

03 _CONTEXT + FRAMEWORK:

3.1 INTRODUCTION

The context is investigated in this chapter: firstly the Burger's Park framework area as situated within Pretoria, its location, character, background and history; secondly context mapping and subsequent analysis; thirdly the proposed urban framework; and fourthly the selection and the justification of the proposed site.

- The Burger's Park housing cluster is located to the east.
- The Museum Park precinct is situated between Visagie street on the north, Van der Walt street on the east, Minnaar street on the south and Schubart street on the west (figure 3.1). The park includes the National Cultural History Museum, City Hall and Pretorius Square, the Museum of Natural History, Burger's Park and Melrose house.

3.2 LOCATION

The Burger's Park framework area (BPFA) is located between Skinner street on the north, Nelson Mandela drive on the east, the rail tracks on the south and Potgieter street on the west (figure 3.1).

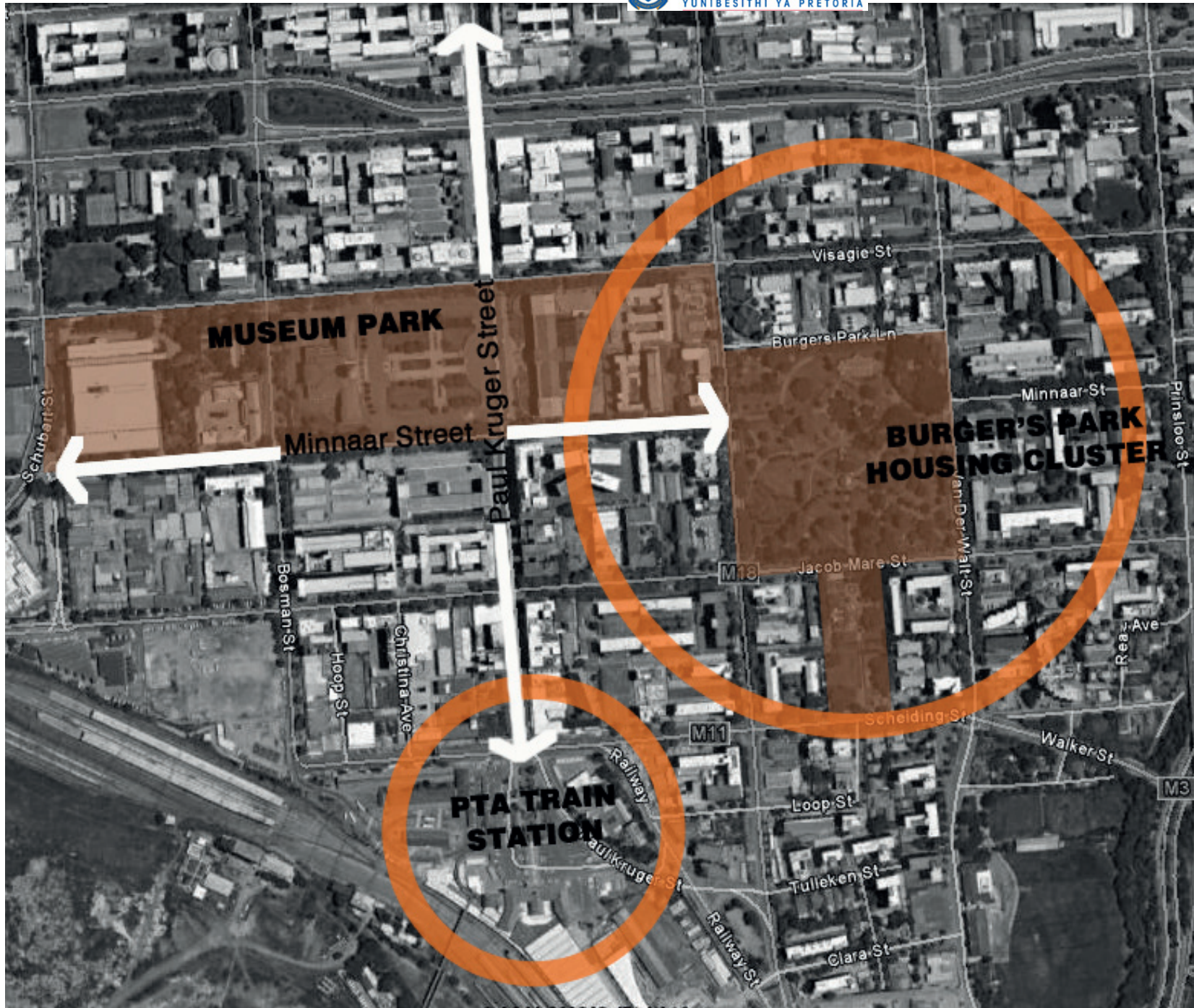
Within the BPFA there are three distinctive precincts or districts:

- To the south one finds the Pretoria Station precinct with major transport nodes.

3.3 CHARACTER

The BPFA was chosen due to its unique sense of place compared to the rest of the CBD, its potential, the already existing residential community and the fact that this area's problems are different from the rest of Pretoria CBD's problems.

This precinct serves as a transitional zone and gateway for pedestrians and commuters moving to and from the CBD by train and taxi. There is also a Gautrain station, which contributes to the high level of pedestrian movement in this area. The area has a suburban feel within an urban area, and is a very



- Pretoria Station Precinct
- Burger's Park housing cluster
- Museum Park

Figure 3.1: A recent aerial photograph indicating the location of the three most identifiable districts in the Burger's Park Framework Area. (Source: Google Earth)

- 1 Melrose House
- 2 Burger's Park
- 3 Transvaal Museum
- 4 City Hall
- 5 Proposed museum for children:
Proposed site for dissertation
- 6 Museum of Culture
- 7 Museum for Science and
Technology
(location was not finalised)
- 8 New State Library
(proposed for 2001)

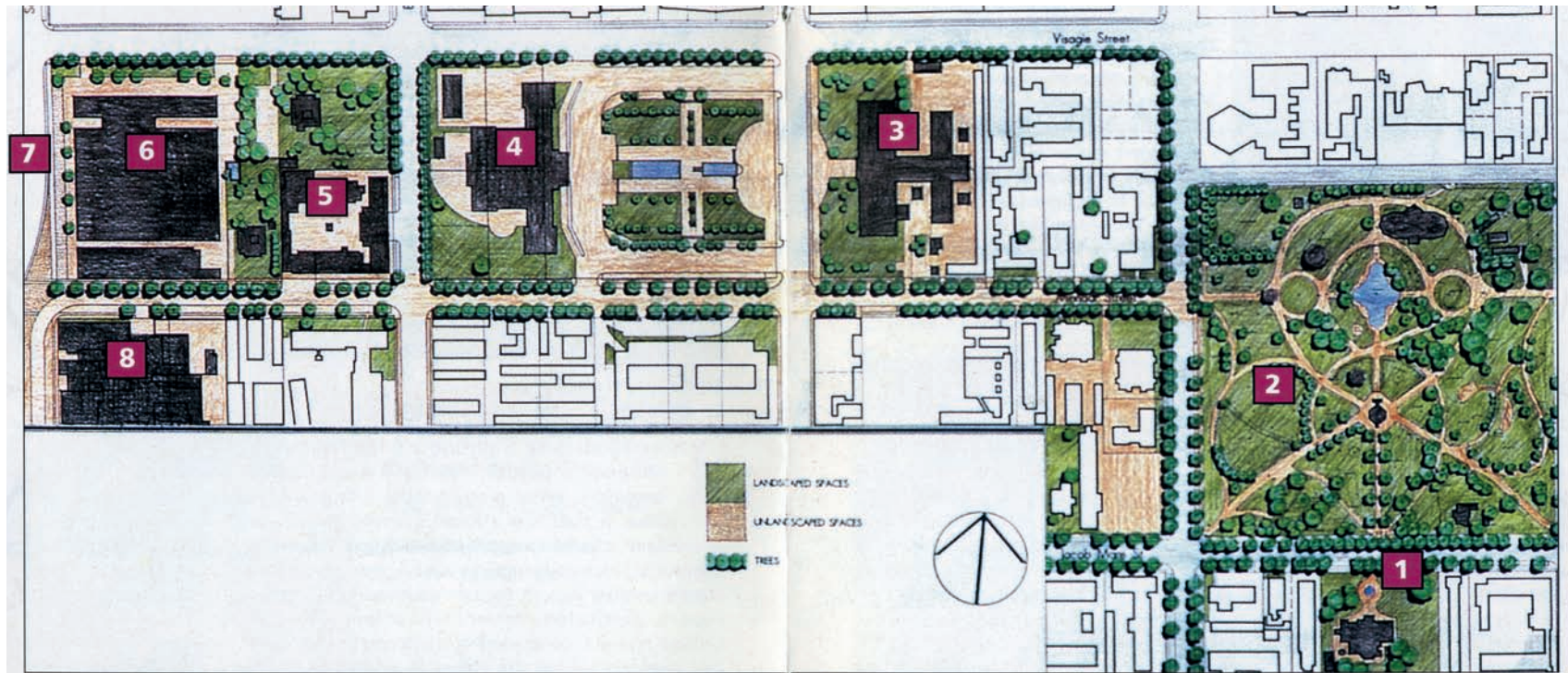


Figure 3.2: The proposed Museum Park precinct in 1995. (Source: Krige et al., 1995: 16)

liveable space with Jacaranda trees lining the streets and Burger's park. Although located in the CBD it has a human scale.

The buildings and the area have historical importance and are lined with museums.

3.4 BACKGROUND AND HISTORY

As mentioned the Burger's Park Framework Area (BPFA) consists of different districts or precincts, of which the Pretoria Station node, Burger's park housing cluster and Museum Park are the most distinct.

- **Transport node;**
 - Pretoria Metro station,
 - Gautrain station,
 - Blue train,
 - Shosaloza Meyl,
 - Bus station,

- Bosman Metro station,
- Newly developed metro mall and taxi rank.

The Pretoria station will be the main transportation node in the southern CBD, possibly the whole of the CBD. The Gautrain and relevant feeder and distribution services, the Metro-rail services, bus services provided by Pretoria City Transport and taxi services are all operating to and from the station.

“Being one of the anchor stations of the project, the Gautrain Pretoria Station provides access to and from the Pretoria CBD. It will further also have an important tourism role and stimulate urban renewal in Pretoria's CBD. The Gautrain Station would be a tourism starting point for the CBD from where tourist attraction within and beyond the city can be visited and from where connections to regional tourist destinations can be made. Accordingly, the station should accommodate all relevant tourism information.” (Gautrain, 2009)

It is anticipated that more than 55 000 people (Gautrain, 2009) will use the Gautrain station on a daily basis. A significant number of these people will walk to their end destinations.

