



## 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

# physical features



fig. 5.1 Study area

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.



# visual study

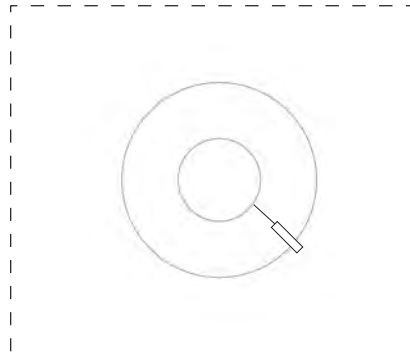


fig. 5.5 Wind rose - South East Wind

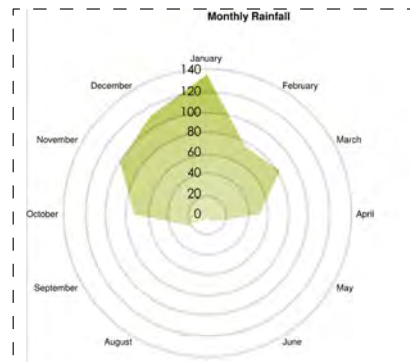


fig. 5.6 Rainfall - Average of 674mm per annum

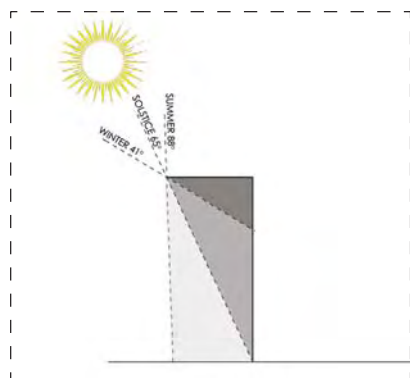


fig. 5.7 Sun Inclinations



fig. 5.2 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.



fig. 5.4 Vermeulen Street east from Potgieter Street



fig. 5.3 Houses built in 1880 in a cul de sac



fig. 5.8 Corner of Vermeulen and Potgieter Street

# texture in the city



fig. 5.9 Kruger Park



fig. 5.10 Kruger Park



fig. 5.11 Scubart Park



fig. 5.12 Schubart Park



fig. 5.13 Schubart Park



fig. 5.14



fig. 5.15



fig. 5.16 TPA Building



fig. 5.17 Mesada Building



fig. 5.18 ABSA Building



fig. 5.19 Mesada Building



fig. 5.20 Princess College



fig. 5.21 Koopkrug Building



fig. 5.22



fig. 5.23 New National Library



fig. 5.24 Princess College



fig. 5.25 Telkom Towers



fig. 5.26 Koopkrug Building



fig. 5.27 Queen St Mosque



fig. 5.28 Woltemade Building



fig. 5.29 Hallmark building



fig. 5.30 View from National Library



fig. 5.31 City Scape



fig. 5.32 City Scape

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.



# food in the city



fig. 5.33 Street vendors in Pretoria



fig. 5.34 Street vendor in Pretoria

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.

