

brief development

context analysis

precint design

precedents

design development

design clarification

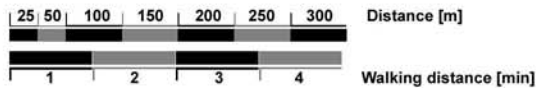
design documentation





Building use

-  Mono-functional building
-  Multi-functional building



Building use

- Mono-functional building
- Multi-functional building

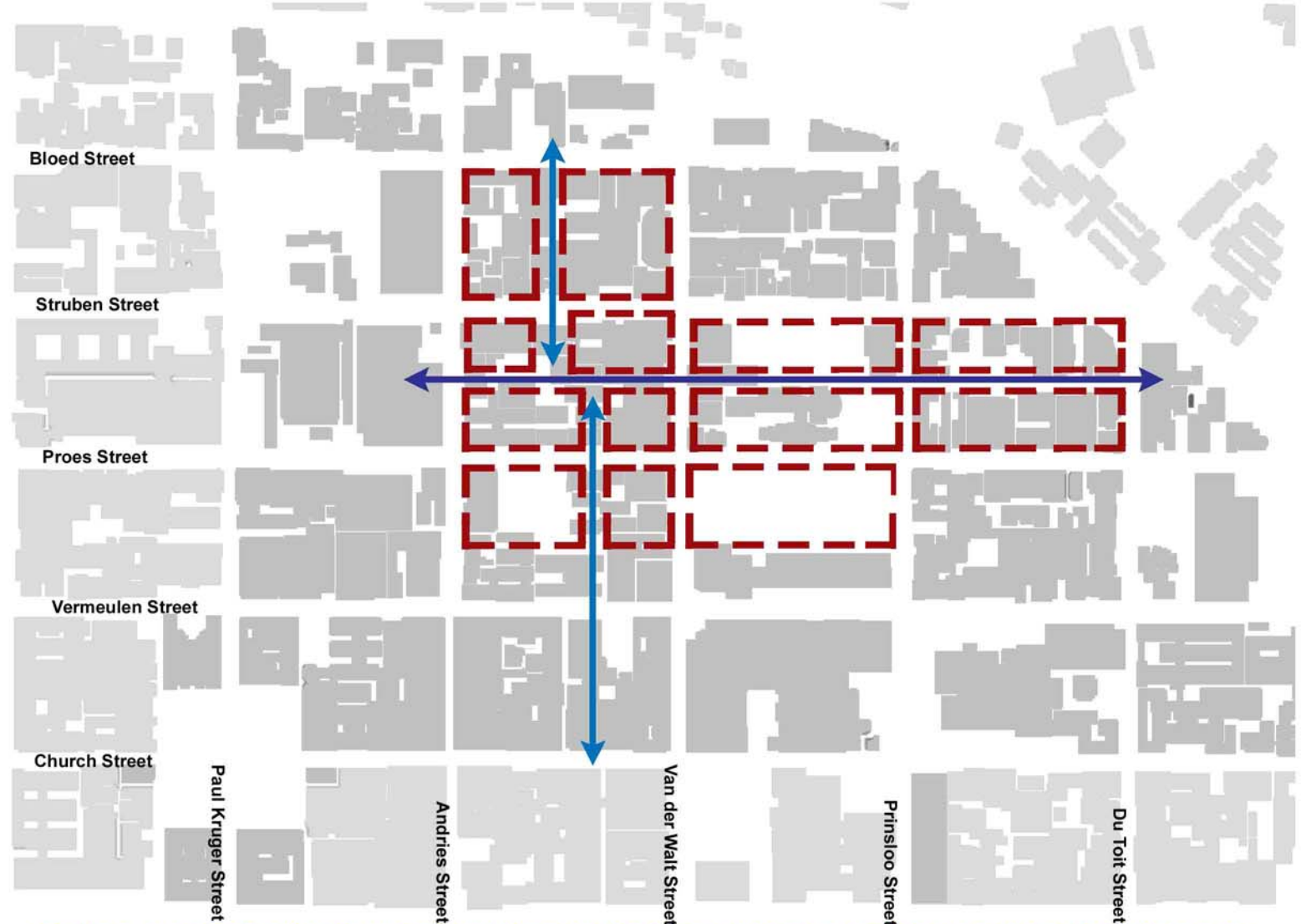
Guidelines

Retail outlets, restaurants and other high-intensity pedestrian uses should be on the ground floor in buildings that front major streets, arcade and public spaces.

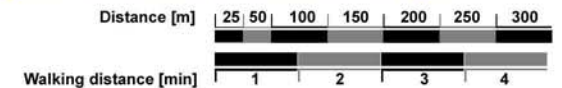
The modal interchange should be enclosed by non-parking uses.

Ground floor facades should be differentiated from upper levels in recognition that pedestrian level differs from the levels above.

When retail or office uses on the ground floor are inappropriate, pedestrian ways should be enhanced with landscaped setbacks, trees or similar elements.



Define a set of criteria to guidelines buildings which combine several functions to promote constant surveillance, active spaces and edges and introduce a larger housing component into this area.