Pedestrian links will have to be upgraded to accommodate easy access to and from the station.

- **Museum Park** precinct of cultural and historical value, includes;
 - National Museum of Cultural History
 - Old Fire Brigade building
 - City Hall and Pretorius Square
 - National Museum of Natural History (previously known as the Transvaal Museum)
 - Burger's Park
 - Melrose House

The Museum Park precinct was established in 1995 (figure 3.2), and was based on the Smithsonian Institute in Washington D.C., United States of America (Krige & Van der Waal, 1995: 2).

The project is run by Museum Park, an article 21 company, with the Pretoria Metropolitan Substructure, the National Cultural History museum, the National Cultural museum and the Geoscience museum all represented.

Minnaar street is the main route linking all the museums in this precinct. A low level of vehicular traffic is present and the street is only used to gain access to buildings and parking. The pedestrian walkway on the north of Minnaar street was developed in 1996 and new street lights and benches were installed. Holm Jordaan Holm Architects executed the upgrade.

- **Burger's Park** district, which includes;
 - Burger's Park as central node
 - Residential buildings around the park
 - Churches and community services to the north of the park

Burger's Park is Pretoria's first park, established in 1882. Originally the property was set to be the Botanical Garden of Pretoria (circa. 1874). The park as it is today was laid out by George Hays (owner of Melrose house opposite the park) and was realised by the botanist James Hunter (City of Tshwane, 2009). The completion of the park was only realised in 1892, making it the oldest park in the city. This Victorian park with its Victorian Keeper's house (le Roux, 1990: 131), has asymmetrical walkways and abundant curves. The florarium, kiosk

and Band stand are of architectural value (Be my Guest, 1990: 17). It also houses a World War I memorial for the South Africans who died in battle as part of the Scottish Regiment (Visit Pretoria, 2010). The park is well kept and used; it is an escape from the busy city centre to the north. Many children, residents and passersby frequent the park daily (ibid).

Other district also within the BPPA are;

- School district - three schools are located along Visagie Street
- Area between Visagie and Skinner streets; high density, commercial and office district, with residential on the upper floors. Act as buffer between Skinner Street and the housing clusters.
- Scheiding and Jacob Mare streets, in the area between Bosman street and Nelson Mandela lane; high density, commercial and office district, with residential on upper floors.
- Berea Park area

3.5 MAPPING AND ANALYSIS

A mapping exercise for the precinct was done. See figures 3.3 - 3.15 for the results of the mapping exercise, as well as the subsequent analysis.