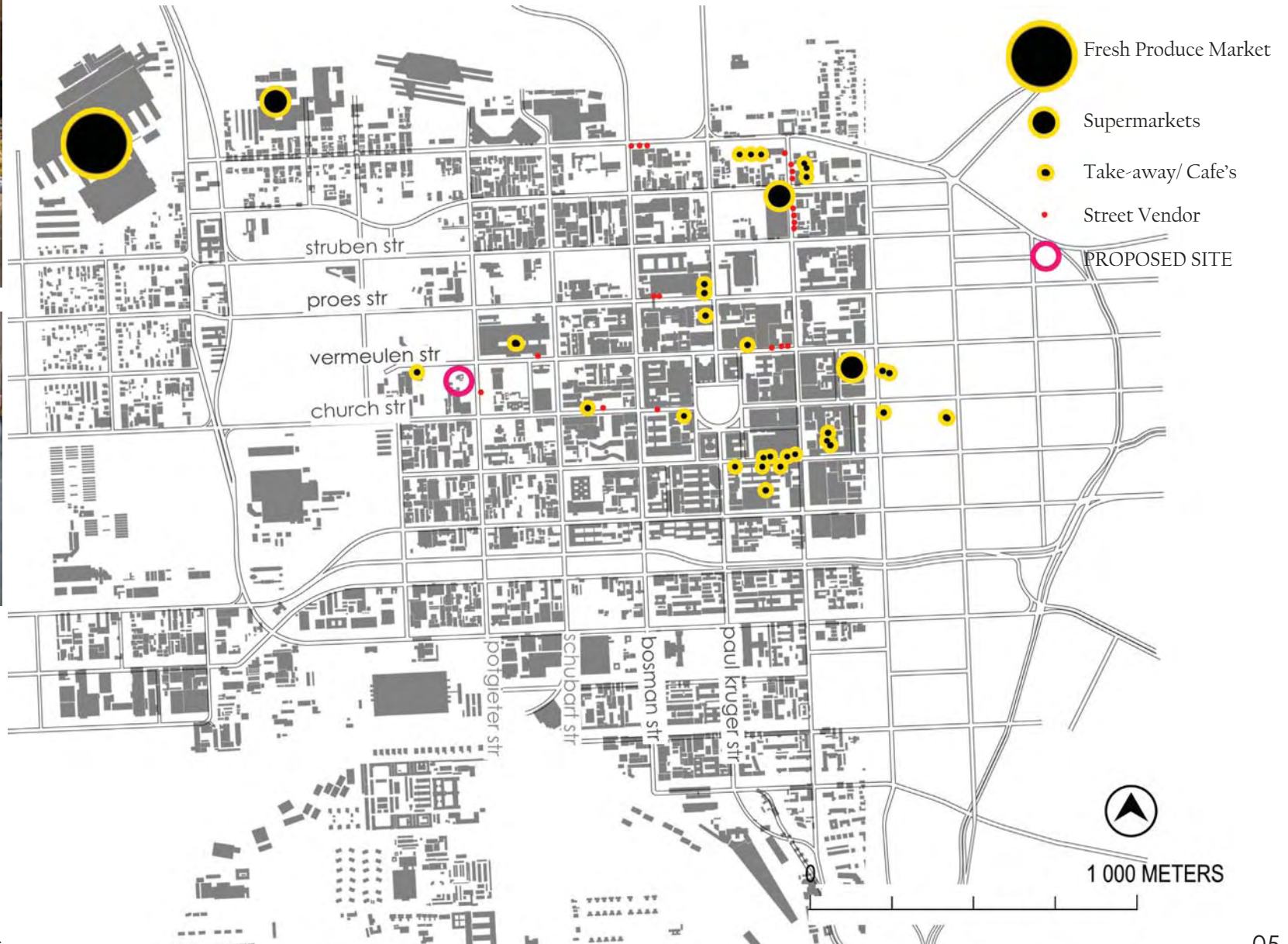


fig. 5.35



# major circulation routes



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.