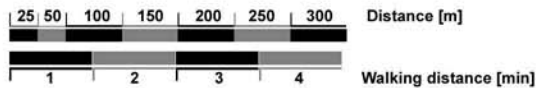


Urban value

- Low value**
Discontinuous street line
Mono-functional building
Poor urban neighbour
- Medium value**
Discontinuous street line
Mono-functional building
Medium urban neighbour
- High value**
Continuous street line
Multi-functional building
Good urban neighbour

Pedestrian clusters

- 1 Bloed Street Taxi Rank
- 2 Department of Home Affairs
- 3 Centurion Taxi Association Rank
- 4 Menlyn Taxi Association drop-off
- 5 Menlyn Taxi Association pick-up
- 6 Hallmark Arcade entrance / exit
- 7 Laudium-Centurion Taxi Rank
- 8 Queen Street Arcade entrance / exit



Context analysis

Study area

Urban value

- Low value**
Discontinuous street line
Mono-functional building
Poor urban neighbour
- Medium value**
Discontinuous street line
Mono-functional building
Medium urban neighbour
- High value**
Continuous street line
Multi-functional building
Good urban neighbour

Guidelines

Buildings should address the street in ways reinforcing the sense of the street as a space. Lower levels of buildings should align with the street except where open areas have been specifically designed.

Building should fill the gaps in each block's street facade to create a continuous street line.

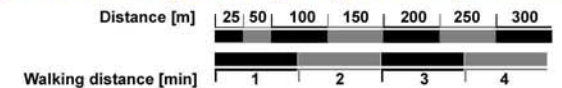
Buildings should provide pedestrian use functions on ground floor to promote interaction with the street, thereby creating an active edge.

Buildings enclosing open public and semi-public space should provide links to the street in the form of arcades to encourage surveillance of both spaces.

Buildings should be multi-functional allowing for constant surveillance during the whole day cycle.



A+B Define a set of criteria to create perimeter buildings with a high urban value
C+D Define a set of criteris to create high value edge buildings on proposed public spaces





Building heights



Open areas

- 1 Proes Street private parking
- 2 Munitoria parking
- 3 Metro shopping centre parking
- 4 Private parking
- 5 De Sousa's Cash & Carry loading area



Context analysis

Study area

Building heights

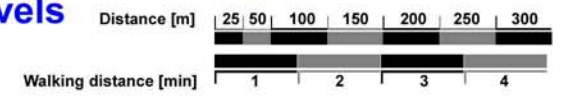
- one level
- two levels
- three levels
- four - six levels
- seven - ten levels
- eleven - fifteen levels
- sixteen > levels

Guidelines

- _The perimeter buildings are all four to six levels.
- _The tallest buildings should be located at the corners of the blocks, where their scale and prominence can be appreciated and their mass is appropriate to the scale of the intersection
- _The visible parts of the modal interchange should harmonize with neighbouring buildings through the use of similar materials and landscaping.
- _The bulk of the tallest buildings should be minimized with offsets, changes in plane, terracing or other similar techniques.
- _Open spaces are to be defined on at least three sides by buildings, walls or landscaping.
- _Ground floor facades should be differentiated from upper levels in recognition that the pedestrian level differs from the levels above.



Define criteria to allow the placement of tallest buildings on the city block corners
Infill perimeter buildings are between four and six levels



Context analysis



Paths

Lynch defines paths as "channels along which the observer customarily, occasionally or potentially moves". [Lynch, 1960:47]

In the study area, the city grid determines these paths. Pedestrians are forced to circumnavigate city blocks on pavements of varying width, except when using the arcade system.

Main vehicular route



Main pedestrian route



25 50 100 150 200 250 300 Distance [m]

1 2 3 4 Walking distance [min]



