

CONTEXT STUDY



LOCATION

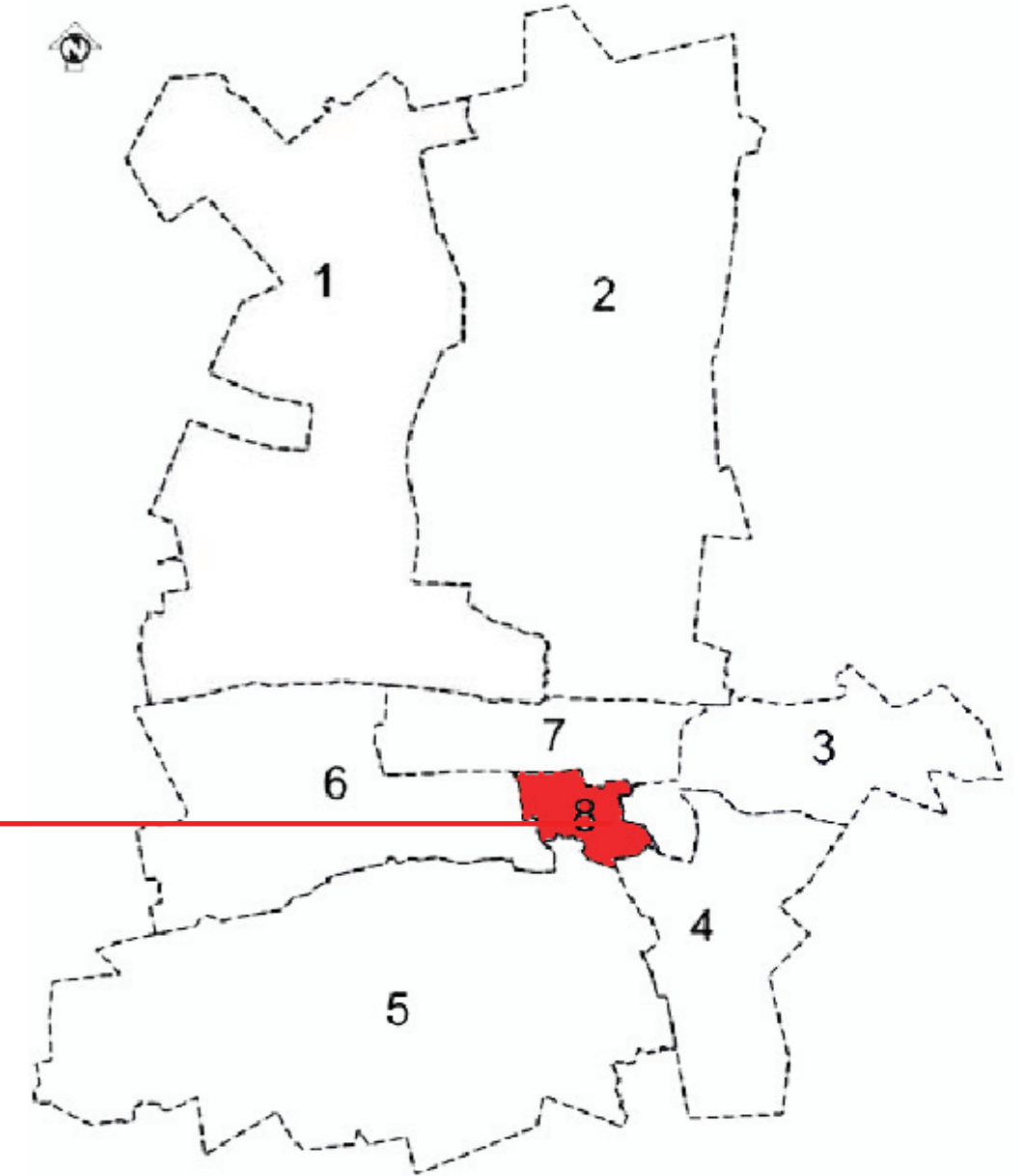


Fig.15 Tshwane administrative regions (Tshwane Municipality, 2006)

THE URBAN ENVIRONMENT

City Structure:

The architectural character of early Pretoria was to a large degree determined by the quality of Hollanders who were appointed by Oom Paul to help establish his administration. Later with the British occupation, came the English 'society architect' Herbert Baker.