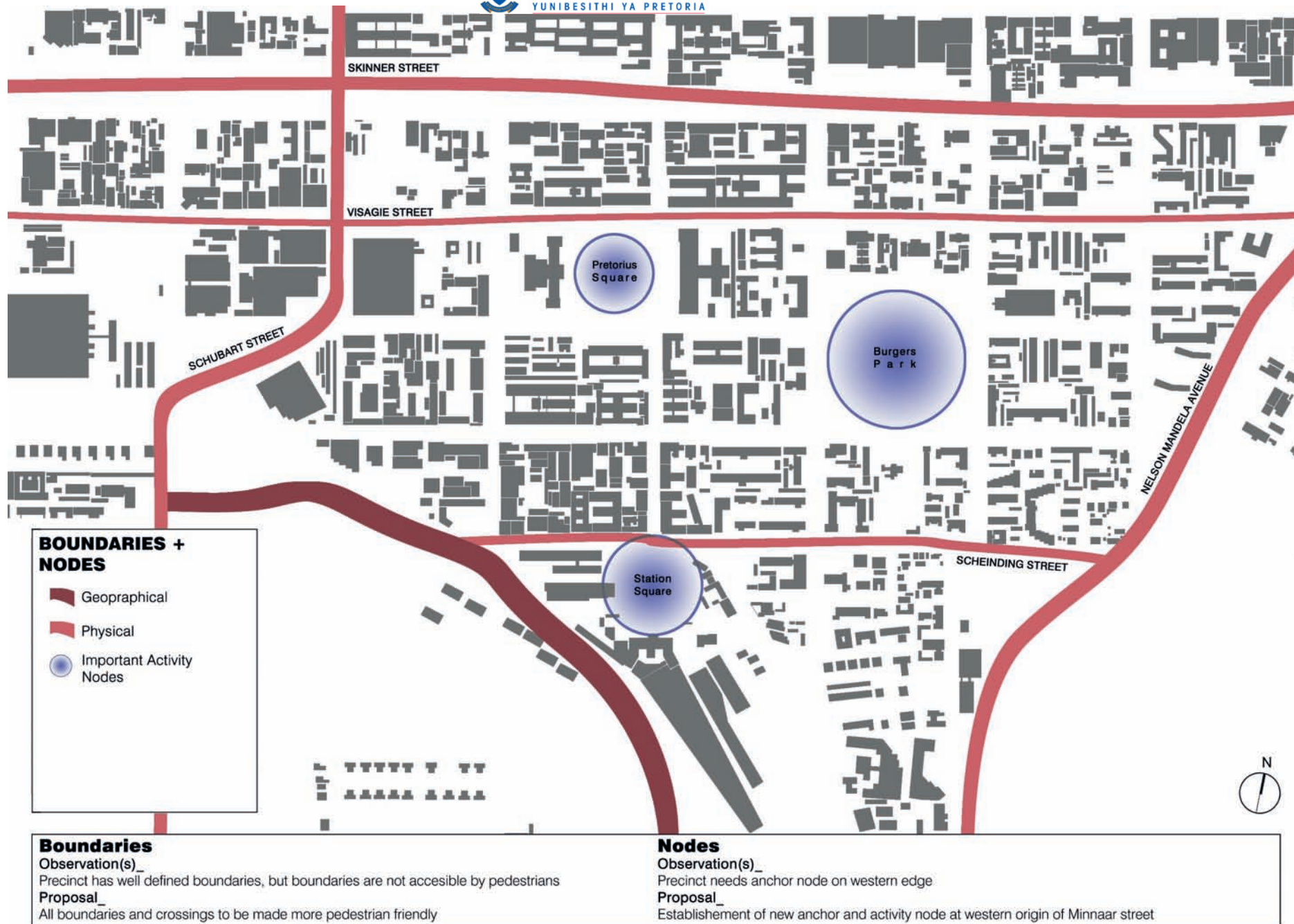


Figure 3.3: Boundaries and nodes

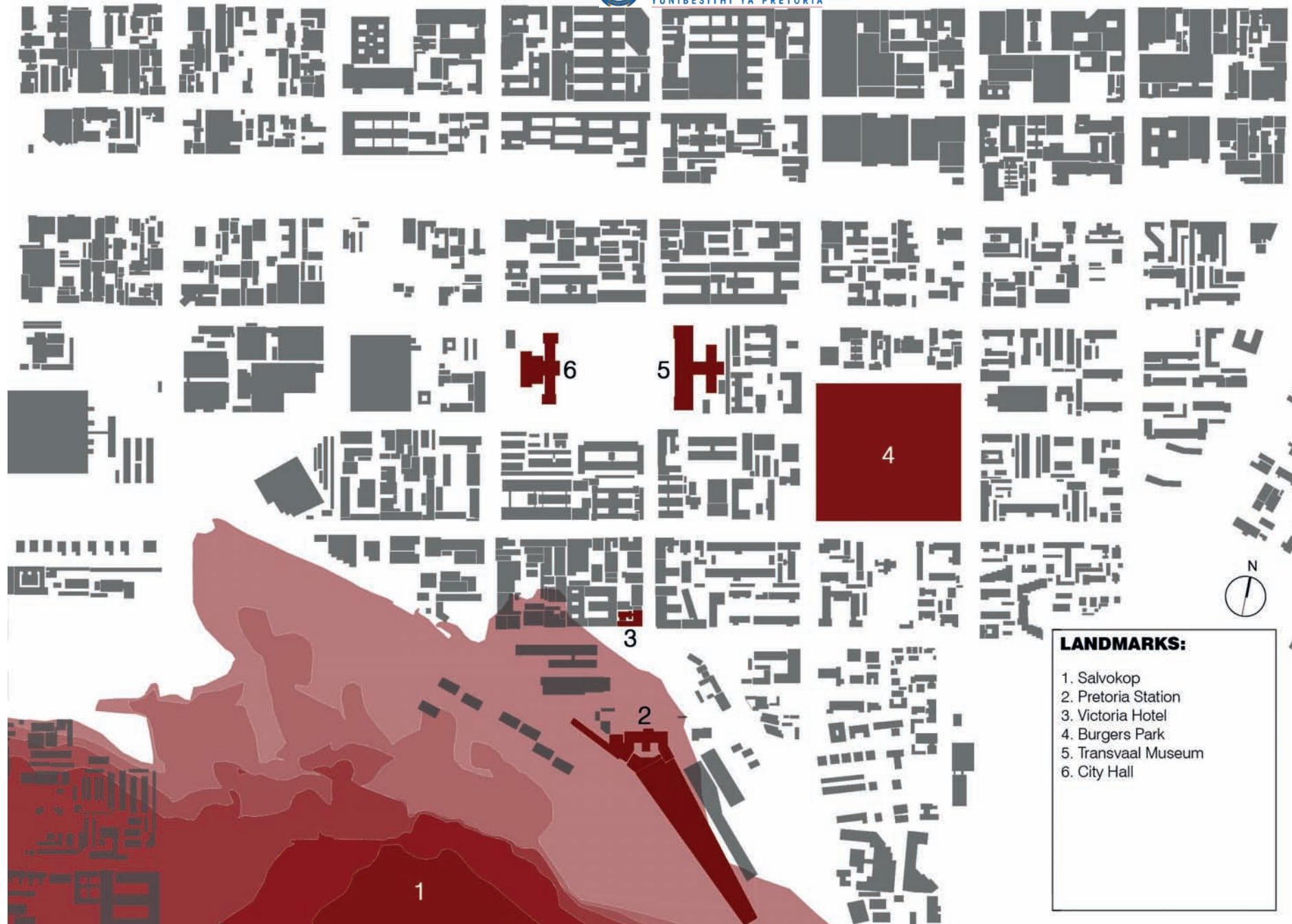


Figure 3.4: Landmarks in the Burger's Park Framework Area

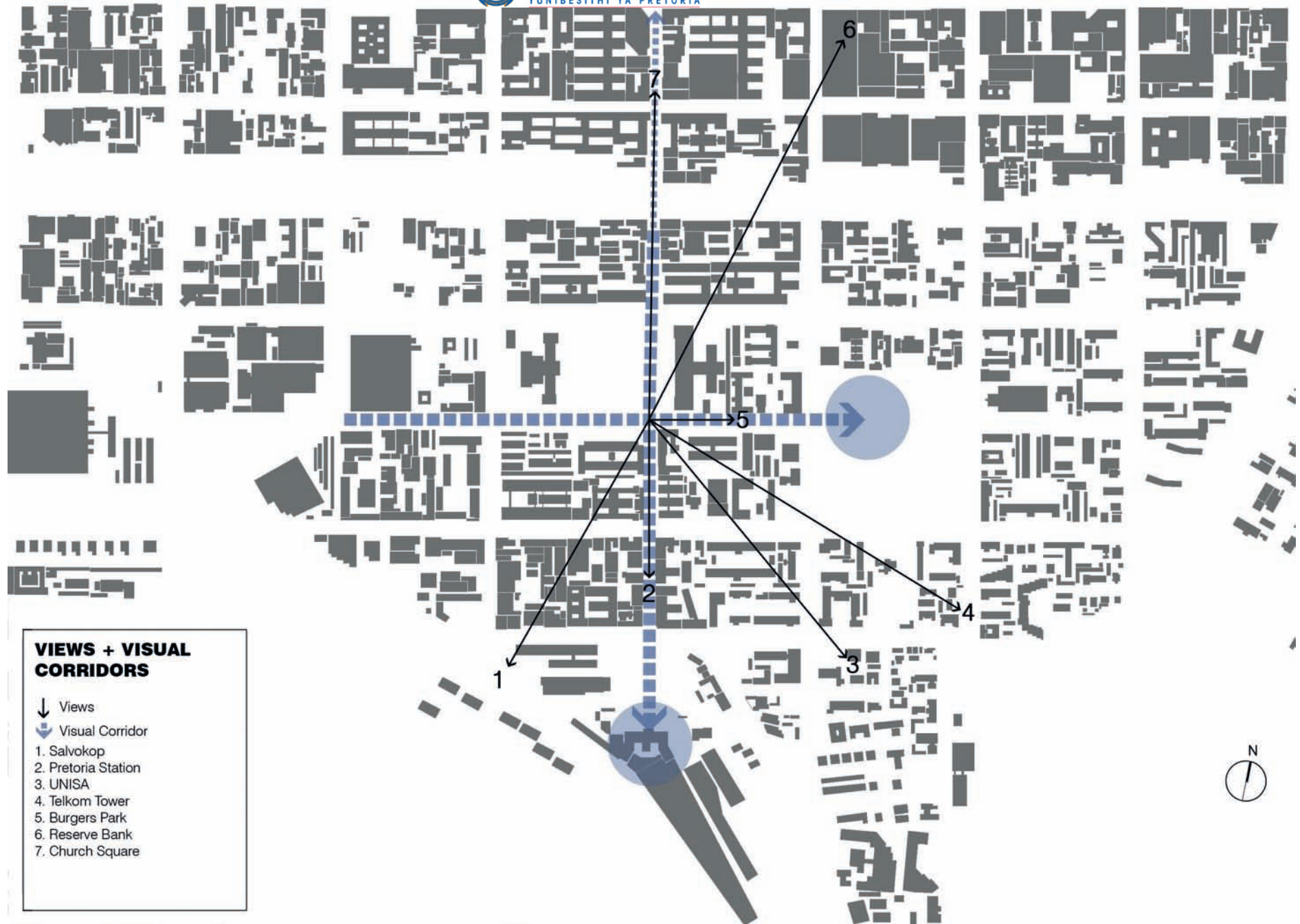


Figure 3.5: Views and visual corridors

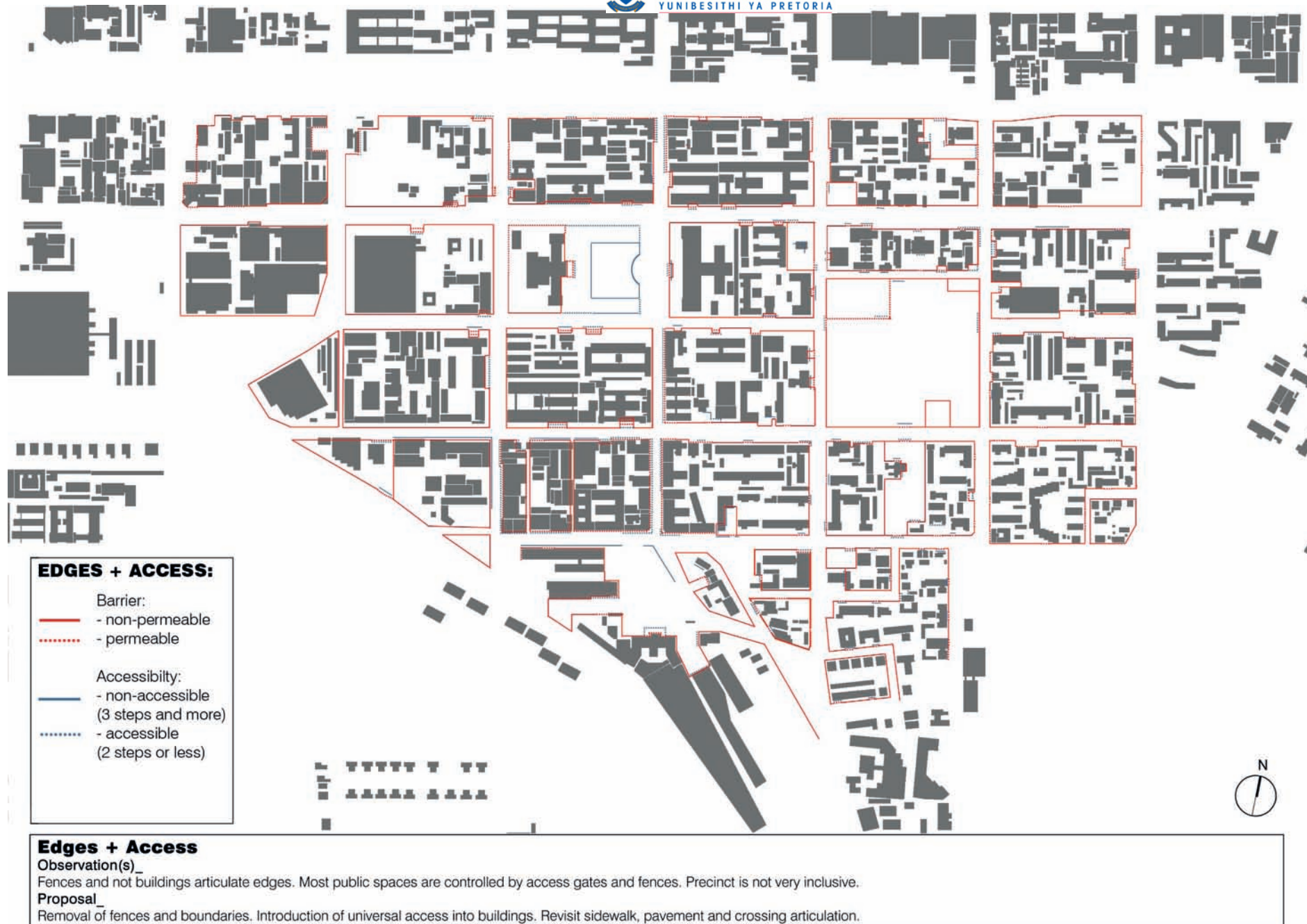


Figure 3.6: Accessibility and barriers