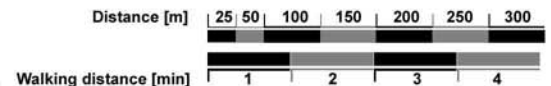
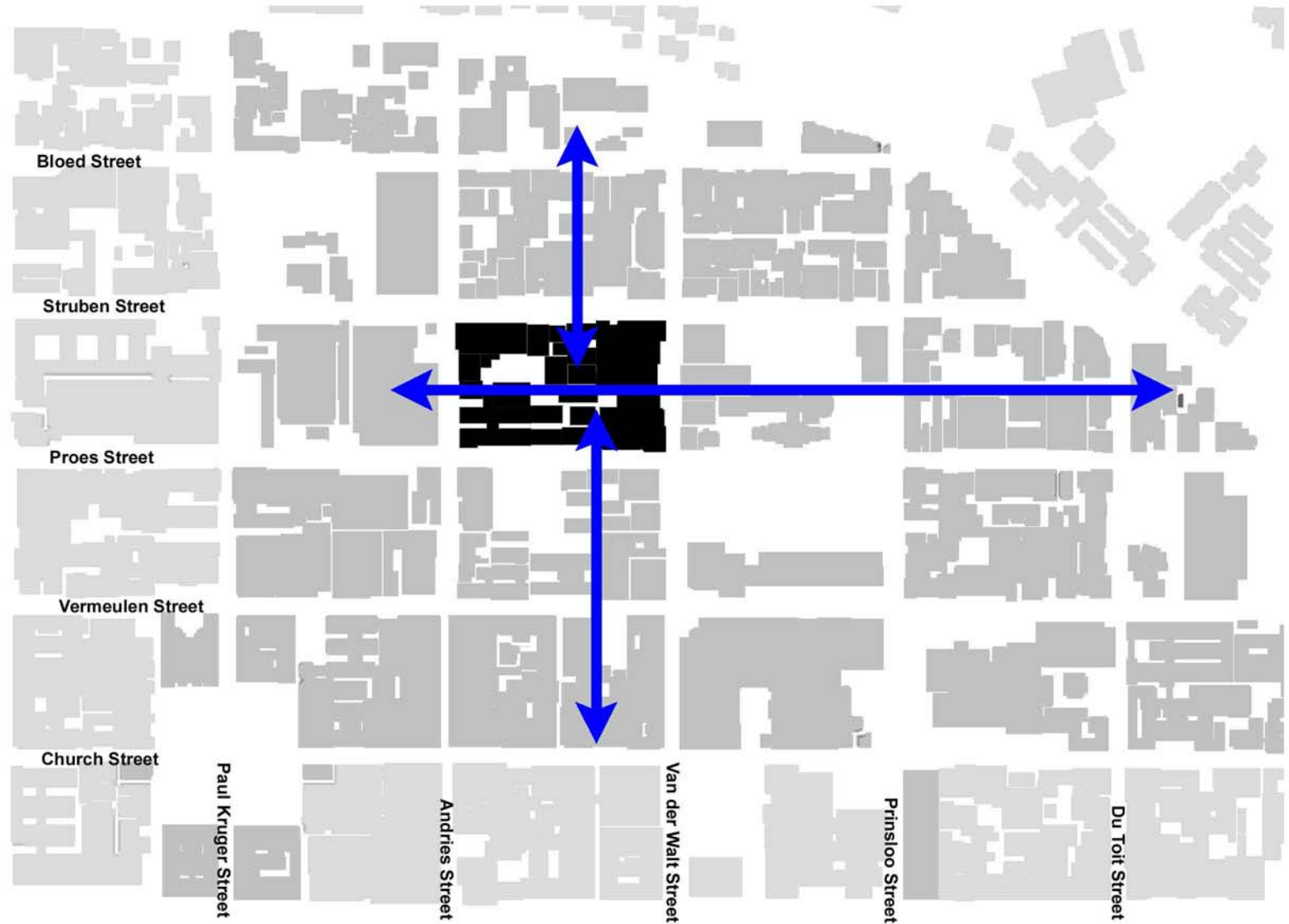
Context analysis

Paths

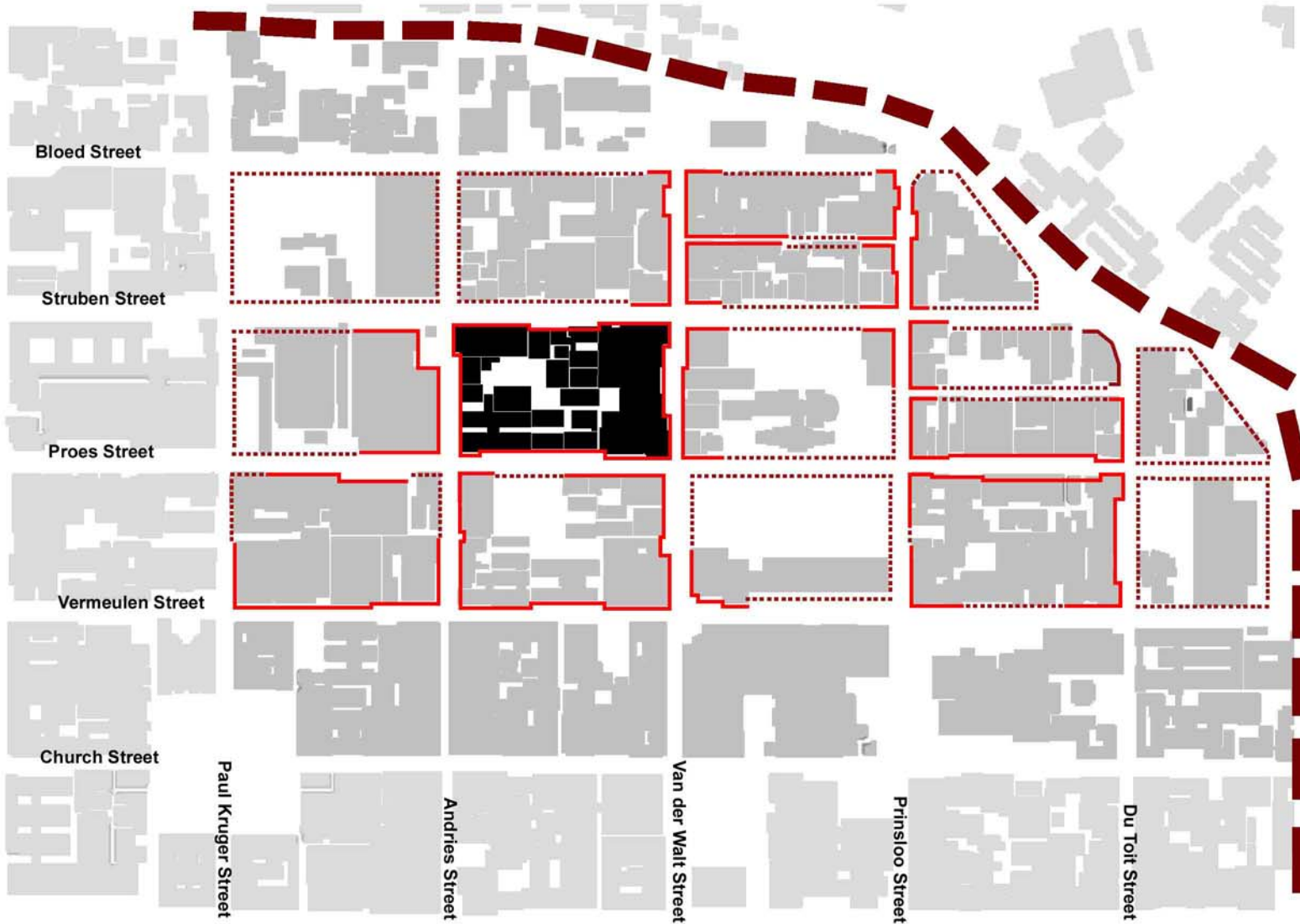
The large numbers of pedestrians during the day, creates the opportunity establish new pedestrian walkways dissecting the city blocks.