Pretoria had its beginnings in an open space among the Bushveld trees, where the winters were dry enough to offer an out span to hunters, long before there was any thought of founding a town. Pretoria grew from this winter out span. Here the first buildings were erected, where the people gave expression to their confident belief that they had found a permanent place.

Sunnyside history goes back 120 years to when wagons of the pioneers lumbered down the surrounding hills into the valley now known as the Fountains Valley. The pioneers found it a haven with abundant water, grass and rich soil. A community established itself here and further along the Apies River. The hamlet grew into a town. Before the formation of the district, it was formally laid out on 22 July 1875 by James E. Mears, it was historically already known as 'Sunnyside'. The words "Sunnyside" already appeared on old maps of Pretoria before 1875, because it was called Sunny Side by the English speaking residents of the area east of the Apies River. The area was a popular picnic spot and it was thought to be the side of Pretoria that catches the sun, hence the name.

When Sunnyside was incorporated into the municipal area in 1888, as one of the first eastern suburbs, it consisted of 806 building sites. To link it to the central area of Church Square, which is 3km away, a horse drawn tram service ran down what was then a wide sandy road. (Eftychis, 2001:4)

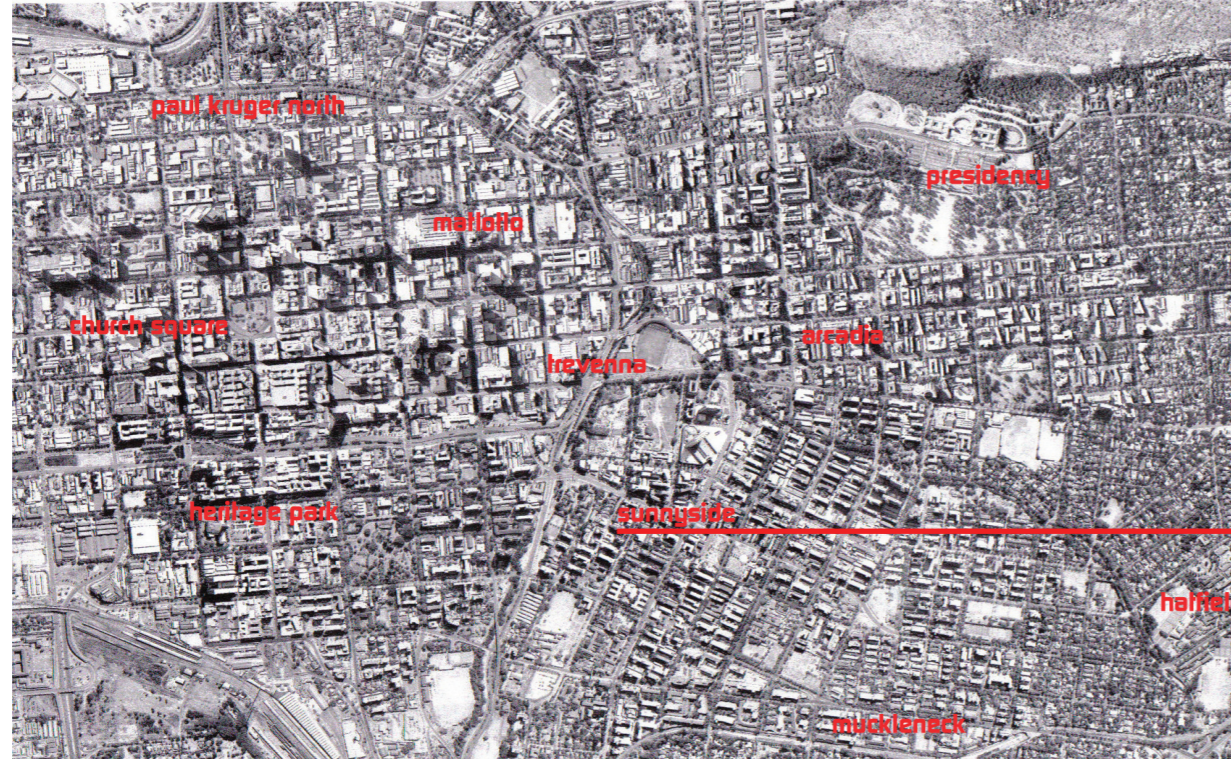


Fig. 1.6 Aerial photo of Pretoria



Fig. 1.7 View of apartment blocks in Joubert Street (Author 2006)



Fig. 1.8 View of apartment block in Padnoller Street (Author 2006)

Sunnyside in the 1960's:

Due to the numerous apartment blocks, Sunnyside was predominantly the home of newly weds. Not only was the population predominantly young, it was also predominantly cosmopolitan. Enhancing the cosmopolitan atmosphere of Sunnyside were numerous restaurants – Italian, German, Swiss and Greek, which all contributed a bit of their own essential colour of scene.

