMATION

Figure 03.25 explains the cadastral information. Site boundaries are shown. Loftus Versfeld is situated across 3 sites.

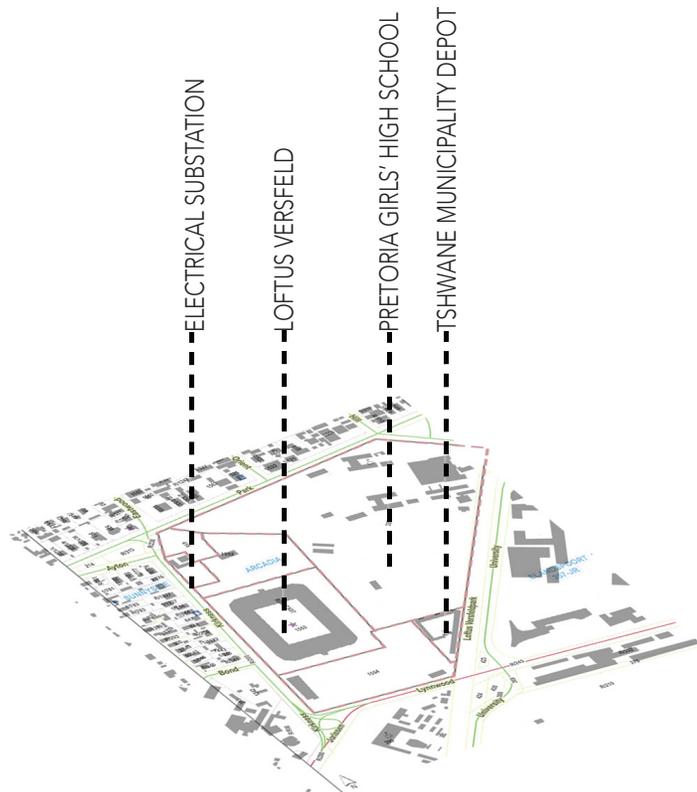


Figure 03.43: Cadastral Information diagram (land ownership)

03.04.02 BACKGROUND AND PROTECTION OF HERITAGE

The Loftus Versfeld grounds has a few significant landmarks that are of heritage value. A heritage assessment was done by Francois P Coetzee from the Department of Anthropology & Archaeology at the University of South Africa in 2012. The heritage impact assessment investigation is in accordance with the provisions of Sections 38(1) and 38(3) of the National Heritage Resources Act (Act no 25 of 1999). The area that was investigated is situated on the northern side of the stadium - as seen also on the photo's above.

The first, most valuable landmark that was declared as protected heritage, is the Clubhouse, of the bowling club, that is believed to have been built in 1929. The report stated that the Clubhouse has to be retained and protected.

The building's plan is based on the Latin cross, with its main entrance to the western facade. The northern and southern side each has an entrance. The original fourth entrance towards the east was removed during the construction of an additional part on the eastern side which was added in the 1990s.



Figure 03.44: Clubhouse (photograph taken by Author, 2015)

The Clubhouse is built on a red brick plinth and the walls are plastered. A neo-Cape-Dutch gable binds part of the facades together. Every facade has a distinct character. The western facade has a strong symmetrical massing with slender flanks, each with a small roof. The door and windows on each of the northern and southern facades are placed symmetrically and projected parts are near the main

entrance. The eastern facade originally had a central door with two symmetrical windows on the side and a neo-Cape Dutch gable. A row of columns extended from the eastern facade before its extension and formed a pergola (Van der Waal 1997 in Coetzee, 2012:14).

The Clubhouse was part of the bowling club. The bowling fields on the northern side of the Clubhouse have unfortunately been removed, there are no remnant left of the fields.



Figure 03.45: The pergola that extended from the eastern facade and original garden (Coetzee, 2012)

Secondly the lane of trees, planted in 1912 with *Eucalyptus polyanthemos* and *Pinus longifolia* (Laubscher 1994:47 in Coetzee, 2012:12). This lane of trees planted to directly align with the Old Arts Building on the University of Pretoria's main campus. The trees also point towards the Union Buildings. The second important landmark, PHSG a landmark in the history of the area, also in Pretoria, and the school's grounds were layed out accordingly - the alignment of the trees can still be seen today.



Figure 03.46: Lane of Trees (photograph taken by Author, 2015)



Figure 03.47: View of the Lane of Trees from Pretoria Girls' High School's Grounds (Photograph taken by Author, 2015)

The Main Entrance (Stone Gate) is also of heritage value which used to provide access to the Eastern Sports Grounds, as it was called earlier.