These open arcades will function in conjunction with the existing streets and pedestrian paths, thereby increasing the permeability of the cadastral system.

By introducing large numbers of users, new formal and informal economic opportunities arise. These will serve the needs of commuters moving between taxi ranks on their way home or to work.



Context analysis



Edges

Edges refer to the linear elements *not used as paths to the observer*, [Lynch, 1960:47] acting as walls to the public environment.

The edge of the city block in the project area is well defined on all side, with few buildings set back from the street. Most of these offer canopies or overhangs to the pedestrians.

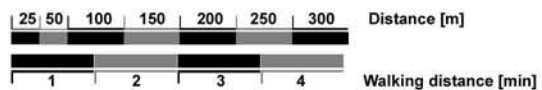
The other blocks in the study area, however, all have medium to large gaps in the street line. Vast parking areas exacerbate the problem of inactive and dead facades.

The goal is to provide an active block edge; one that promotes social and visual interaction and engagement between users.

Well defined edge

Poor edge condition

Nelson Mandela Drive and Apies river



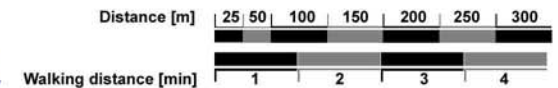
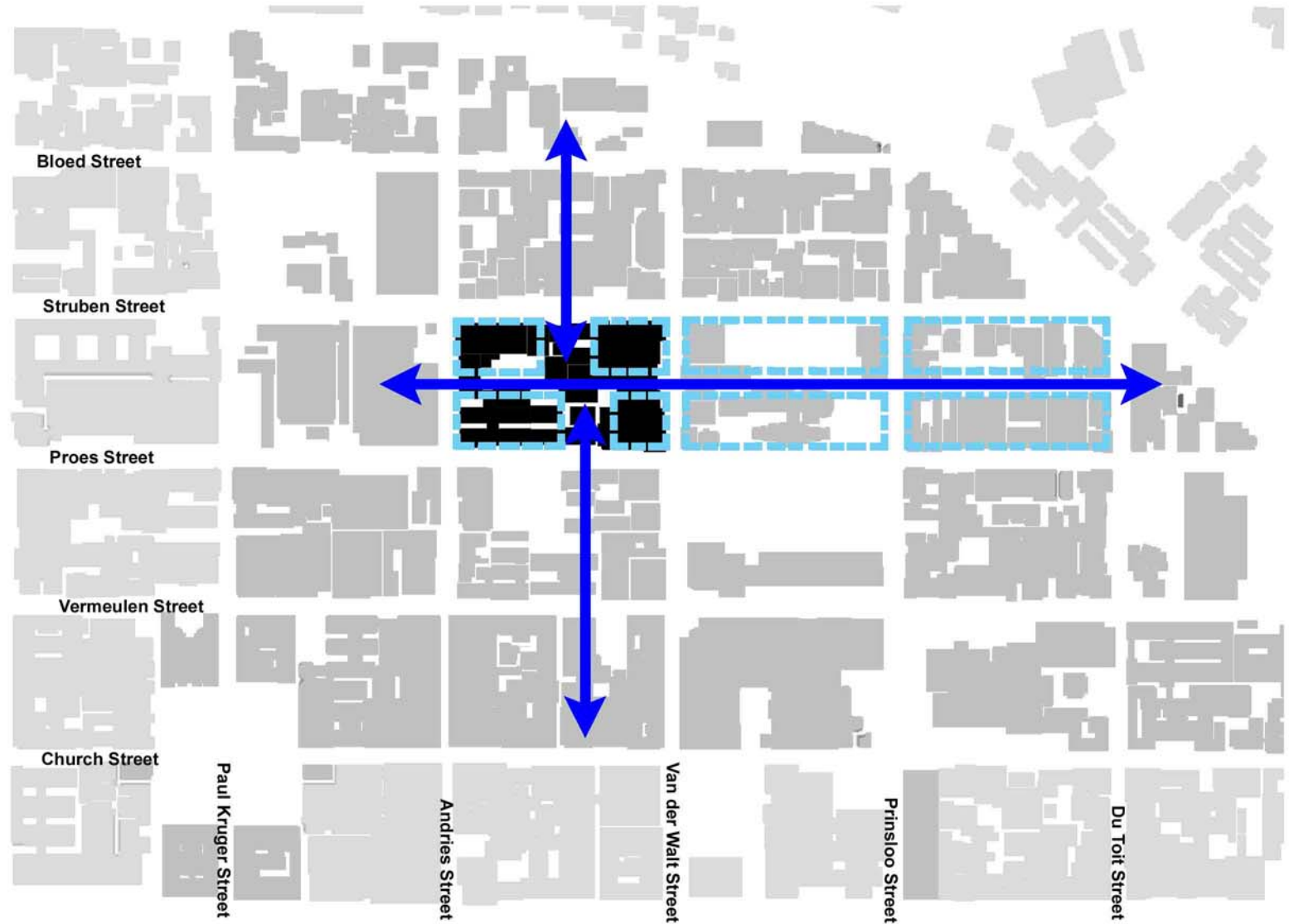
Context analysis

Edges

By opening up the city blocks, the prospect of re-activating the inactive parts of the street becomes feasible.