Throughout business hours, the main thoroughfares of Jorissen and Esselen Street were crowded with shoppers' cars as the great variety of shops in Sunnyside often saved the people the trouble of "going to town". At night, cafes and restaurants attracted people from near and far while the pavements were thronged by window shoppers. Because of its proximity to town and its greater living space, many doctors, dentists, architects and businessmen favoured

consulting rooms in the area. As a result, most of the newer shops were topped by floors of business suites and salons. (Eftychis, 2001:7)

Sunnyside today:

Sunnyside is the residential area in Pretoria which is the most densely populated. It can be compared to Hillbrow in Johannesburg, which is the most densely populated area in South Africa. Pretoria city council statistics (Tshwane Municipality, 2006) show that 26 050 people live in Sunnyside. Of these people, approximately 1 799 live in houses, 22 879 in apartments, 740 in old age homes and 620 in communes. Sunnyside hosts 282 apartment blocks, 20 town houses of 250 units and 36 simplexes of 950 units. Sunnyside consists of 1 329 sites and covers 1 837 446 m². Altogether 480 of the sites constitute houses, 724 houses and hotels, and 40 business ventures.

Psychological aspects:

A city impacts on the people that live in its boundaries as well as the businesses, structures and services. According to cultural theorist Alan C. Turley (2005), one of the keys to understanding the city's impact on us is to delve into how the city organizes the places in which we live. Race and class are the two fundamental factors in how people are organized in the city. This type of organization is evident in the structure of our cities, in which the poor and minority groups live in easily identifiable areas.

The contextual position of Trevenna is a good example that depicts the organizational structure expressed by Turley with regards to the aspect of race and class. This urban environment has its own unique character in relation to the city of Pretoria as a whole. It is characterized by high rise residential apartments, a series

of night clubs and popular take away restaurants such as McDonalds and KFC that appeal to young people.

Over the years, the Sunnyside district has transformed from being a predominantly white upper class neighborhood into a middle class society inhabited mostly by young black people. This society has also been supplemented with plenty of foreign injection of culture and identity mostly from other African countries. The inoculation of diverse cultures and identities has enhanced the cultural identity of Trevenna, making it a complex society that depicts an unambiguous community racially with various cultural influences. This emphasizes an urban landscape that is constantly changing and being changed by its inhabitants.

Physical aspects:

Sunnyside is located on the periphery of Pretoria's inner city. East of the Apies river catchment, the rigid grid pattern of Sunnyside seems to slot well into the layout of the inner city. The street edges along all major east – west running streets are defined primarily by rows of trees on either side. This area is characterized with a mixture of high density high – rise buildings and a natural landscape in the form of the Apies River and surrounding landscapes, which makes it a perfect setting for the contemporary city dweller.

When looking in the westerly direction, one's view is flanked by the inner city's skyline and one's attention is immediately drawn to important landmarks such as the Reserve Bank and the ABSA building. High density residential apartments in the Modernist multi storey tradition are the order of the day as a result of the City Council's former planning and zoning ideals. These apartments are home to young middle income residents either working or studying at tertiary institutions around Pretoria.

The former planning and zoning ideals of Sunnyside do not accommodate for growth in any direction hence the only development that takes place is the revitalization of certain spaces approved by the municipality. The current urban problem regarding the Sunnyside district is the lack of permeability within a congested urban environment. In the proposed project, the manifestation of permeability will serve to enrich the 'urban' setting.