Figure 3.7: Network of public spaces



Figure 3.8: Existing uses in the Burger's Park Framework Area

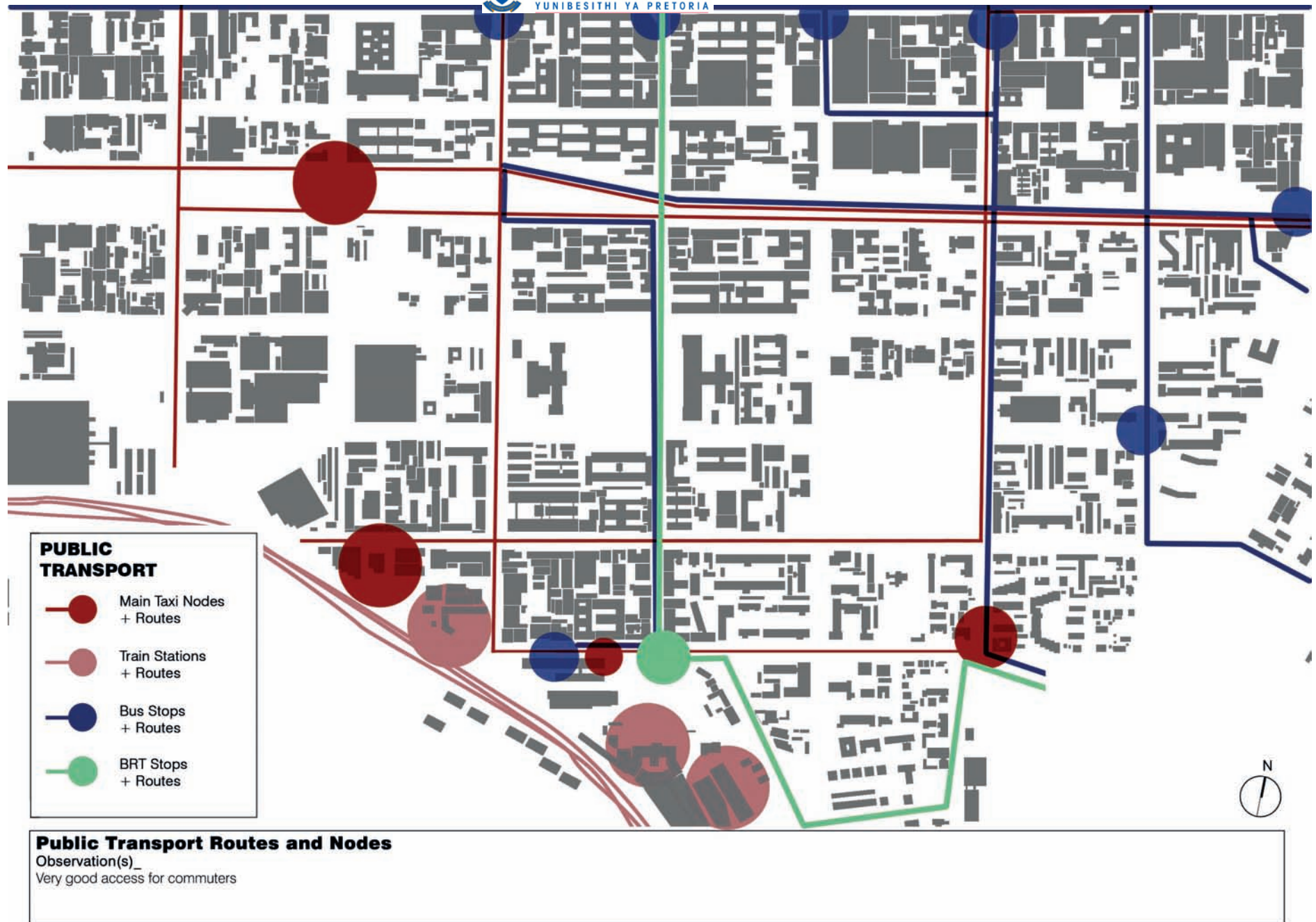


Figure 3.9: Public transport nodes and routes



TRANSPORT ROUTES:
PRIVATE

- Primary private transport routes.
- Secondary private transport routes.
- Direction of traffic

