



fig. 4.1 proposed site in city-wide context



site proposal

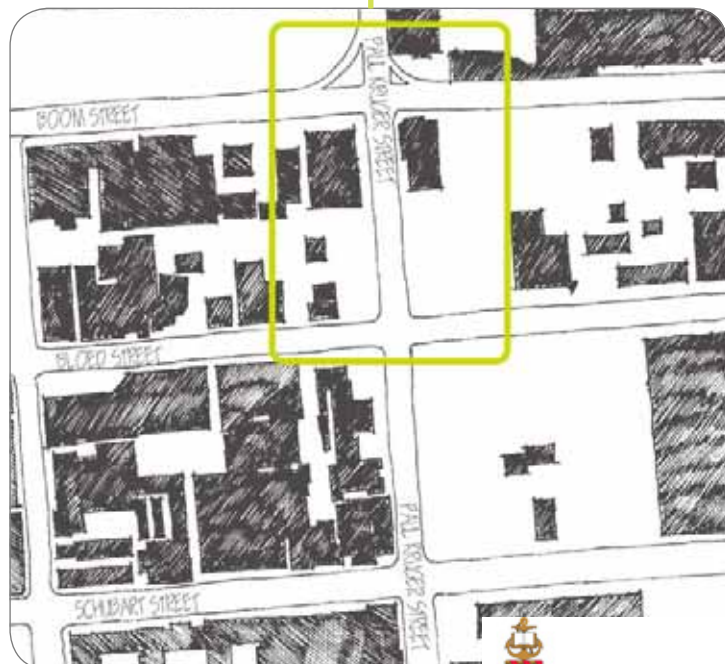


fig. 4.2 proposed site in local context





The site proposed to be developed as an architectural response to the urban objective is located on the corner of Paul Kruger Street and Boom Street, diagonally across from the Pretoria Zoological Gardens [here forth zoo]. This site was selected for its relative location to several of the way-finding elements discussed earlier. As Paul Kruger Street winds around *Meintjies Kop*, glimpses of the city are afforded to the traveller. However, it is upon the user's arrival at the Boom Street-Paul Kruger intersection that the urban environment can be sensed. As such, this intersection acts as a city entry point. As the user moves southward along Paul Kruger Street, the urban fabric transforms to gain a civic quality at Church Square.

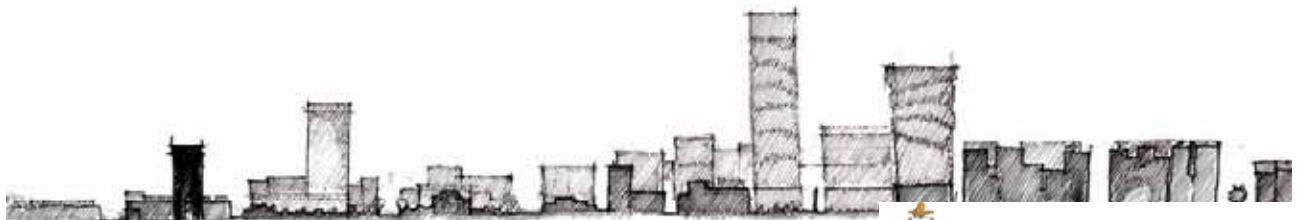




fig. 4.3 aerial view sketch of Paul Kruger Street

fig. 4.4 photograph of proposed site as seen from the North on Paul Kruger Street