In addition to a large number of users, the buildings opening onto the streets as well as the open arcade must have functions that requires high pedestrian flow levels on ground floor. This creates positive interaction between users of the public space and the those inside the buildings.

The placing of benches, stairs and grass creates points of relief from the movement axis. Here users are able to observe, converse and interact.



Context analysis



Nodes

Nodes are defined as "strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling". Lynch, 1960:47]

They may be considered as links between two or more adjacent areas/districts, and as such display the inherent qualities of these areas.

Nodes include places of primary junction, a break or a pause in movement [pedestrian or vehicular] or the crossing of paths.

25 50 100 150 200 250 300 Distance [m]

1 2 3 4 Walking distance [min]



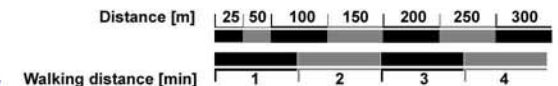
Context analysis

Nodes

The opportunity arises to create a new, smaller node at each end of the new open arcade.

The new node on the west entrance to the public space has to deal with buildings of a much larger scale, as well as higher numbers of pedestrians.

The Apies river entrance, even with Nelson Mandela drive traffic, is much quieter.



Context analysis



Landmarks

"Landmarks are another type of point-reference, but in this case the observer does not enter within them, they are external". [Lynch, 1960:48]

These are used by observers to orientate themselves into, into and out of an area.

Landmarks are different to each user group. Pedestrians might use smaller landmarks in their sight-lines, whereas vehicular traffic may employ larger, taller objects.

- 1 Civitas building [Department of Home Affairs]
- 2 New State Library
- 3 Church Square
- 4
- 5 Munitoria
- 6 Sammy Marks Square
- 7 South African Reserve Bank
- 8 Metro Shopping centre
- 9
- 10 Bloed Street Taxi Rank



Context analysis

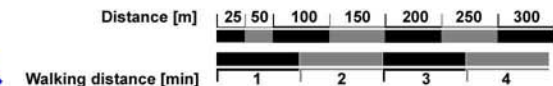
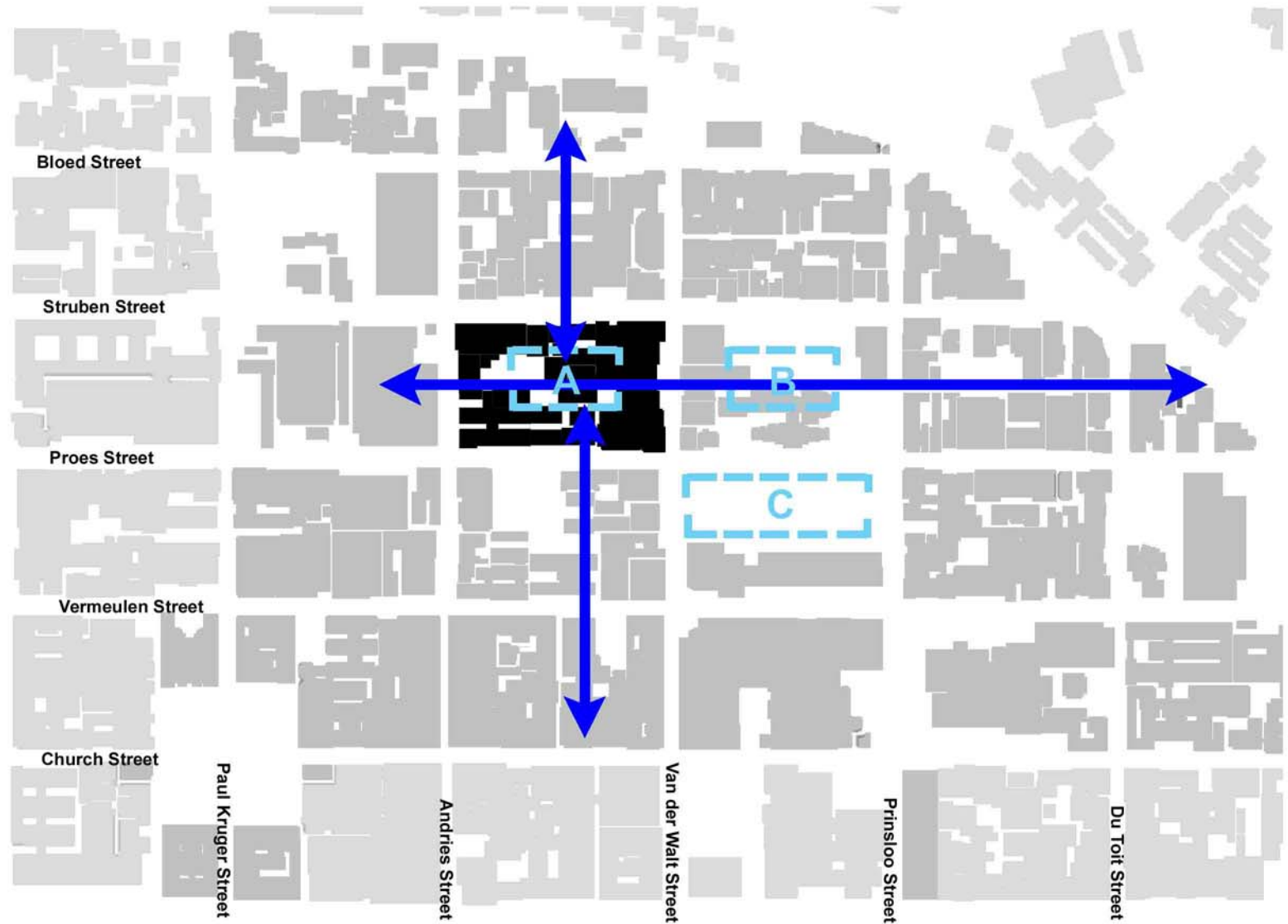
Landmarks