Private Transport Routes
Observation(s)_
Very good access for private commuters

Figure 3.10: Private transport routes

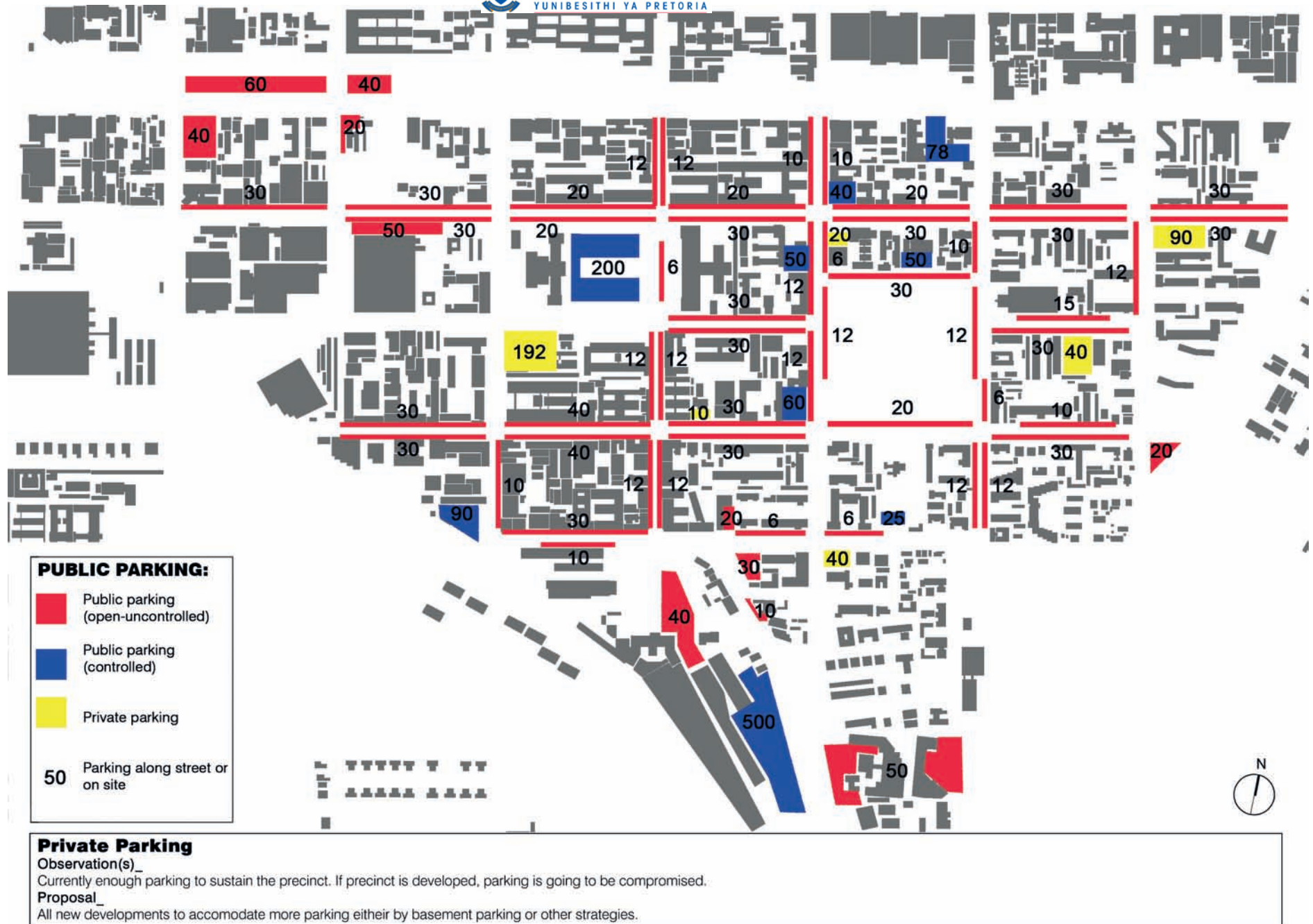


Figure 3.11: Parking currently available

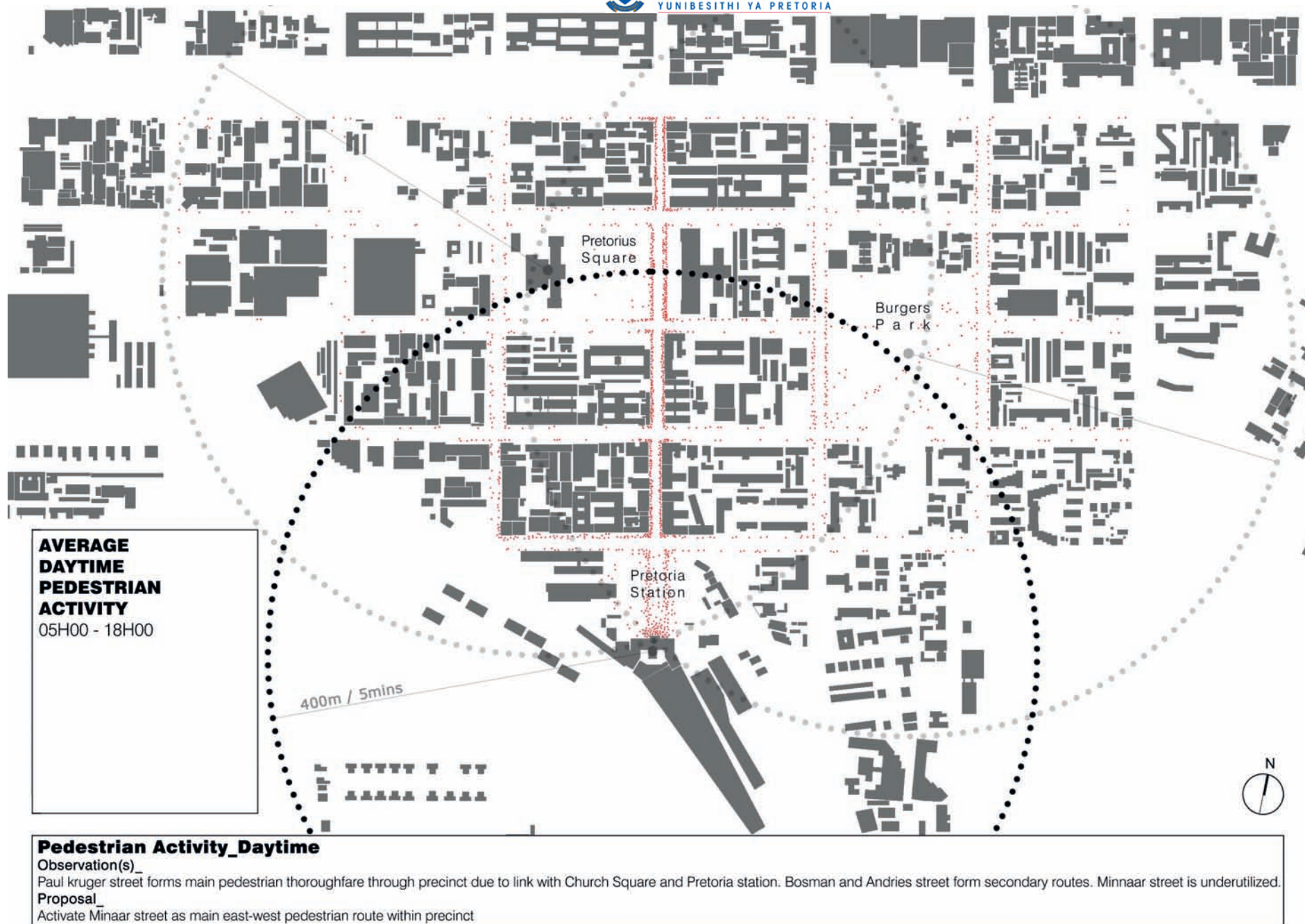


Figure 3.12: Pedestrian activity during the day

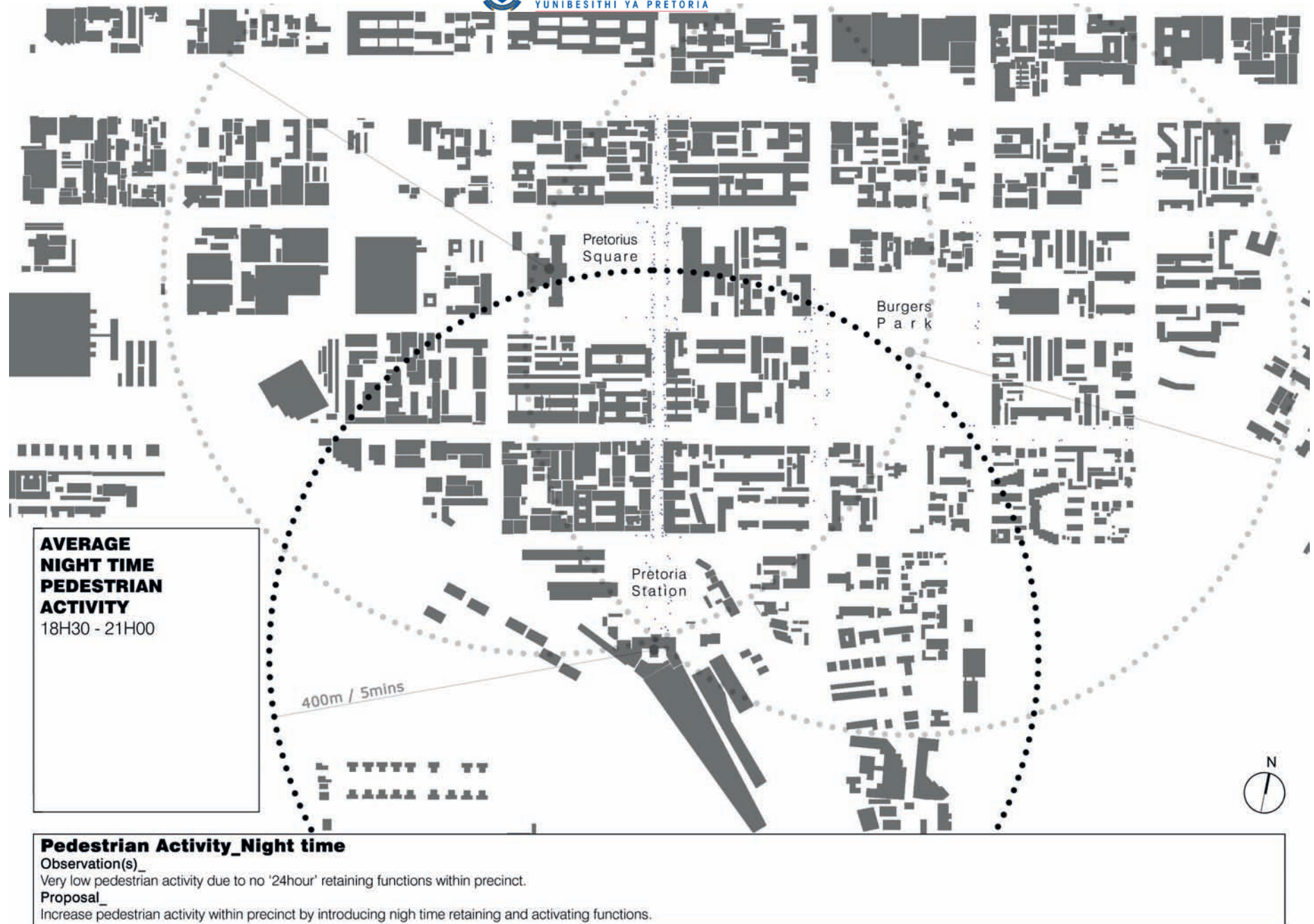


Figure 3.13: Pedestrian activity during the night

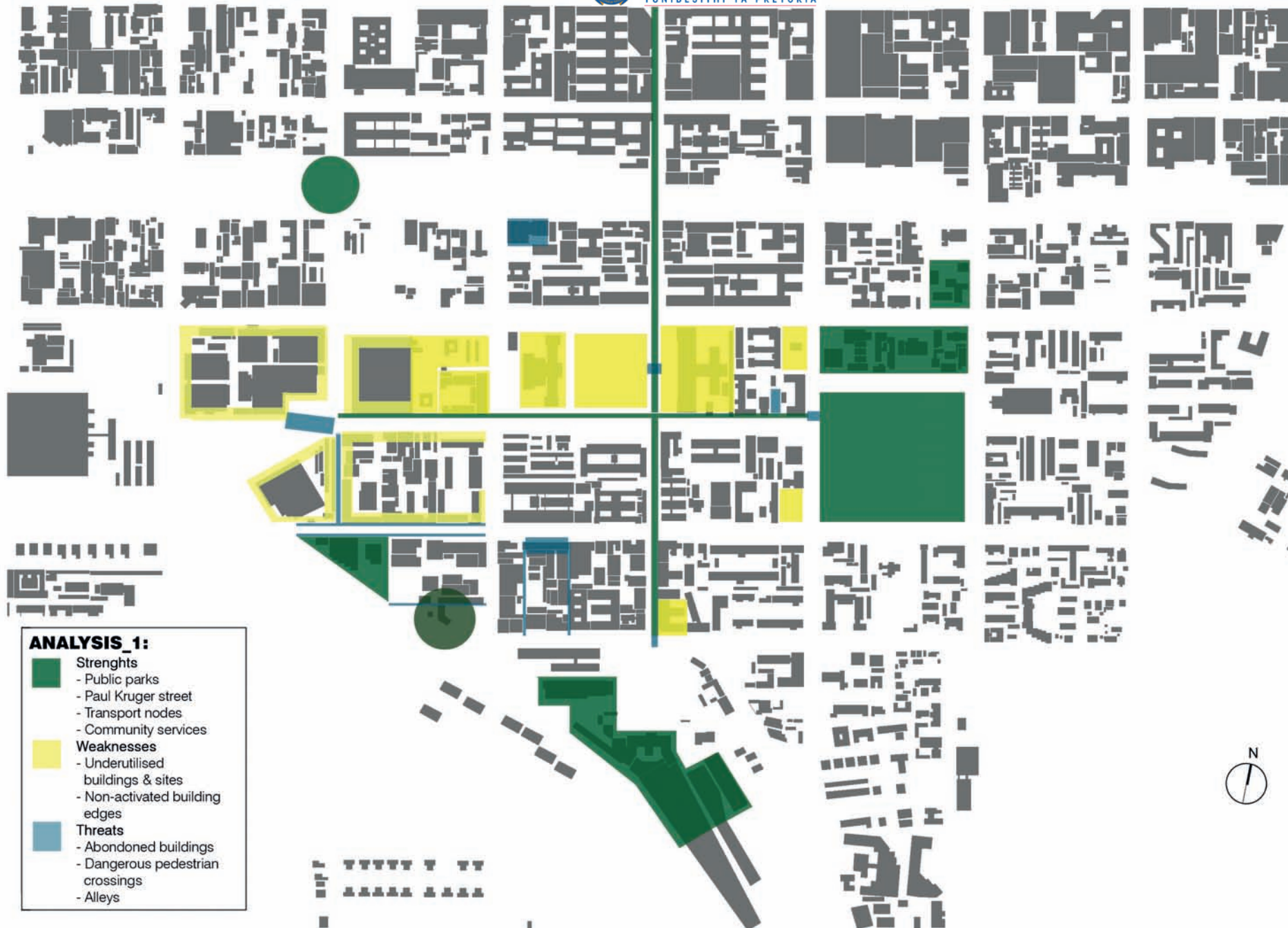


Figure 3.14: Strength, Weakness and Threat Analysis



Figure 3.15: Opportunity Analysis

3.6 PROPOSAL OF GROUP URBAN FRAMEWORK

3.6.1 INTRODUCTION

The urban framework proposal opens with its vision and aims, followed by the target user. A few guidelines are set out before the proposal is introduced showing a summary of the identified problems and opportunities. This is followed by the urban proposal and the selected sites.

3.6.2 VISION AND AIMS

- Promote a unique environment with an own identity; a museum precinct.
- Change public perception of museums. Possible re-branding or renaming of the word 'museum'. Attach public pro-

grammes, like restaurants, after school care and educational centres for children, to the museums in an attempt to make museums appear more accessible and open to users.

- Give back museums to the public by making the spaces physically more accessible, or by associating the museum with public programmes.
- Create an environment which attracts museum and art education institutes, other similar programmes and venture capital.
- Clear understanding of what the public environment looks like, and how it can be translated into a sense of identity.
- Provide facilities for all users: community and service facilities for tenants (both residents and workers), commuters and visitors (local, South African and international).
- Maximise social exchange between all users.

- Safe and secure environment for tenants, commuters and visitors.
- Environment that promotes ease of movement for pedestrians and vehicles.
- Flexibility: ensure that structure, form and spaces can respond to changing requirements. Adapt existing and use as guideline for future development.
- Eventual relocation of all museums in Pretoria to Museum Park.
- Provide codes and regulations for development.

3.6.3 TARGET GROUP

- Local residents
- Workers
- Commuters

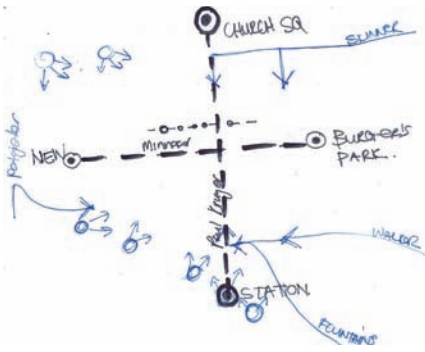


Figure 3.16: A legible whole

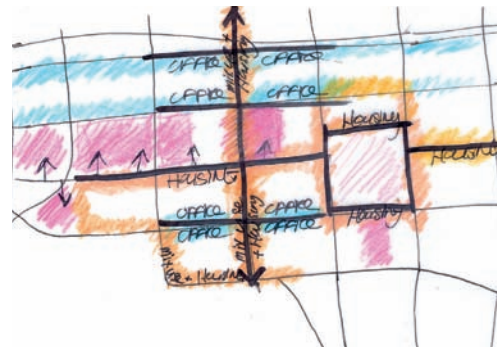


Figure 3.17: Network of streets



Figure 3.18: Public open space - focal points of social interaction

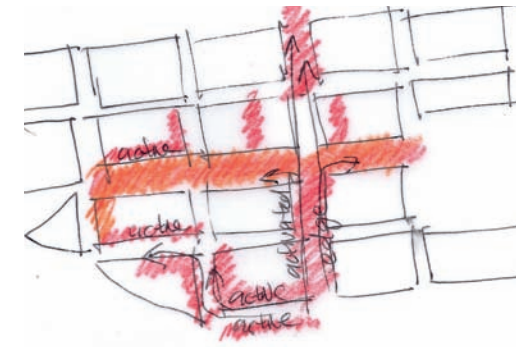


Figure 3.19: Public realm - supports social interaction

- Educational users and groups (example: school children on field trips)
- Citizens
- Tourists

It is believed that the main target group should be the local residents, everyday users and groups visiting for educational purposes, like school children. Hereafter other citizens are focussed on. If the urban environment succeeds in facilitating for its citizens, tourists will follow.

Programmes should therefore firstly focus on amenities for the local residents and everyday users. According to the uses analysis done, there are a shortage of social amenities in the area. The second focus is on educational programmes and exhibitions connected to the museums.

3.6.4 GUIDELINES

The guidelines for the urban framework are based on the theory of an urban design approach that was investigated in an attempt to define The Good City in Chapter 2.