Figure 03.48: Main Entrance - Stone Gate (Coetzee, 2012)

The statue 'Spirit of Sport', designed by Fanie Eloff was in 1936, at the entrance of the Sports ground. The placement of the statue was complimented by historical rows of palm trees, which has also been removed in recent years (Laubscher 1994:48 in Coetzee, 2012:15). In 1995, the council decided to move the statue to the Pilditch Stadium in Pretoria west. The statue was replaced by a sandstone base



Figure 03.49: The Fanie Eloff statue and the sandstone statue that replaced it (Coetzee, 2012)

that can still be found on the site.

The Loftus Power Substation is also believed to be older than 60 years and therefore protected by heritage according to Section 34 of the National Heritage Resources Act (Act no 25 of 1999) (Coetzee, 2012). The substation is also currently and use and therefore it should be kept.



Figure 03.50: Loftus Substation - view from Kirkness street (Photograph taken by Author, 2015)

EVOLUTION OF THE SITE OVER THE YEARS



Figure 03.51: Sports Grounds c. 2001 (Coetzee, 2012)



Figure 03.52: Bowling Green reutilized c. 2004 (Coetzee, 2012)



Figure 03.53: Palm Trees show signs of ageing in 2008 (Coetzee, 2012)



Figure 03.54: Palm trees removed. Clubhouse new Eastern section delapidated in 2009 (Coetzee, 2012)



Figure 03.55: Aerial photographs (Reading Room, Boukunde, UP - photos from an unknown source)



Figure 03.56: Boundaries of northern bowling green removed. Clubhouse new section partly removed in 2010 (Coetzee, 2012)



Figure 03.57: Area cleaned up. Clubhouse fenced and new section removed in 2011 (Coetzee, 2012)



Figure 03.58: Abandoned space (aerial photograph from Google Earth 2014)

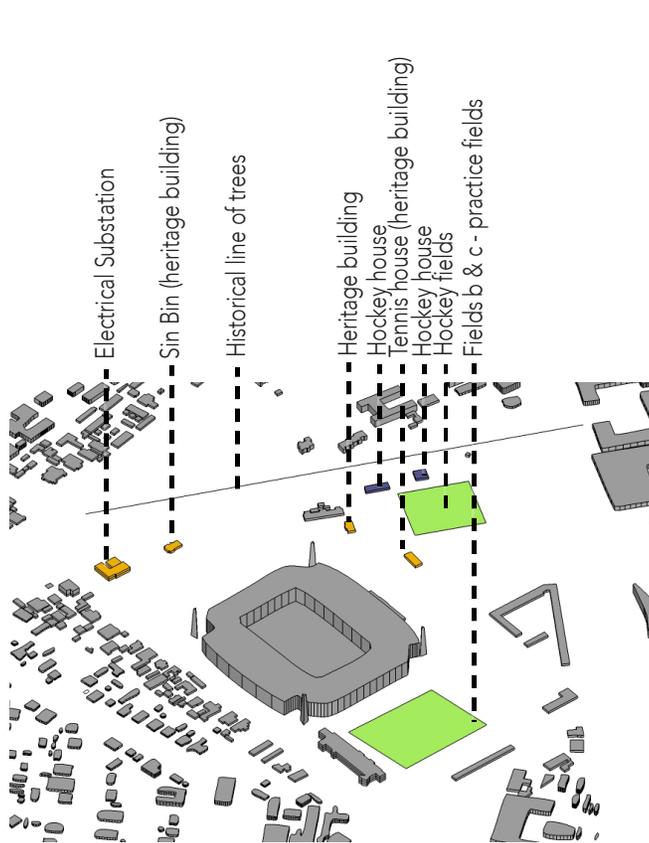


Figure 03.59: Some existing elements are significant or well-used and should therefore be kept.