The creation of new public spaces creates points of relief for pedestrians, they also act as points of orientation in the city.

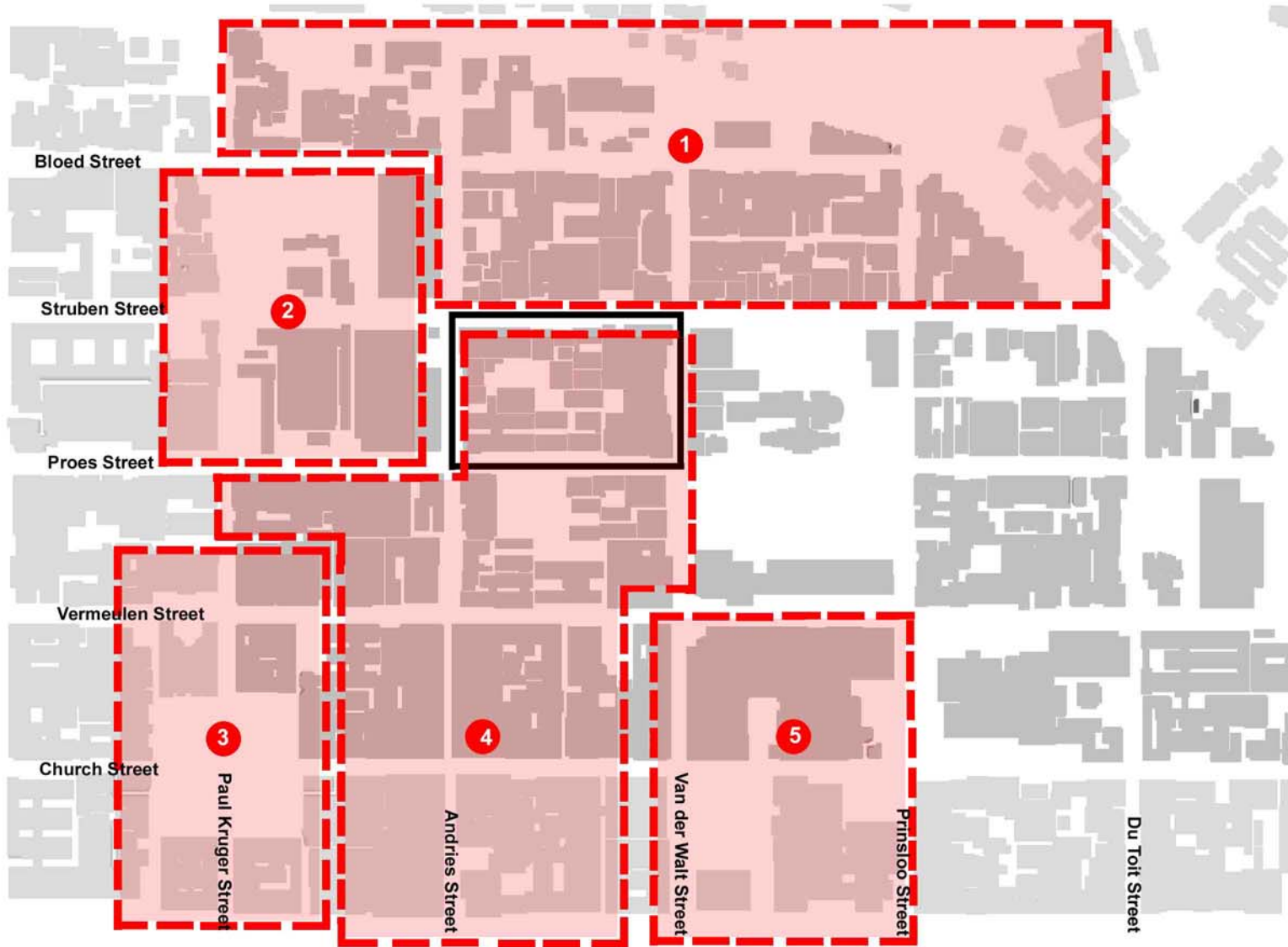
Other than informing people's mental maps of the city, these public squares and arcades becomes the space where people living in the vicinity can spill out in. The proposed residential development will not have private gardens, increasing the need for an urban living room.

In addition, these spaces "accommodate the informal activities that are central to the process of urban living. They are places of informal theatre, of courtship, of economic production and so on". [Southworth, 2002:123]

- A New public space on intersection of the two axes.
- B New enclosed urban park with public building.
- C New City Square.