fig. 5.36



# access to site

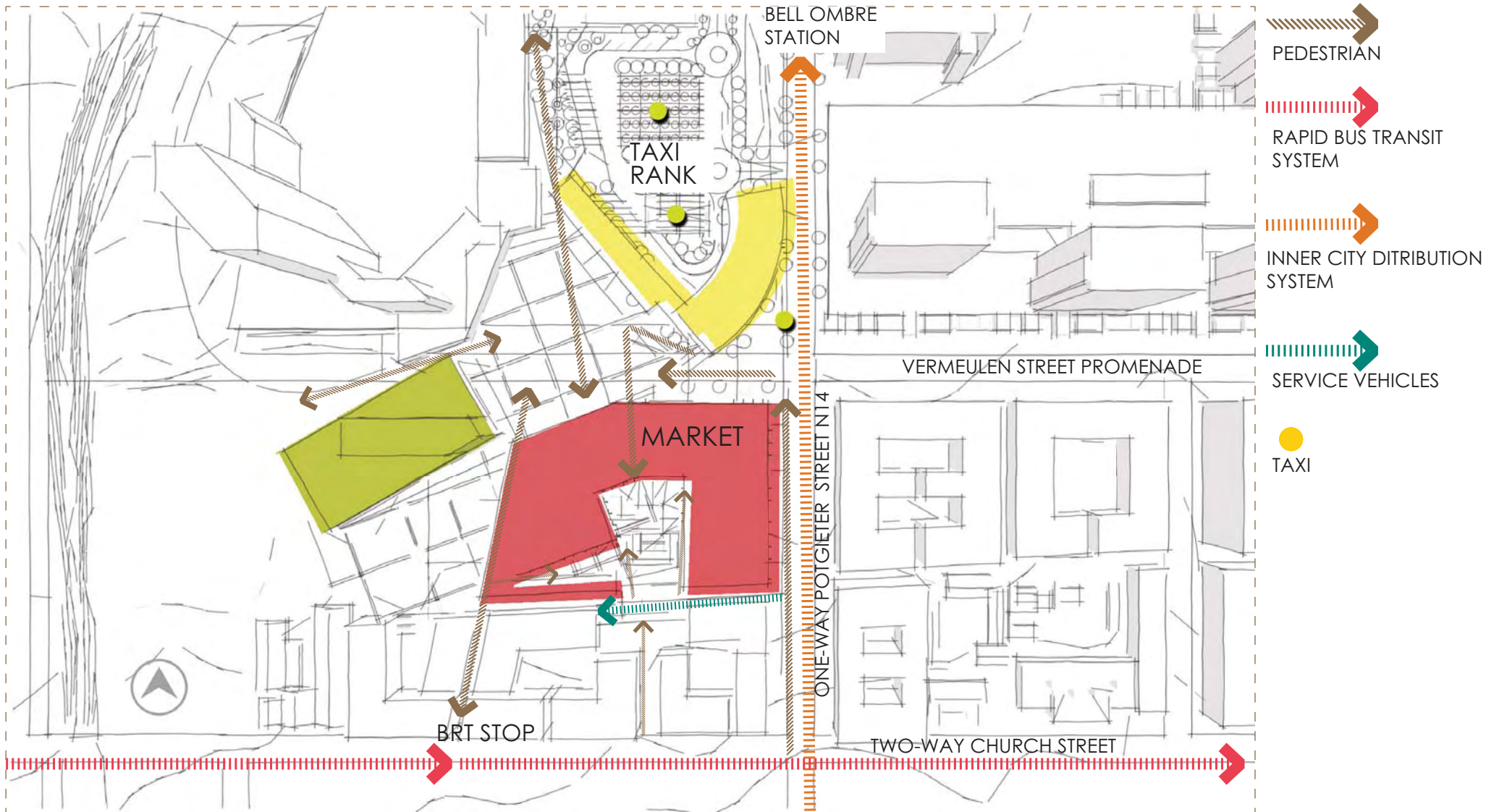


fig. 5.37 A food market must be accessible to both vehicles and pedestrians. However, a food market is a destination for it is a necessary commercial activity.

# history

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

## world

WWI  
  
1918 The Influenza Pandemic killed 20-40 million people

## south africa

1652 The Dutch East Indian Company established a refreshment stop in the Cape, i.e. a food stop. (SAHO:2009)

1877 - British take over ZAR government (SAHO: 2009)

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)

## city pretoria

Decided that this area will be the central capital for the Zuid Afrikaansche Republiek (ZAR), on the farm Elandspoot. 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 decomanus maximus. (Le Roux et al 1993:5)

1879- Market building is erected on the 'uitspan' now Lilian Ngoyi Square



fig. 5.38 Market Building on market square, now Lilian Ngoyi

- 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

## market site

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



fig. 5.39

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

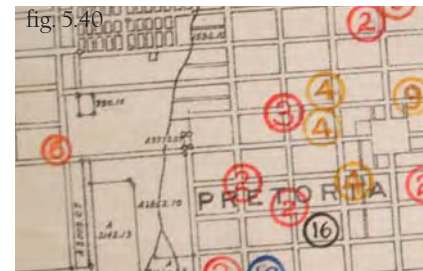


fig. 5.40

1920-1930    1930-1940    1940-1950    1950-1960    1960-1970    1970-1980    1980-1990    1990-2000    2000-2009

1929 Wall street tumble that leads to the Great Depression. People was unemployed and poor. (BBC: 2009)

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

WW2

1927, 1932, 1933 severe drought inhibited crops growth and livestock (SAHO: 2009) performance)

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

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

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

1970's Energy crisis, when mid-east countries applied oil embargo

1976- Soweto uprising (SAHO: 2009)

Mid 80's sanctions applied against Apartheid regime.

1994 Kyoto Protocol signed by 125 countries to fight global warming (Nakada: 2008)

1993 - Trade Sanctions lifted (SAHO:2009)  
1994- First democratic election, ANC won. (SAHO:2009)

Oil prices rise and the fossil fuel reserves is under threat, this causes a worldwide rise in Food Prices 2008 Banks in the USA declared bankrupt. Recession caused by reckless lending.