1. A legible whole -

Physical and visual connections (figure 3.16):

- Paths
- Entrance and exit points
- Destinations
- Visual corridors
- Landmarks

2. Network of streets -

Routes for a various functions (figure 3.17):

- Street networks according to hierarchy
- Functions follow uses of streets

3. Open public space -

Focal point for social interaction (figure 3.18):

- Nodes
- Public spaces, squares, parks and walkways
- Pedestrian prioritisation

4. Public realm -

Support social interaction (figure 3.19):

- Perimeter blocks
- Active building edge
- Mixed use and public inter-face

Urban Problems Identified within Study Area

1. Minnaar street termination

Poor spatial beginning for prominent road within precinct

2. Minnaar street / Schubart street intersection

Unarticulated and dangerous for pedestrians

3. Crossings within precinct

Orientated towards vehicular use

4. Current museum buildings

Severely underutilised and neglected

5. Palisade fences and brick walls

Prevents urban and pedestrian amalgamation of space

6. Underutilized and vacant lots

Degrades urban character of precinct

7. Taxis along Jacob Mare street

Creates dangerous urban edge to street

8. Government Buildings

All government, office and institutional buildings to have public interface ground floors

9. Block thoroughfares

Poorly defined and severely under utilized arcades

10. Pretorius square

Poorly functioning public space - no established hierarchy

11. Pretorius square / Paul Kruger street edge

Edge not defined - public space bleeds into street

12. Paul Kruger street

Street and edges need revision in order to improve pedestrian environment

13. Informal off-street parking

Street edge definition and pedestrian environment compromised

14. Buildings close to Pretoria Station

Densities too low to accommodate increased economic activities from Gautrain

15. Pretoria Station crossing

Unarticulated and dangerous for pedestrians - lacks "gateway" to precinct

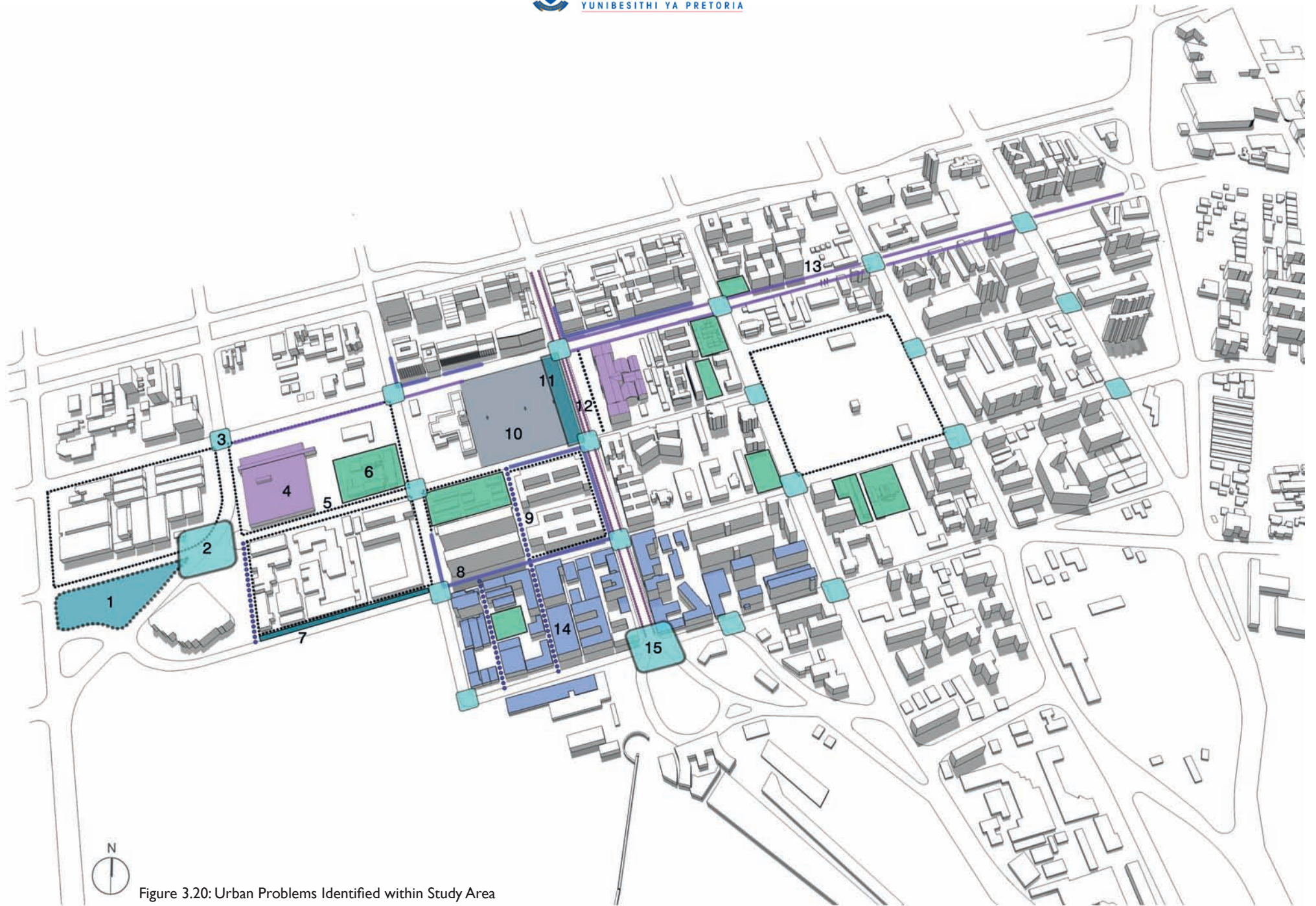


Figure 3.20: Urban Problems Identified within Study Area

Interventions + Opportunities

1. Minnaar street termination

New civic space and anchor node to be established.
 Post office building to be demolished and relocated to Post office precinct west of Potgieter street

2. Minnaar street / Schubart street intersection

Crossing to be articulated and made highly pedestrian orientated

3. Crossings within precinct

Articulated and orientated towards pedestrian use

4. Existing museum buildings

Museums to be fully refurbished and modernised.
 What is exhibited needs to be showcased and propagated to the public.

5. Palisade fences and brick walls

Boundaries to be removed to allow for better spatial utilisation and amalgamation

6. Taxis along Jacob Mare street

To be accommodated in newly developed taxi rank south of Jacob Mare street

7. Government Buildings

All government, office and institutional buildings to have public interface ground floors

8. Block thoroughfares

Connections between city, pedestrian and public space need to be considered

9. Pretorius square

Square to be programmed and hierarchy to be introduced

10. Pretorius square / Paul Kruger street edge

Edge to be articulated and densified

11. Informal off-street parking

Parking to be landscaped and formalized in order to improve identity and character of precinct

12. Buildings close to Pretoria Station

Replacing existing low-rise structures with high density mixed use buildings

13. Pretoria Station crossing

Crossing to be articulated and made highly pedestrian orientated
 Establishment of gateway necessary

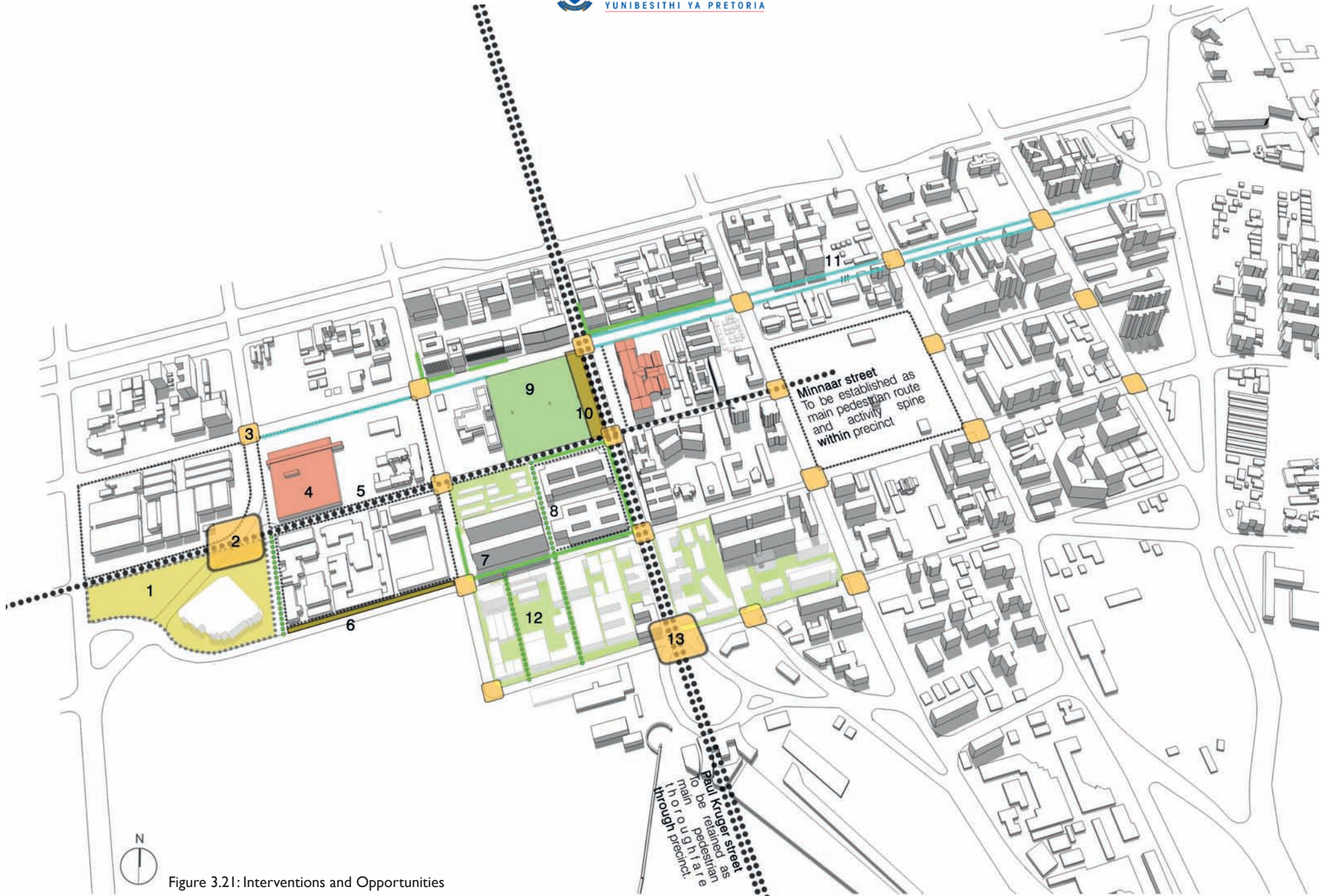


Figure 3.21: Interventions and Opportunities

The Urban Design Proposal for Precinct

1. Minnaar street termination

Creation of a new pedestrian anchor node. The node will include new landscaped areas as well as new cultural facilities.

2. Relocation

New site for the relocation of the Pretoria Art Gallery.

3. Reprogram

Government Printers to be reprogrammed in order to interact with the new node as well as gain museum / educational functions.

4. Minnaar street / Schubart street intersection

Crossing to be paved in order to facilitate a change in texture as well as level.

5. Crossings within precinct

Crossings to be paved in order to facilitate a change in texture as well as level in order to indicate the predominance of pedestrian use.

6. Paul Kruger street

Sidewalks along Paul Kruger Street to be extended by one lane on each side in order to better facilitate informal trade as well as flow along the Paul Kruger axis. Boulevard to be created through the addition of a pedestrian island in the middle of the road in accordance with the Re Kgabisa Tshwane framework. Landscaping to be dealt with appropriately.