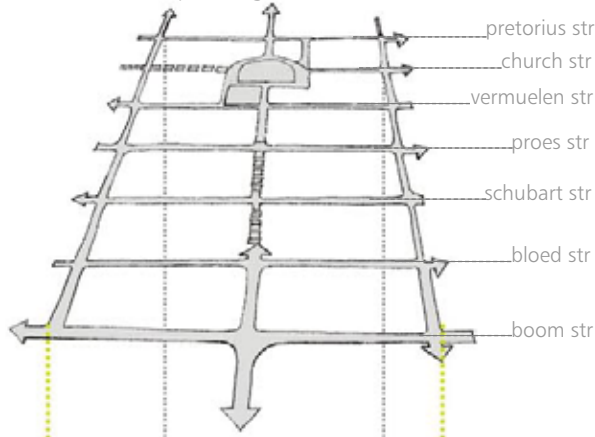


fig. 4.5 sketch section through Paul Kruger Street looking East

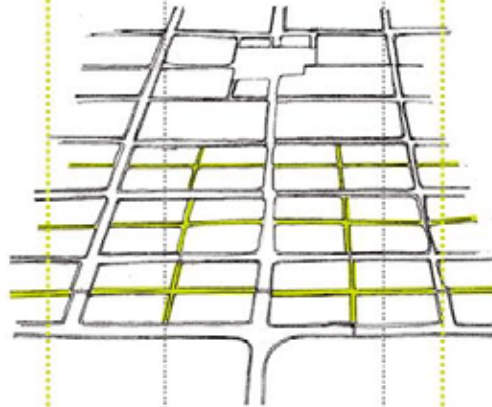




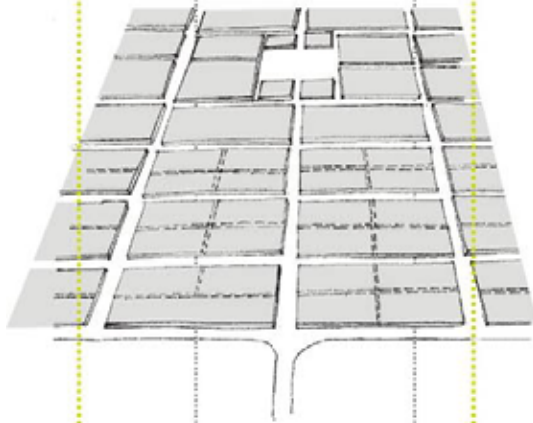
andries paul kruger bosman



vehicular paths



pedestrian paths



block configuration



building volumes

site analysis

fig. 4.6 local context





path



fig. 4.7 aerial view sketch indicating paul kruger str. as path

This site was selected due to its prominent location on Paul Kruger Street, identified as a North-South city axis. The proposed project is to strengthen the legibility of Paul Kruger Street as a primary city *path*. The users, their means of commuting and direction of approach will be considered as a design tool in streetscape design.



fig. 4.11 photograph down paul kruger street looking south

edge



fig. 4.8 aerial view sketch indicating boom str. as edge

Boom Street acts as natural-urban *edge*, further reinforced in this area by the presence of the Pretoria Zoological Gardens. The transition between these two environments is to be enhanced, respecting both as essential components in developing an urban threshold.



fig. 4.12 photograph down boom street looking east

node/landmark



fig. 4.9 aerial view sketch indicating proposed node

The proposal for the broader site is to contribute to the establishment of a northern civic *node*, as a component in the public space network of the city. The proposed public square will be integral to establishing this element of orientation. The creation of a visual landmark will lend identity to the node, and will, in turn, be strengthened through the activity generated by the node.



fig. 4.13 photograph of market in Angola

district



fig. 4.10 aerial view sketch indicating allocation of district

The unique character of the northern district is to be displayed in the design. The layering of old and new within this transitional area should create a familiarity for current users and a rich environment for the future.