South Africa prepares to host 2010 Soccer World Cup

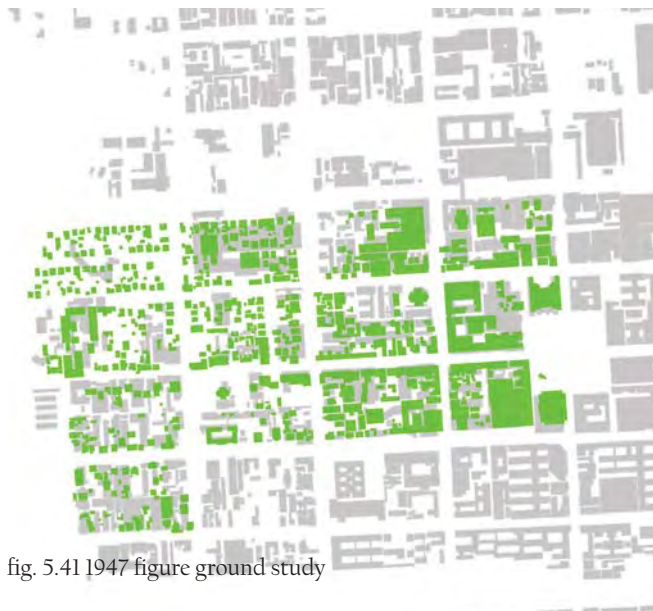


fig. 5.41 1947 figure ground study

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

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

1976 - Schubert Park Housing Complex finished (Le Roux et al 1993:73)

fig. 5.42 Proposal of Housing Complex



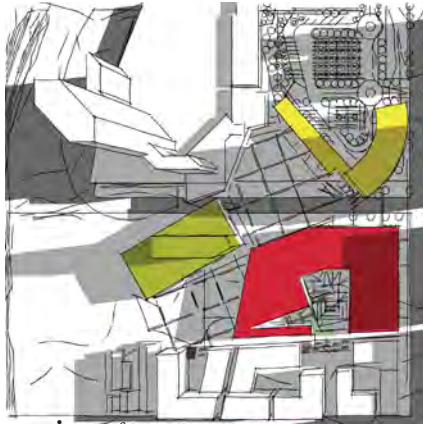
Business and shopping centres decentralise to the East Urban Fringes. (Holm Jordaan Report)

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

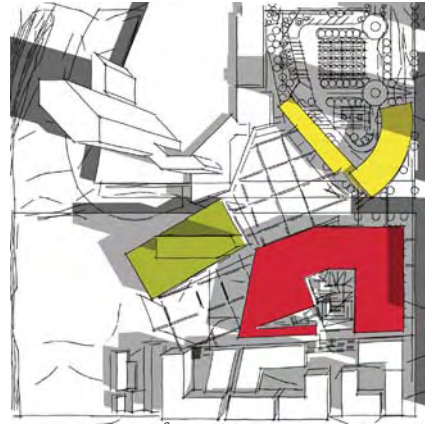
2008 - A fire started in Kruger Park forced people to evacuate, 5 die. (Abhali:2008) Schubart residence in turmoil with municipality.