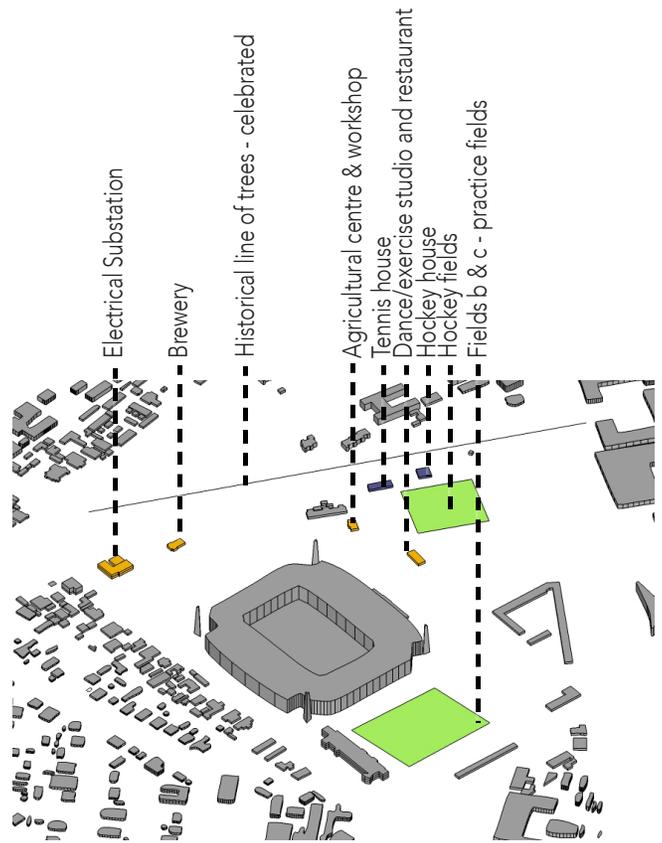


Figure 03.61: Proposed programme for the significant elements identified

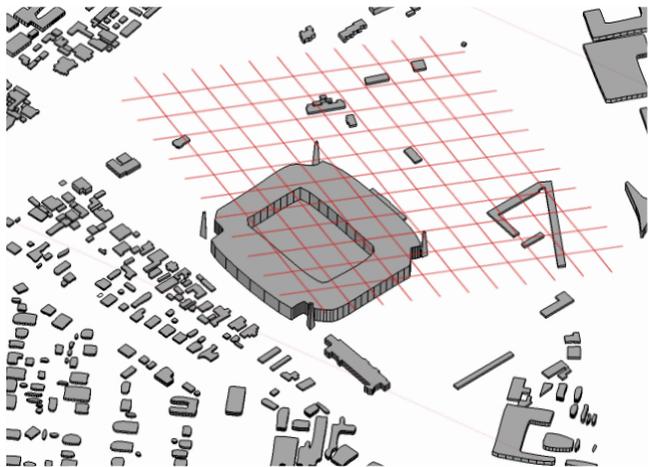


Figure 03.60: Grid overlay that emphasises the historical line of trees



First rugby game took place on Church Square – **1873**



Berea Park Rugby Headquarters – **1889**

Pretoria High School for Girls was founded – **1902**

Clydesdale was declared a suburb – **1904**



The University of Pretoria was established – **1908**

The Eastern Sports Grounds became home of Pretoria Rugby – **1909**

New railway constructed – **1910**

Lane of trees were planted – **1912**

Kikuyu imported from Kenya – **1920**

First concrete structure built & Named after Robert Loftus Owen Verfeld – **1923**

The municipality leased the portion of land to the Eastern Sports Grounds to the Transvaal Rugby Football Union – **1924**

The Clubhouse north of the stadium is believed to have been built – **1929**

Old familiar Grand Stand reconstructed – **1934**

Loftus rebuilt and improved – **1938**

1900

1910



1930



Figure 03.62: Timeline (compiled by Author, 2015)



Northern Transvaal rated as one of top provinces because of Loftus Versfeld Stadium – 1942

40 000 spectators came to watch the first test match – 1955

New plans were made to move the sportsground to the Groenkloof Quarry – 1963

Temporary stands erected – 1968

South of Grand Stand gave way immediately after the match; people fell and nearly 200 people were rushed to hospital – 1969

When funds became available, Loftus gained increasing support for upgrades seating capacity increased to 75 000 until stadium was finished (Groenkloof plans abandoned). – 1972

Grand Stand demolished to make way for South Stand with a seating capacity of 15 000 – 1974

Heavyweight boxer, Genie Coetzee, challenged the unbeaten American Heavyweight, John Tate, for the vacant WBA World in front of a crowd of 80 000 people. – 1979

The Northern pavilion received an upgrade – 1984

The Southern pavilion was under construction – 1989

The Eastern pavilion was upgraded – 1995

Name changed to Minolta Loftus when they took over sponsorship – 1998
(Gov Gazette notice no 19109) **The site and the old Club House of the Eastern Sports Grounds at Loftus Stadium were granted National historical Monument status. – 1998**

Name changed to Securicor Loftus when they took over sponsorship and Cricket World Cup hosted games. – 2003

Name changed to Securicor Loftus when they took over sponsorship and Cricket World Cup hosted games. – 2003

Clydesdale suburb merits proclamation as a site of Heritage significance. – 2004

Name changed back to Loftus Versfeld when Vodacom took sponsorship. – 2005

UB40 and Robbie Williams' Close encounter tours were hosted where 56 000 people attended. – 2006