fig. 4.14 photograph of street-scape in marabastad



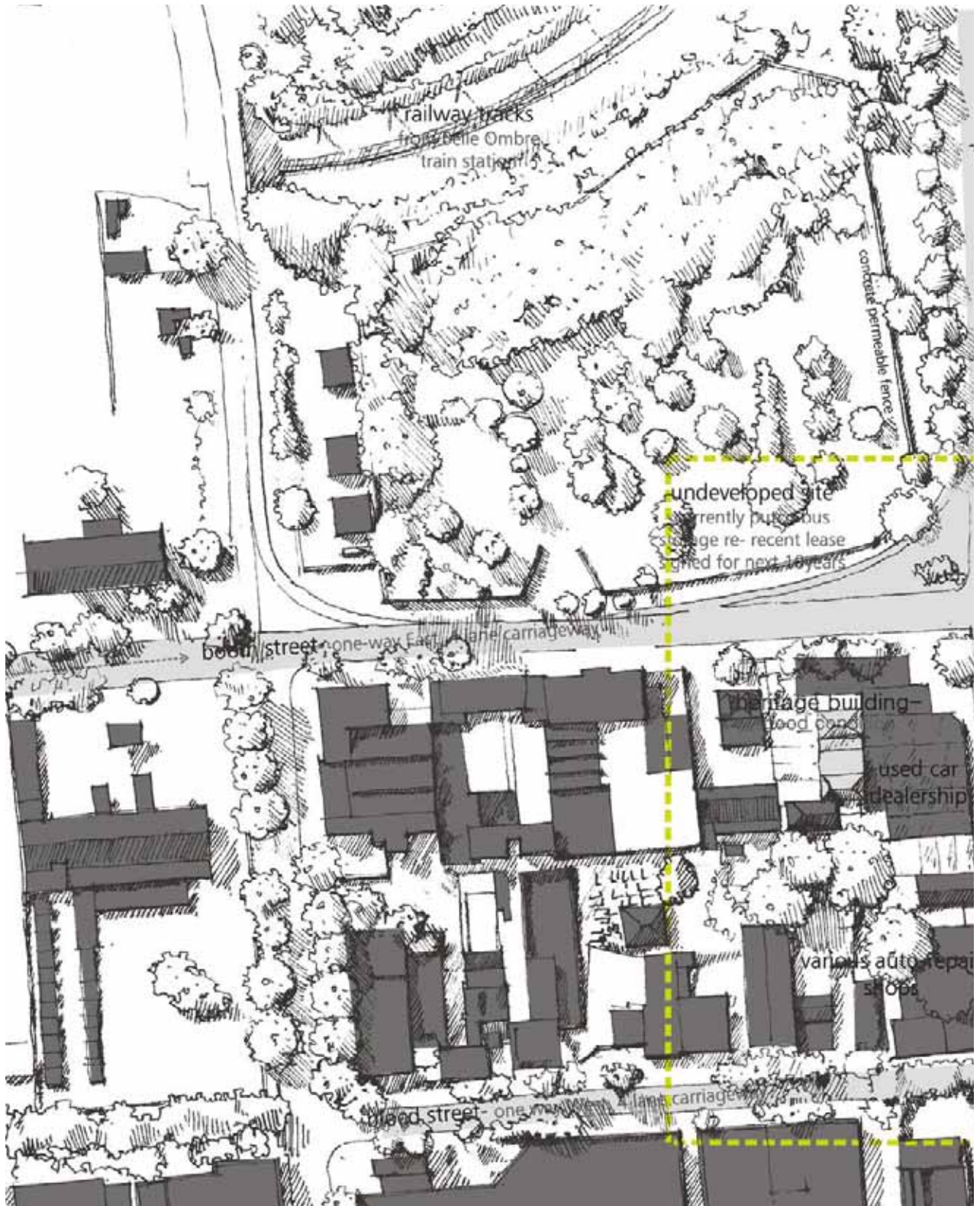


fig. 4.16 street elevation of proposed site along Paul Kruger Street East



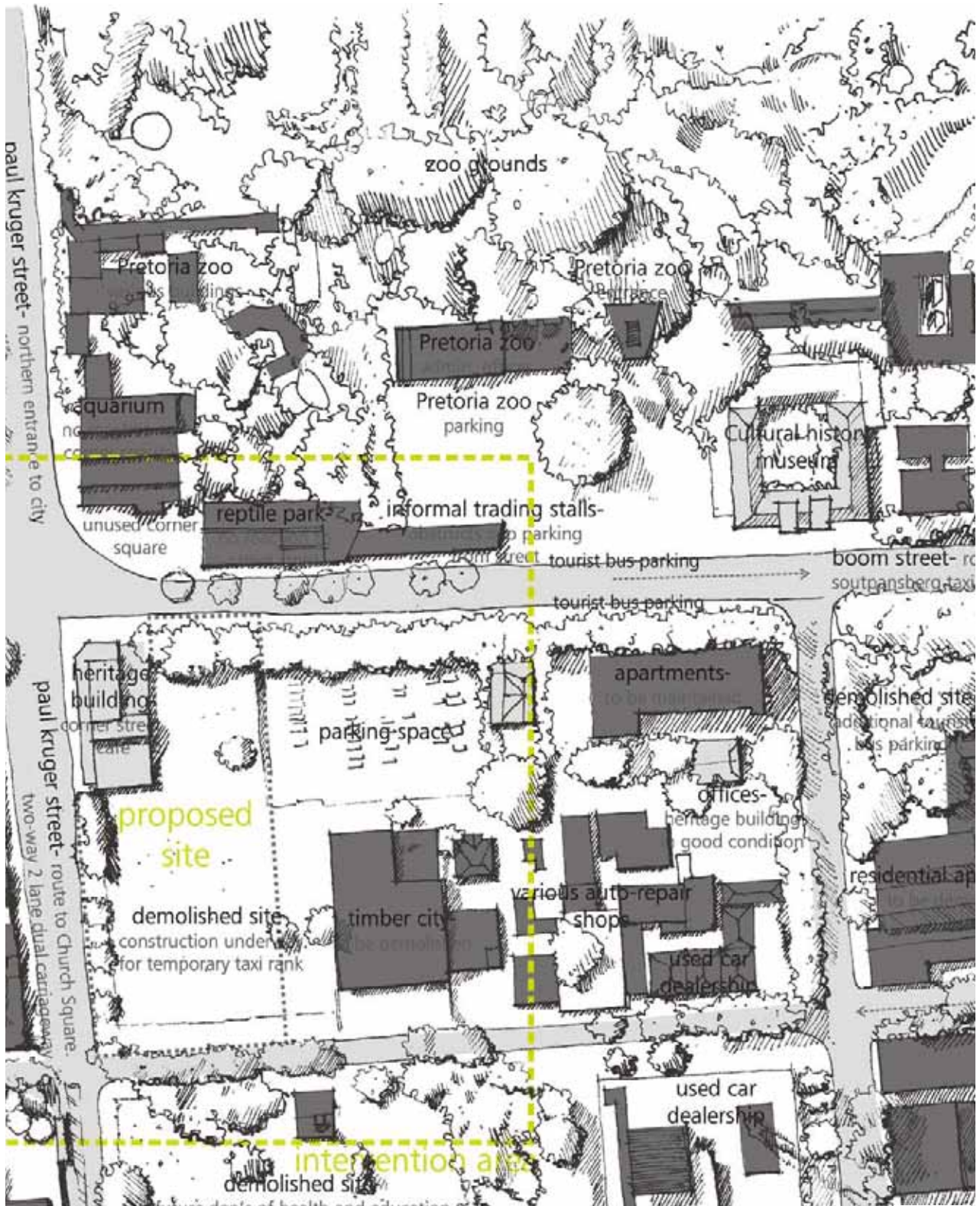


fig. 4.15 sketch of existing infrastructure on and around site







the site



fig. 4.17 site as seen from above from apartment building north east





fig. 4.18 photograph of La Defense,

gateway proposal

“If the point where the path crosses the boundary is invisible, then to all intents and purposes the boundary is not there. It will be there, it will be felt, only if the crossing is marked. And essentially, the crossing of a boundary by a path can only be marked by a gateway.”

(Alexander et al. 1977. p.277)





fig. 4.19 gateway site position_view down Paul Kruger Street from North

It is the proposal of this dissertation to establish the Paul Kruger-Boom Street intersection as a northern urban gateway for the Pretoria CBD. A gateway marks the threshold between one identified region and another, dramatically or subtly announcing transition. On approach, it marks the edge of that which is being contained. As one moves towards the gateway, perception thereof and what lies thereafter is altered. An open gateway frames altering views as revelations of that which is to come. Visual images are illuminated which contribute to sequential memory of the user [Cullen, G. 1971].

In order to instil a sense of place into the Paul Kruger-Boom street intersection, a unified approach must be followed. The intersection as a whole will be considered as an integrated public space to which various public space types and buildings contribute. Similar gateways have also been proposed by the TICDP for the eastern and western entry points. The southern gateway is announced through significant green spaces.

A unified design approach to the blocks adjoining the proposed site should assist in the sense of place- a memorable node within the Pretoria context. The design of various public space components will reinforce the social and civic importance of this gateway. It is the intention that the gateway should reinforce the urban elements of orientation, assisting user navigation through, and legibility of, the city of Pretoria.



Paul Kruger Street, originally named Market Street, developed historical significance as the north-south axis, crossing Church Street at Church Square, historically referred to as Market Square. It was later named Paul Kruger Street after the ZAR president in power from 1883-1900. The presence of several historical buildings on Paul Kruger Street, imbue the street with a rich historical character. In recent years, the street has been identified as a focus for upgrading, due to the presence of much undeveloped land (especially to the North) and the state of disrepair displayed by many of the buildings [see appendix A].

There are several buildings on the proposed site identified as having heritage value which must be preserved, renovated and suitable programmes allocated [see Appendix B]. Amongst these is the Zoo Café building. Located on the corner of Boom and Paul Kruger Streets, it currently functions as a shop on the ground floor level with office space on the first floor. An automotive workshop was housed in a southern wing; however it has now been vacated. These functions, excepting the office space, are in keeping with the initial design. The first floor was originally intended as residential apartments.