Context analysis



Districts

- 1 Light industrial district
- 2 Government district [start of proposed Government boulevard]
- 3 Church Square and Judicial district
- 4 commercial and retail district
- 5 Cultural district

25 50 100 150 200 250 300 Distance [m]

1 2 3 4 Walking distance [min]

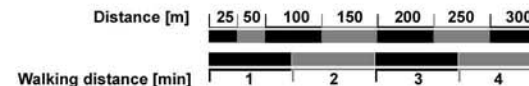
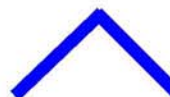
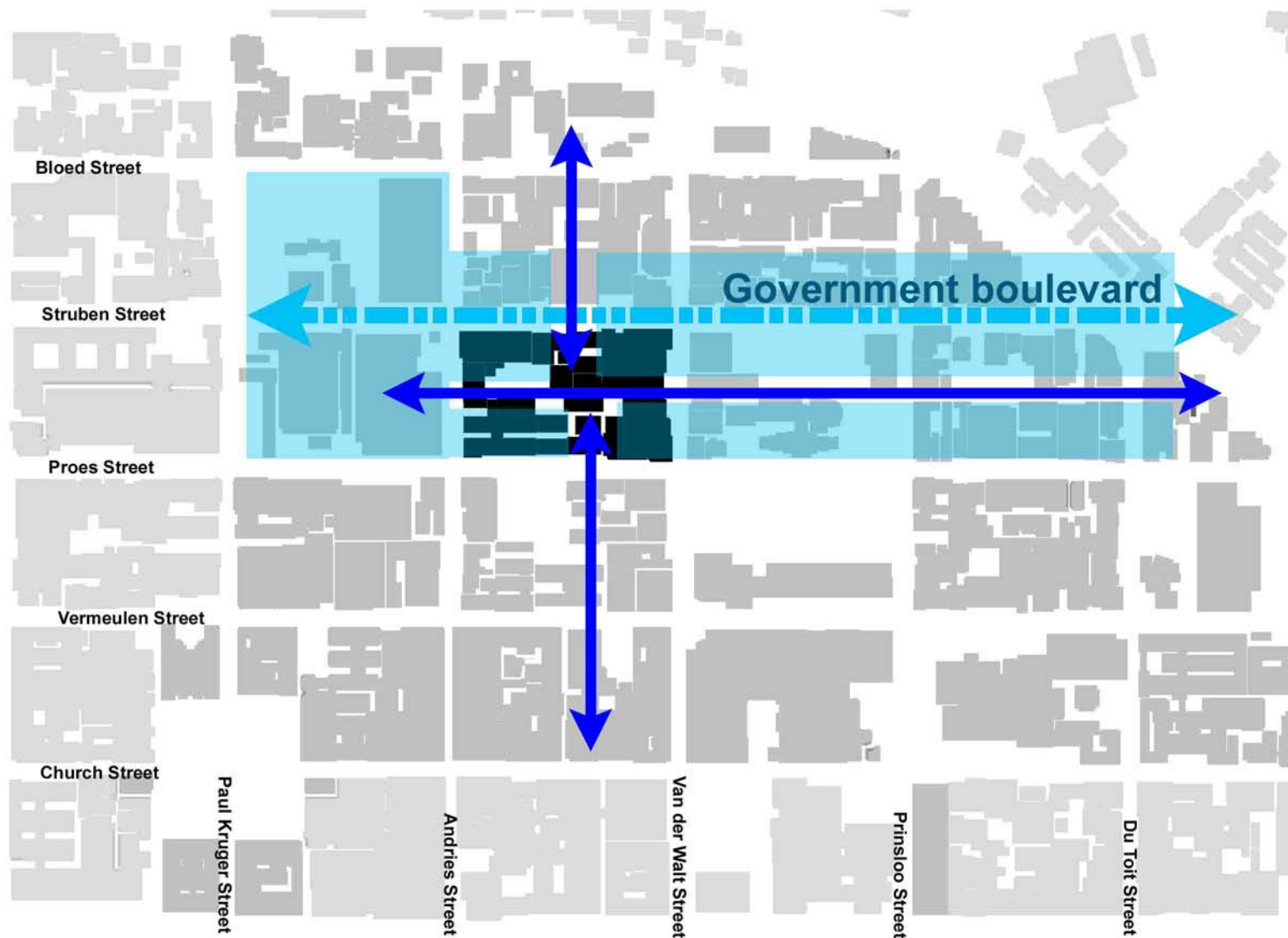