7. Block thoroughfares

Thoroughfares to be articulated as arcades. Building interfaces and landscape to be dealt with appropriately.

8. BRT Station

Proposed BRT Station to be moved one city block to the north.

9. Buildings close to Pretoria Station Western block

Building densities to be increased and reprogrammed as mixed use high density development. Perimeter blocks to define street edge with a building height of 5-10 storeys.

10. Buildings close to Pretoria Station Eastern block

Building densities to be increased and reprogrammed as mixed use high density development. Buildings above 5 storeys to be considered for adaptive re-use.

11. Pretoria Station crossing

Crossing of Scheiding Street to be adapted to facilitate high levels of pedestrian movement.

12. New cultural / civic building

Existing structures to be demolished and underutilised site to be developed. Program to be cultural / civic based and highly public in nature. Building height to be between 7 and 9 storeys. Public parking to be included.

13. Vacant / underutilised lots

Vacant sites to be developed. Buildings to be highly public in nature with the building height in accordance with existing built fabric.

14. Melrose House

Bicycle rental facilities to be provided.

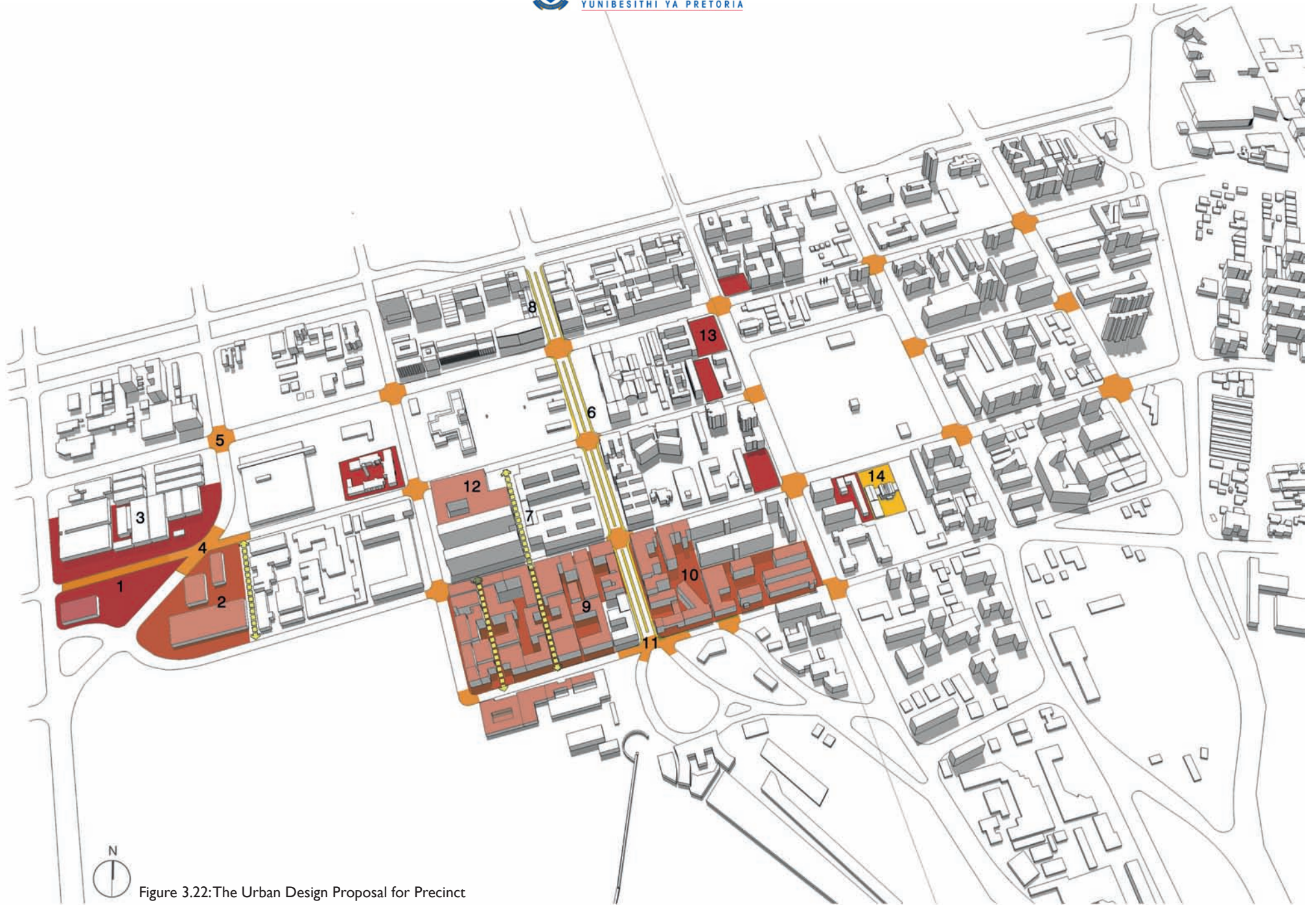


Figure 3.22: The Urban Design Proposal for Precinct

Proposed New Uses within Study Area

1. New Minnaar street node

Creation of a new pedestrian anchor node with new cultural facilities.

2. Crossings within precinct

Crossing to be paved in order to facilitate a change in texture as well as level in order to indicate the predominance of pedestrian use.

3. Underutilised museums

- All existing cultural and historical buildings (City Hall, National History museum, Natural Cultural museum, Victoria hotel) must have retrofitting / interior interventions done. New interiors for exhibition spaces. Rotate exhibitions monthly. Kitchens to be renovated for functions.
- All cultural buildings along Minnaar street must have their main entrance in Minnaar street
 - Provide signage within the precinct for identity and overall transparency of events.

4. New museum or cultural buildings

Underutilised sites to be developed. Program to be cultural / civic based and highly public in nature. Public parking to be included.

5. Reprogram as cultural functions

Government Printers to be reprogrammed in order to interact with the new node as well as gain museum / educational functions.

6. Vacant / underutilised lots

Vacant sites to be developed. Buildings to be highly public in nature with the building height in accordance with existing built fabric.

7. Barriers and public inter face

Reactivate or reprogram public buildings; add public programme, public inter face at ground floor, remove fences, etc.

8. Block thoroughfares

Thoroughfares to be articulated as arcades. Arcade extended into Minnaar street.

9. Paul Kruger street

Sidewalks along Paul Kruger Street to be widened in order to better facilitate informal trade as well as flow along the Paul Kruger axis. Paving to clearly demarcate areas for informal trade. Boulevard to be created through the addition of a pedestrian island in the middle of the road, between Pretorius Square and the Transvaal Museum, in accordance with the Re Kgabisa Tshwane framework.

10. BRT Station

Proposed BRT Station to be moved one city block to the north.

11. New Metro Mall development

12. Building densities to be increased and reprogrammed

As mixed use high density development. Perimeter blocks to define street edge with a building height of 5-10 storeys.



Reprogramming:

Reprogramme Government Printers to have museum or cultural programme, public building

City hall:

Tshwane Public Forum, Tshwane tourist office, Museum Park head office (marketing of museums), dedicated events office for City Hall building and Pretorius square, overall coordination and information of all existing and available events spaces in the precinct.

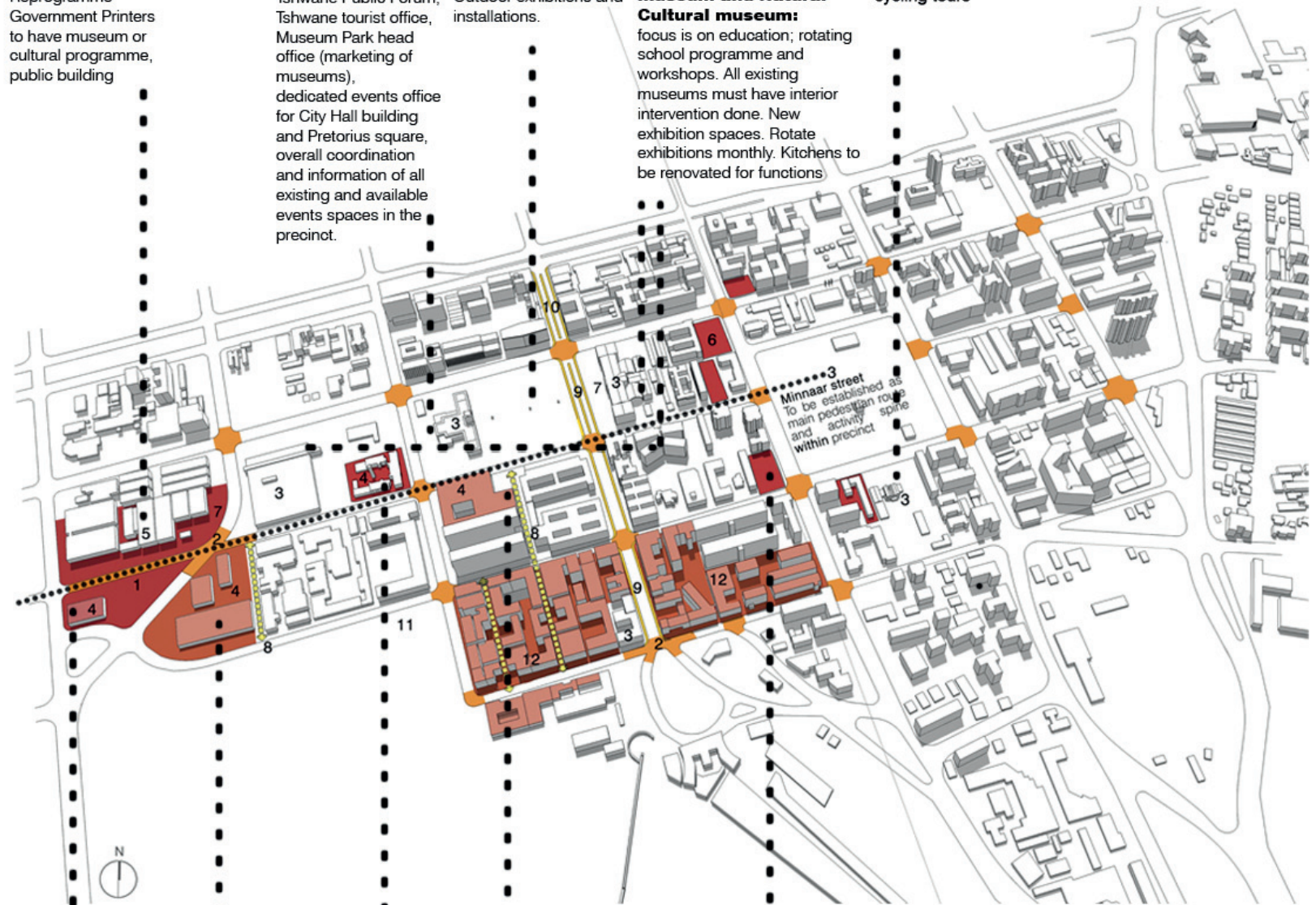
Pretorius Square:

Outdoor exhibitions and installations.