This building, identified by Schalk le Roux as having heritage value [le Roux, S; Botes, N. 1991: P.28], is significant as a corner-street café typology building. Having maintained its function as such, it



fig. 4.20 historic view north down market street from Proes Str, date unknown

historical context

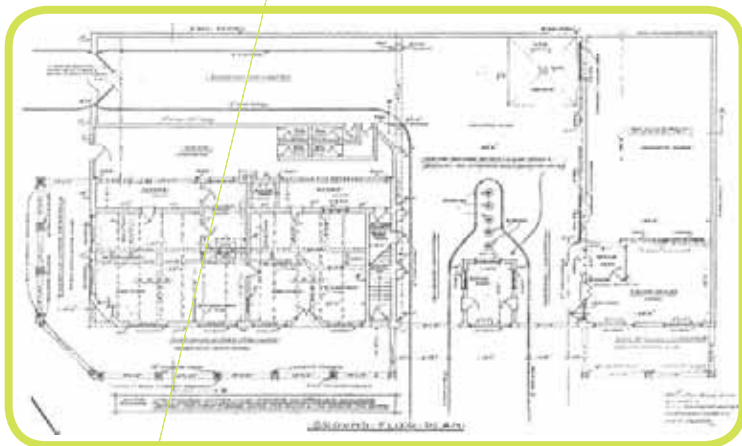


fig. 4.21 original architect's drawing_ ground floor plan



fig. 4.22 original ar





acts as a constant within a changing environment. A corner-street café refers to a South African Milieu with which all users of varying economical and demographical backgrounds can identify. Sigrig van Roode, discussing the city of Cairo's attitude towards heritage buildings, questions the meaning of heritage architecture within a post-colonial city. Heritage architecture in the case study, as with many heritage buildings in Pretoria, may be seen either as relics of an oppressive past or worthy of their own place in history. The question

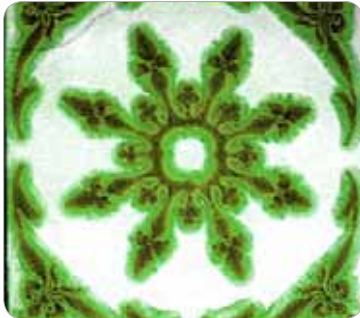
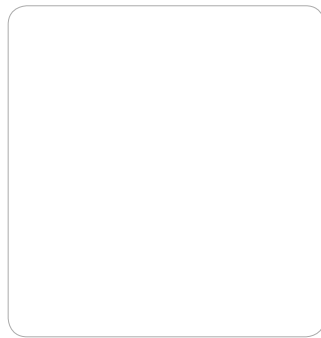


fig. 4.23 general images of zoo cafe



of accountability in preservation can be raised, the lack of respect shown currently by the city council towards heritage building being a matter of concern. However, these buildings act as invisible layers, assisting us in a better understanding of previous inhabitants' decisions (van Roode, S. 2006: p.48-50).

fig. 4.24 general images of zoo cafe



It is proposed, as a component within the investigation of the site, to preserve and integrate the Zoo Café building, thereby assisting the layering process by which the project gains depth of meaning. The building provides a reference point for existing users of the site and should contribute to a better appreciation of the city for future users. The juxtaposition of old and new will assist users in an emotional orientation within time, linking the present moment with past and future. This temporal orientation may be more important to some than that of corresponding spatial orientation (Lynch, K. 1981: p.135).





During the course of the year the site has undergone several changes, in preparation for the construction of a temporary taxi rank to supplement demand during the construction period of the Bloed Street taxi rank. The only buildings still remaining on the site are those whose tenants' lease has not yet expired (*Timber City, Zoo Café* etc). Several buildings were demolished without the tenants' consent (Automotive Workshop on Paul Kruger Street after a 28year lease agreement). It is the intention of the City Council to clear the site as a whole and later develop the site as a shopping mall). Several heritage buildings have been demolished during the site clearing process though documentation is limited. The remaining tenants expressed their dissatisfaction when interviewed. The lack of stakeholder participation and consideration has caused tenants to foster a negative attitude towards the new development.