Context analysis

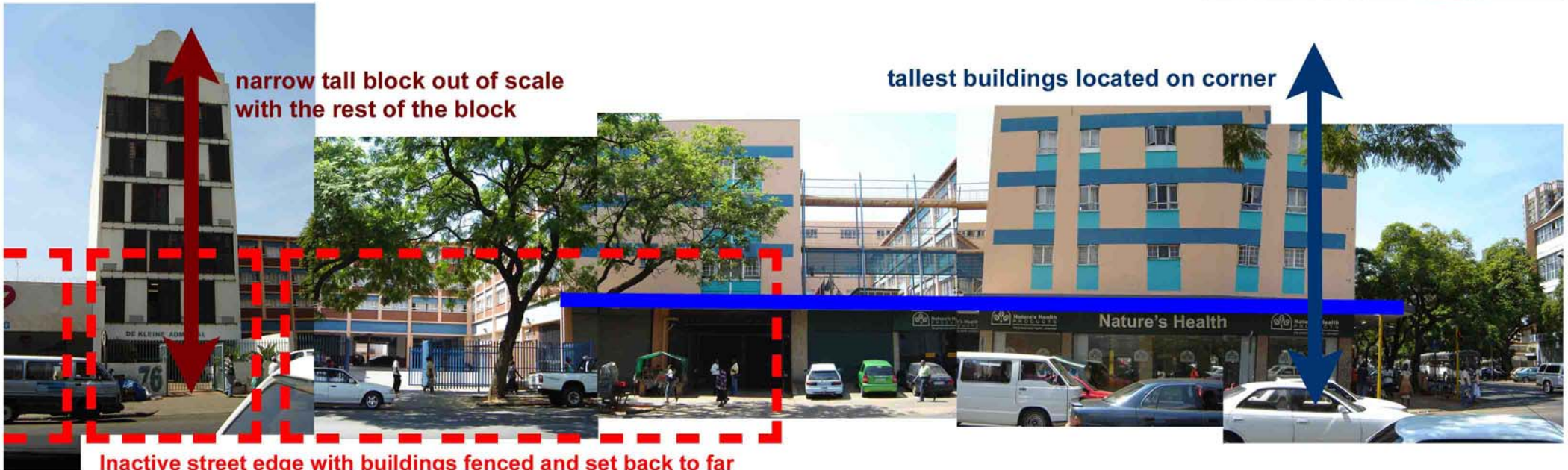
Districts

Starting with the new State Library, the proposed Government Boulevard will form a new district overlaying existing one in the city. Due to the nature of this new district, several smaller supporting areas are needed. These include retail and food outlets, office space and residential functions.

This also necessitates the need for public spaces for office workers to spill out into. Larger numbers of building users lead to an increase in vehicular traffic volumes. This depletes the pedestrian environment and force them into the public spaces and arcades.







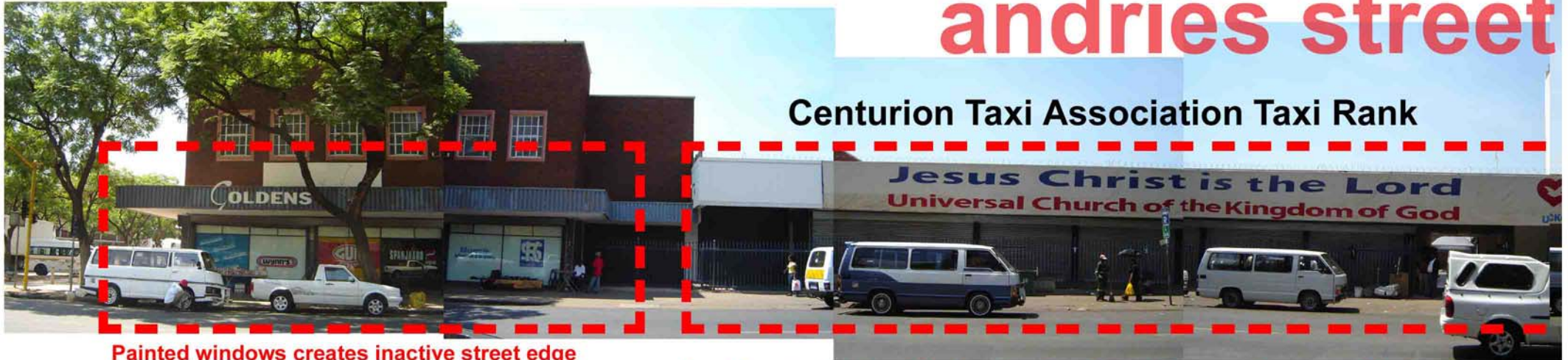
tallest buildings located on corner



Menlyn Taxi Association drop-off

van der walt street

andries street



Centurion Taxi Association Taxi Rank

Painted windows creates inactive street edge

Inactive street edge with closed roller shutter doors, only open on Sundays

tallest building located on corner

continuous street canopy line



step in roof line too large



Inactive street edge with building set back to far and windows painted over



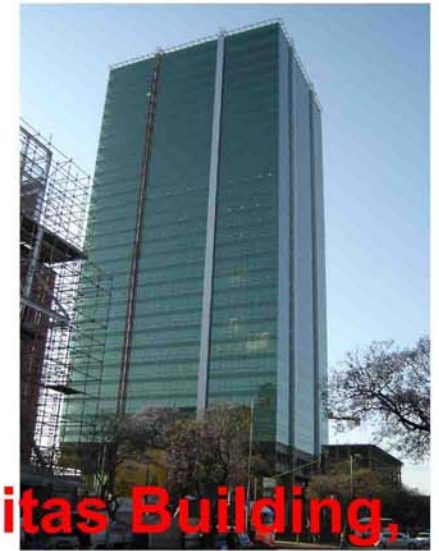
Van der Walt Street



New State Library,
Andries Street



Corner Struben +
Van der Walt Street



**Civitas Building,
Struben Street**

**Corner Andries +
Struben Street**

**Corner Van der Walt +
Blood Street**





- Van der Walt Street
- Corner Vermeulen + Van der Walt Street [south]
- Muntoria Complex, Van der Walt Street
- Sammy Marks Square
- Corner Vermeulen + Van der Walt Street [north]