National History museum and Natural Cultural museum:

focus is on education; rotating school programme and workshops. All existing museums must have interior intervention done. New exhibition spaces. Rotate exhibitions monthly. Kitchens to be renovated for functions

Melrose house:
cycling tours



New proposed node:
museum or cultural programming, very public

Possible relocation of Pretoria Art Museum

Museum or Centre for Architecture / Built Environment:
Archives, collections, library, bookshop, auditorium, museum of architecture, exhibitions, institute of architecture

Centre for Creative Arts:
see CCA at UKZN/ SA Institute for performing and creative arts- see GIPCA at UCT:
'museum' of creative writing, film and media, drama, music, dance

New Art Gallery
with focus on the community due to location at Burger's Park

Figure 3.23: Proposed New Uses within Study Area

Selected Sites within Framework Area

1. Isabel van Wyk - Centre for Architecture

2. George F. Pieterse - Museum of Typology

3. Gavin Williams - Burger's Park Opportunity Platform

4. Alexia Philippou - Community Creativity Facility

5. Deirdre Marais - Drop-in Soup Kitchen and Dance Centre

6. Heinrich Olckers - Urban Transition Space

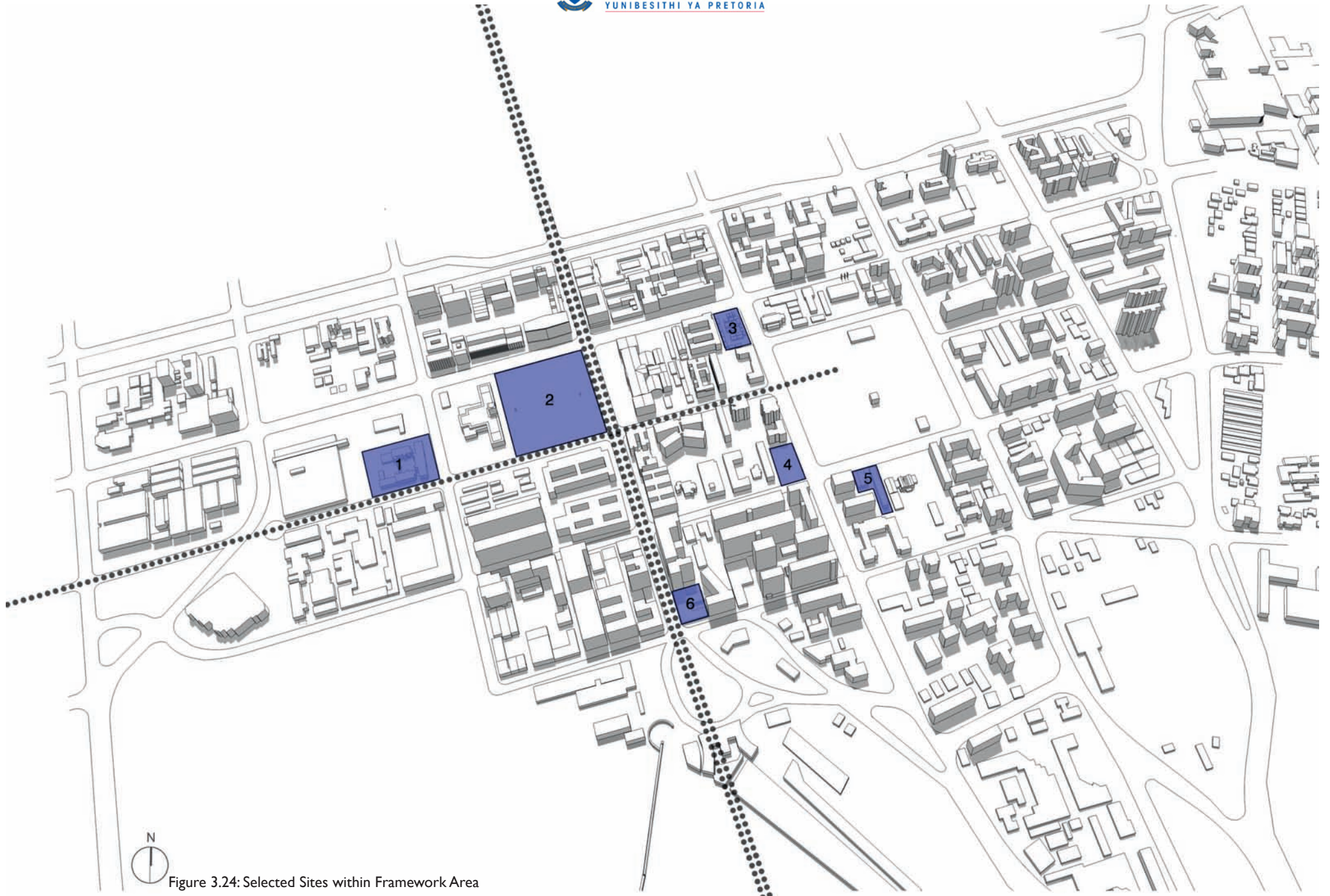


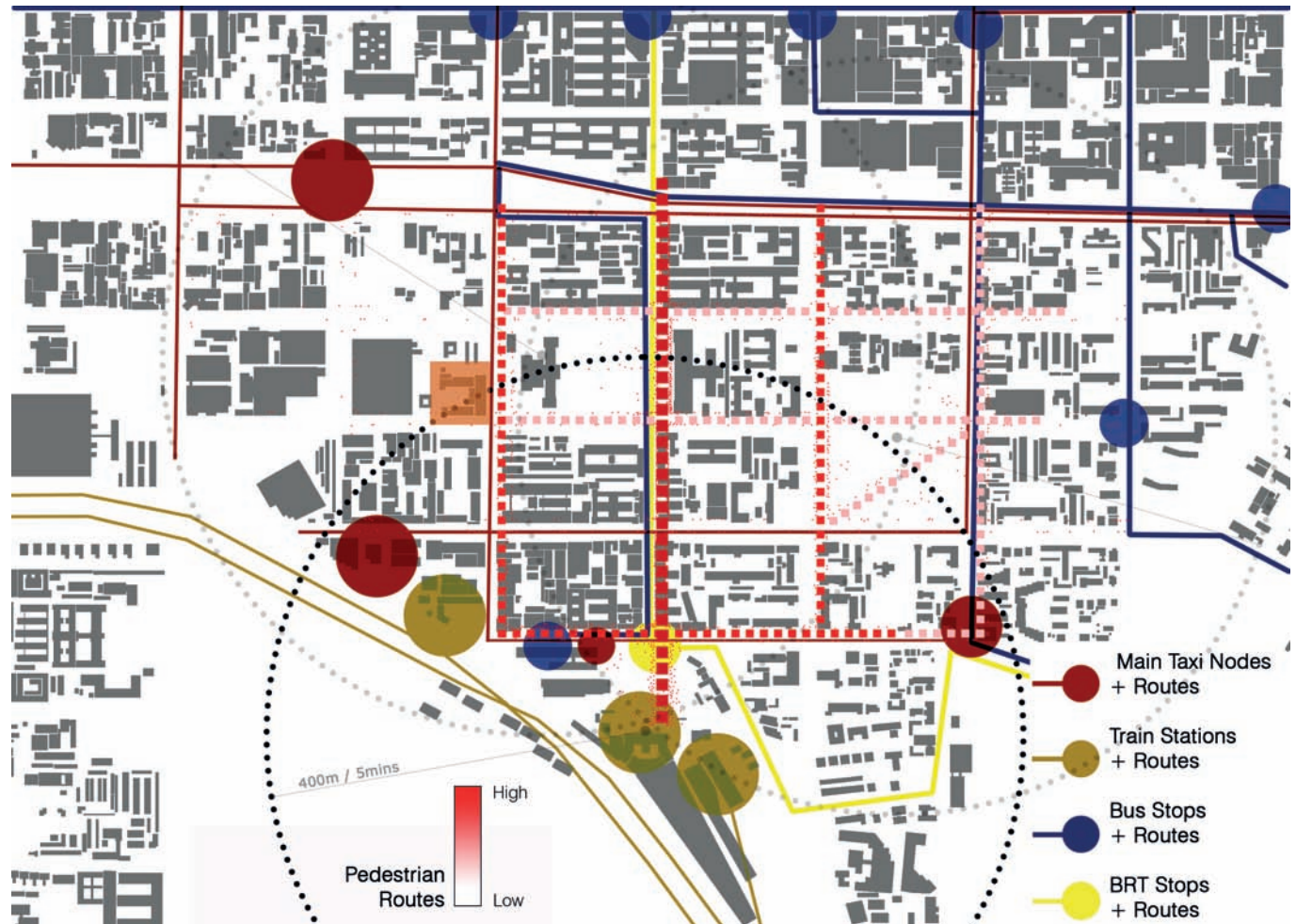
Figure 3.24: Selected Sites within Framework Area

3.7 SITE ALLOCATION

Justification for the site was done through the context analysis. The site was identified as a site with potential through the mapping exercise. The selected site is conveniently located within the five minute walking radius from the Pretoria train station, Gautrain station, Bosman street station and two taxi ranks. Due to this there is a high level of pedestrian movement (figure 3.25).

Pretoria's original Central Fire Station, designed by Cowin & Powers and built in 1912 (Le Roux, 1990: 36), is located on the corner of Bosman and Minnaar Street, Pretoria CBD, within the Museum Park Precinct. It is an example of an inward-driven, formal building with a current programme that is not fully functional due to the lack of public interface of the building. After context analysis this site was proposed for re-use into a highly public building with a cultural programme, building height to be in accordance with the existing built fabric.

Figure 3.25: A figure ground map of the urban context with the proposed site indicated together with pedestrian density, a five minute walking radius and the public transport nodes. (Author)



3.8 CONCLUSION

The following guidelines were formulated after a context investigation and the formulation of a proposed urban framework;

(a) Context:

- Promote a distinct identity as a museum precinct.
- Focus on the users and social exchange.
- Pedestrian movement has to be considered.
- Public amenities are a big focus. Make public space more accessible and open (outward orientated). Address the existing buildings' public interface.

(b) Site:

- Focus on community and educational users.
- Provide public amenities.
- Reuse the existing and accommodate a public cultural programme.
- Make the building more accessible by addressing the existing threshold. Remove any barriers.