social context

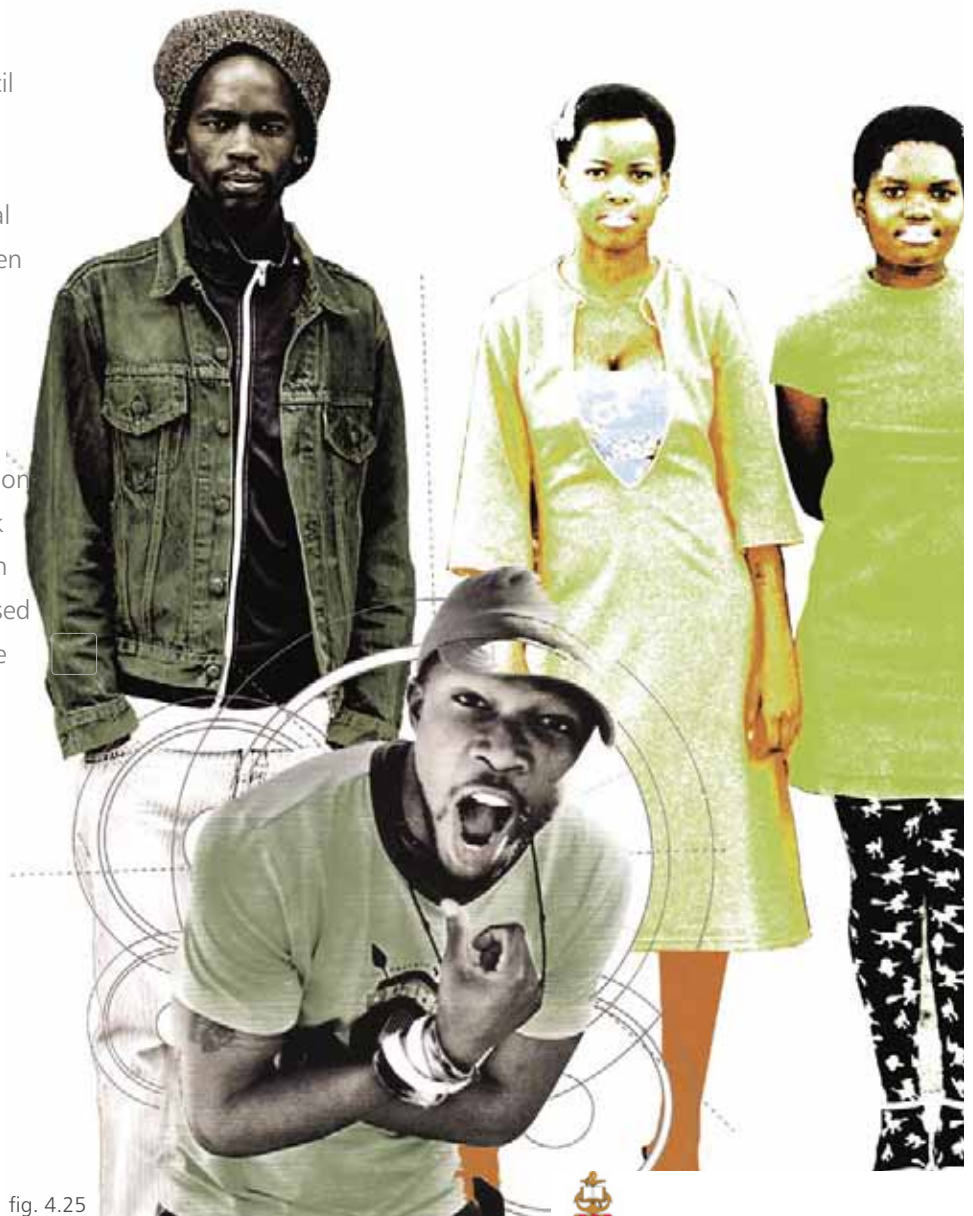