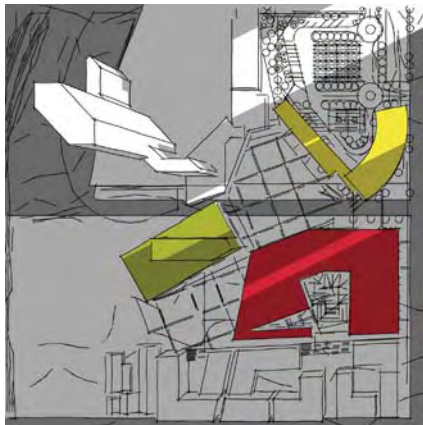
# ritual of daily shadows



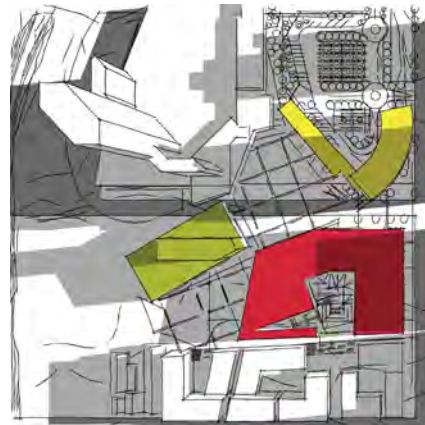
spring fig. 5.43



summer fig. 5.44



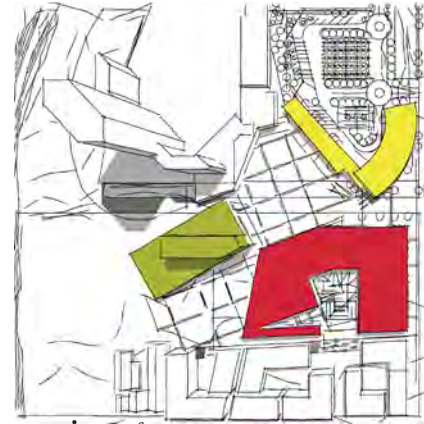
winter fig. 5.45



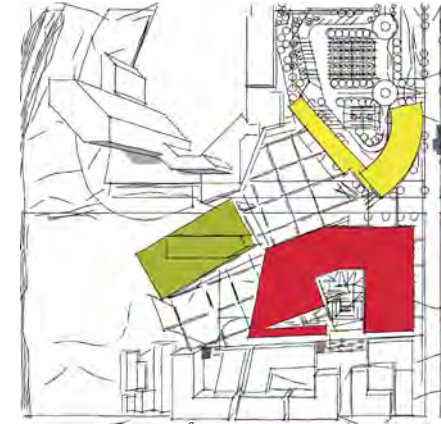
autumn fig. 5.46

## 7h00 breakfast

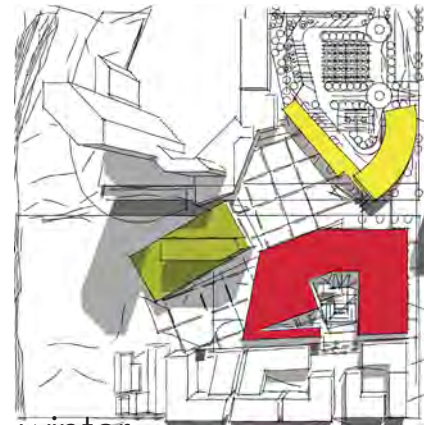
Although most people enjoy breakfast at home the early morning activity when produce may be unloaded or unpacked is applicable. The adjacent buildings east of the site cast shadows on the east facade.



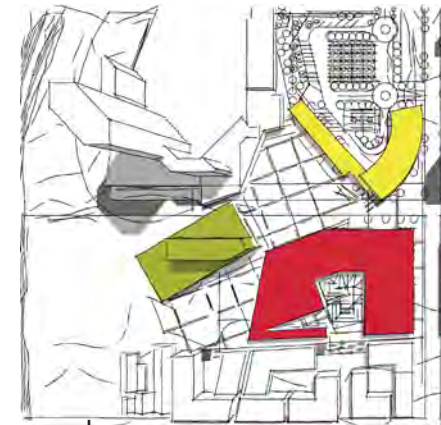
spring fig. 5.47



summer fig. 5.48



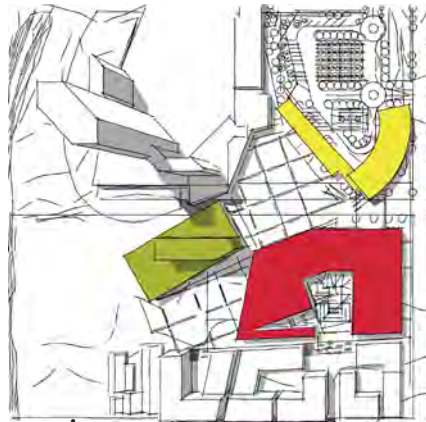
winter fig. 5.49



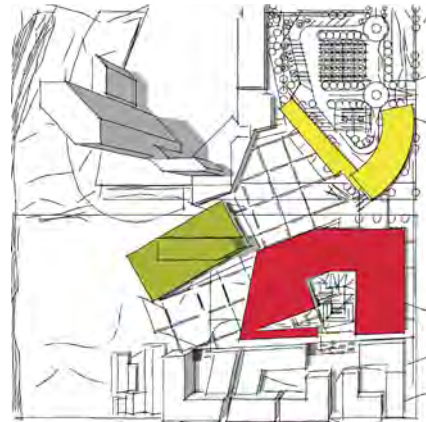
autumn fig. 5.50

## 11h00 tea time

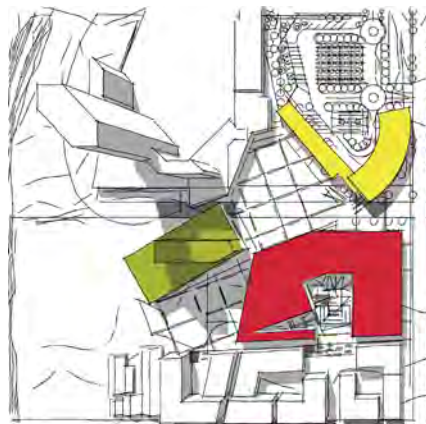
At tea time the site is in full sunlight. Enough vegetation should be provided in the public square to combat glaring. The sun will be welcomed in winter but will give discomfort in summer.