Celine Dion performed a two night show where 80 000 people attended. – 2008

Federations Cup and Major improvements of Loftus Versfeld for the World Cup. – 2009

Loftus Versfeld hosted some of the FIFA Soccer World Cup Games – 2010

Local soccer teams also started to play at Loftus Versfeld more often – 2011

ABLAND put up boards to show the future developments of the site north of the stadium – 2014

Many developments specifically for student housing are being built around Loftus and UP – 2015



Figure 03.63: Study Area with 1km (5 minute) walking distance (Author, 2015)



03.06 STUDY AREA ANALYSIS

- Transportation nodes
- Green open spaces
- Commercial activity
- Educational institution

- High density residential
- Low density Residential
- Schools
- University of Pretoria
- Green space
- Mixed high density residential & commercial
- Mixed medium density residential & businesses/embassies

- Private space
- Semi-public space
- Semi-public
- Public space

Inverted figure ground study



Figure 03.64: Land use & amenities diagrams (Author, 2015)

CONCLUSION:

Amenities:

Most of the amenities in the area are schools and small parks. The biggest attraction that can be used on a daily basis is the Hatfield area with a shopping mall, multiple restaurants and businesses. The most important attraction is Loftus Versfeld and cannot be used on a daily base.

Landuse:

The site is immediately surrounded by a low density residential area on the western side and towards the east and south, schools surround the site. On a wider scale, the site of Loftus Versfeld is surrounded by dense to medium dense residential and business areas.

Public & Private areas:

Very little public open space is available in the area.

Inverted figure ground:

The study shows how the grid of the city has become fragmented and that the area from Loftus Versfeld, towards the east, have become a 'deserted island' which isn't accessible by the public.



Pedestrian activity in daytime

Pedestrian activity at nighttime

Pedestrian activity during events

Figure 03.65: Pedestrian Activity (Author, 2015)

CONCLUSION:

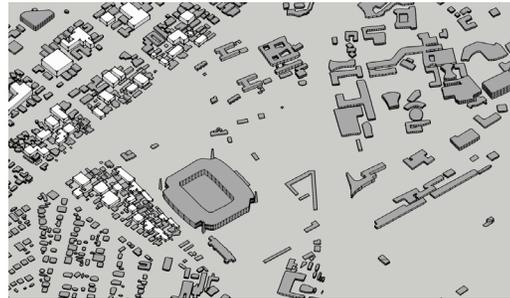
During the day the area has a high pedestrian activity because of the schools, the university, as well as the Loftus Metro Station and the Gautrain bus stops which are busier during peak hours.

At night-time (6-8pm) very little pedestrian activity occur around the area and activity is mainly towards the west - around Sunnyside and the Pretoria Art Museum. Towards the east the activity is centered around Hatfield.

During event days at Loftus, a much larger crowd of people move towards the stadium, mainly from the north and south and activity is centered around the stadium and within Kirkness Street which is always filled with small stalls where people sell clothing that relate to the teams playing or people selling food and singing.

THREATS:

Urban growth and large scale development encroaching potential public space



WEAKNESSES:

- Very little public space compared to private space
- Little commercial activity in the area
- Very little recreational area
- Fragmented urban grid



STRENGTHS:

Transport surrounding Loftus - increases accessibility.



OPPORTUNITIES:

The area around Loftus is already very active with strong pedestrian activity. Once a park is established, there will be people using the park.

Transportation nodes allow for easy access to the site.



Figure 03.66: SWOT ANALYSIS (Author, 2015)

03.07 CONCLUSION

Four important aspects from the analysis done in this chapter will influence the design, namely: considering heritage, community upliftment and social spaces, scale, and material

Heritage:

- All heritage protected buildings will be kept
- The line of trees is significant and will be emphasised through the use of a grid - the grid will also help to create unity between all the historical buildings, since all of them were built in different angles
- The statue where the Fanie Eloff statue used to stand, will be kept, but moved to the proposed plaza on the southern side of the site - in the middle of the plaza.
- Brick will be considered as material to celebrate the architecture of Pretoria

Opportunity for community upliftment & social spaces:

- Include a portion of land from PHSG to ensure a connection to the eastern side (reduce the large island that the current urban block is) and make the sport facilities accessible to the community during times when not in use for games
- Workshop space
- Open plaza and lawn area to accommodate groups
- Amphitheatre/speech area
- Urban farming
- Commercial development for social areas
- Brewery for social events

Scale:

- Add buildings to create urban fabric and bring the heights to an average between the stadium and the surrounding area
- Manipulate surface in order to reduce scale