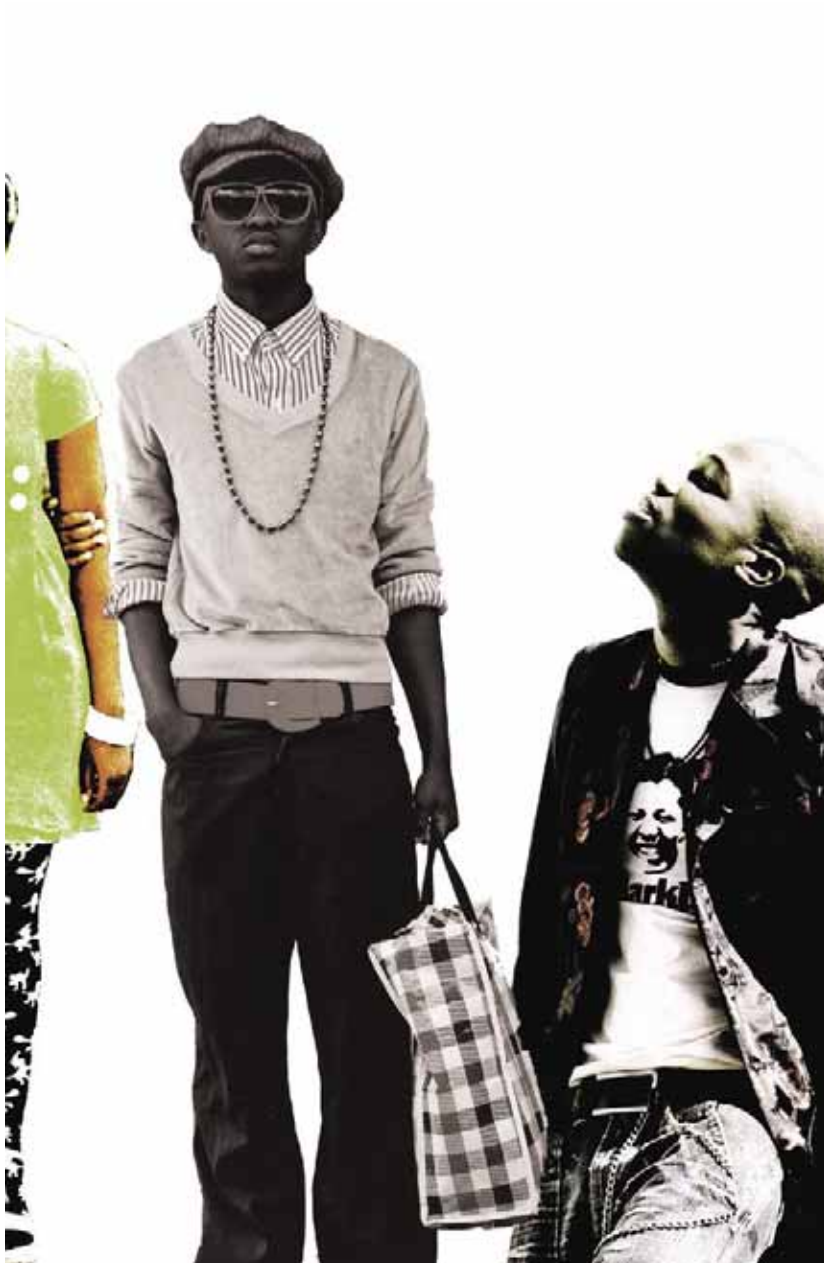