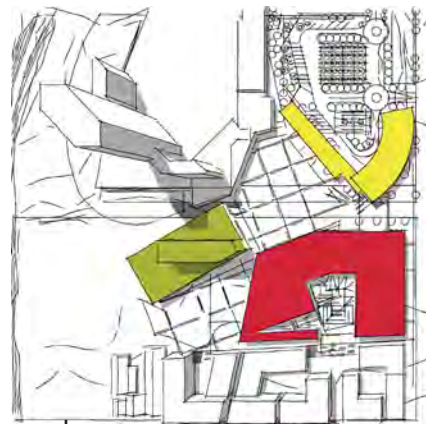
spring fig. 5.51



summer fig. 5.52



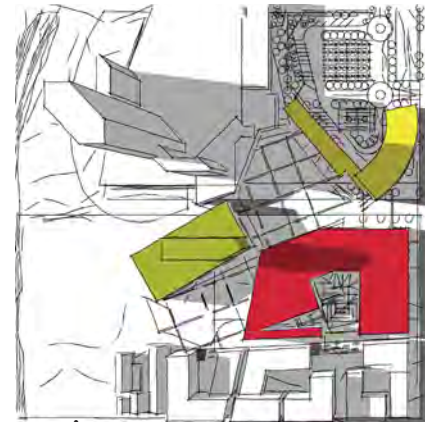
winter fig. 5.53



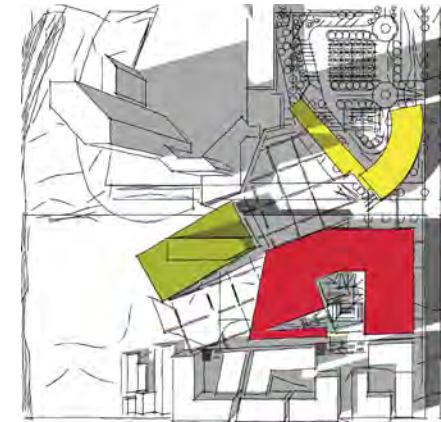
autumn fig. 5.54

## 13h00 lunch

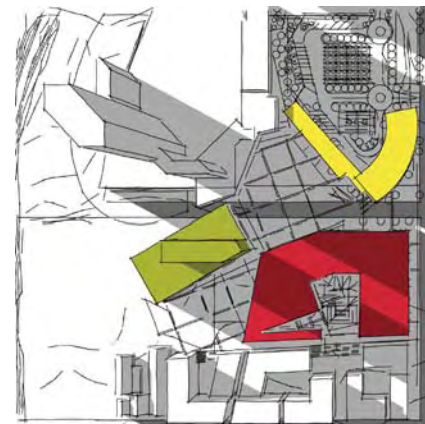
The city is at its busiest during lunch hour from 13h00-14h00. During this time, people may enjoy their lunch that they bought at the market or what they've brought from home. Groceries may also be bought during this time. The site is in full sunlight, but the central heart of the market enjoys some 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.



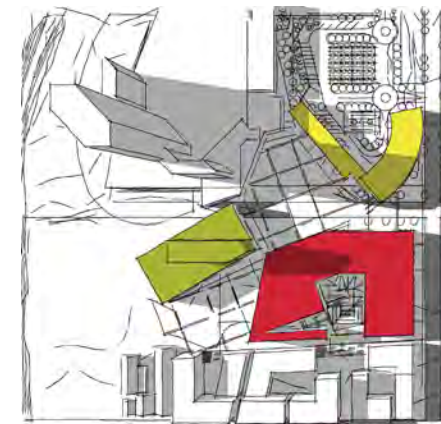
spring fig. 5.55



summer fig. 5.56



winter fig. 5.57



autumn fig. 5.58

## 17h00 after work shopping

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...