fig. 4.25





Jay Gajoo, owner of *Zoo Café*, has leased the building housing her corner-street shop for approximately ten years. A similar shop was run from that building by several owners for approximately 50 years prior to Gajoo's ownership. The building is owned by the city council, but there are plans to demolish it in February 2008. During the week the shop clientele is predominantly passers-by from the street. However, over weekends sales are mostly made to visitors to the zoo, due to exorbitant prices for refreshments within the zoo grounds.



An open parking lot east of the *Zoo Café* provides additional visitors parking (approximately 120 bays) to supplement the parking available at the zoo entrance. During the week visitors to the zoo mostly consist of school groups arriving in luxury busses, whereas weekend visitors are families and tourists, commuting in private motor vehicles. The seven storey residential apartment block in the north east corner of the block contributes a residential component to the area. This provides some night-time activity, however restrictions limit disturbance. Private evening functions hosted in the zoo facilities also ensure after-hours movement in the area.





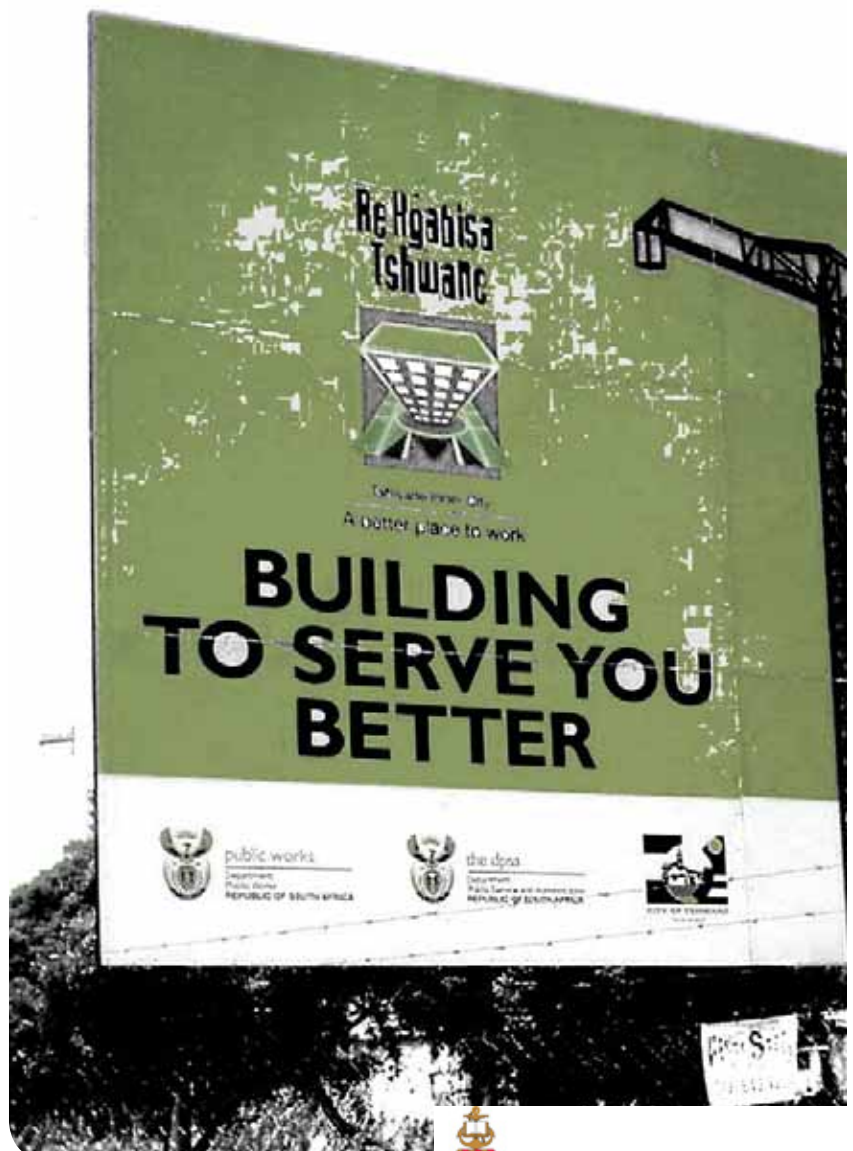
New ablution facilities have recently been constructed south of Zoo Café, steel canopies erected and the block has been cordoned off with wire fencing to accommodate the temporary taxi rank. Although new users have been introduced into the site, activity mostly occurs at selected peak times. During the larger portion of the day, activity is restricted to the enclosed taxi rank area.

The city block to the south was demolished approximately six years ago, according to Gajoo, in preparation for the new complex for the departments of education and health. Site excavations commenced in approximately August 2007. The demolitions have reduced pedestrian activity along Paul Kruger Street. This has contributed to a sense of neglect in the area. However, once the construction of several government buildings has been completed, a large quantity of new users will be introduced to the site, and provision should be made for their future needs.



fig. 4.26 view of partially-demolished site, 28 February 2007

fig. 4.27 view of temporary taxi rank on site, 02 June 2007





Currently, the block under investigation is divided into 26 separate erven. In order to construct the proposed shopping mall, the city council purchased most of the properties not already under their ownership. Erf 2863, on which the seven storey residential apartment block is located, has proved more problematic. The apartments are under sectional title ownership and the council must negotiate separately with each owner. The process is inconclusive at this stage.

legislative context

The proposed project proceeds with the assumption that all erven within the city block are purchased by the client. All properties will be consolidated, excepting those on which identified heritage buildings are to be preserved (erven R/842, 1/845 and 1/847) and the property on which the residential apartment block stands (erf 2863). The newly consolidated property will then be subdivided into new land parcels and managed on a sectional title basis. Such land division applications will also include amendments to the current zoning and town planning regulations for the properties involved. It is also assumed that, considering City Council's proposed development for the area, most of such legal procedures are currently under way.



fig. 4.28 signage on adjoining site





All proposed development will be subject to the South African National Building Regulations as stipulated in the South African Bureau of Standards 0400-1990. All town planning amendment applications will be conducted in accordance with application procedures stipulated by the City of Tshwane, City planning, Development and Regional Services Department. The full public participation and advertisement procedures will be followed. All site development and building plans are subject to approval by the Department of Housing, City Planning and Environmental Management, City of Tshwane. The proposed renovations and alterations to identified heritage structures will be subject to approval by the South African Heritage Resources Association (SAHRA) in compliance with the National Heritage Resources Act (act No. 25 of 1999).



fig. 4.29 sketch of senior





fig. 4