Fig.19 View from Village Gardens Flat [Kolze Street] towards Pretoria inner city [Author 2006]



Fig.22 View from Village Gardens Flat towards flat module in Padnoller Street [Author 2006]



Fig.26 View towards Dries Lillies from Village Gardens Flat [Author 2006]

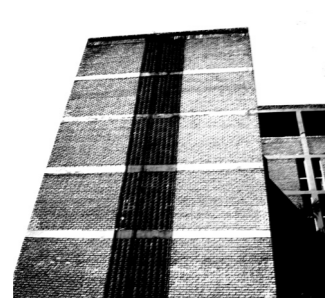


Fig.20 View of flat module in Inez Street [Author 2006]



Fig.21 View of flat module in Erica Street [Author 2006]



Fig.23 View of flat module in Greef Street [Author 2006]



Fig.24 View of flat module in Kolze Street [Author 2006]

Conclusion:

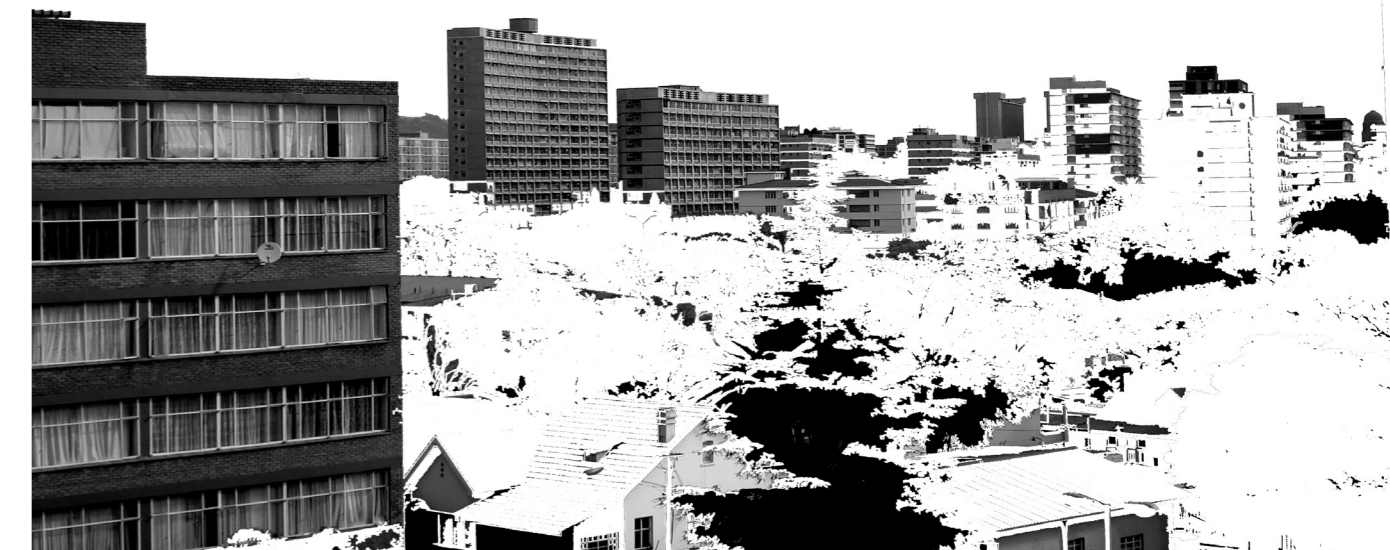
This lack of permeability has resulted in the increase of crime whereby the district has become a hunting ground for muggers. Bentley et al describes permeability as the extent to which an environment allows the flow of people from place to place. This in turn is the key measure of responsiveness. It is obvious that the lack of permeability of the Sunnyside district is affected by the poor planning ideals employed by the City Council years ago.

This project focuses on the advent of permeability as an urban proposal in fragmenting the existing congested urban environment and responds to, as well as increases, the level of activity around its periphery. In doing so, the level of surveillance will be enhanced and thereby creates a safer environment for the community.



Fig.25 View of flat module in Gerald Moerdyk Street [Author 2006]

“New communities must be built as much as possible in symbiosis with the existing historical community or town and the entire city should not be planned in advance. One part of it should be set aside and allowed to develop in a natural way. Such development always results in a maze. New communities that possess their own mazes, that live in symbiosis with history, will be places that are attractive and enjoyable to live in.” (Kurokawa 1992)



SUB CULTURAL GALLERY

The centre for youth sub cultural expression aims to promote youth sub cultural artists and artworks. The images you see on the following pages are a brief but broad representation of sub cultural expressions one can notice in the context of Sunnyside. Artworks produced by youth subcultures within the area have also been documented and represented in the following pages.



Fig.27 Kudzanai Chiurai, Y Propaganda: Charcoal on paper 244 X 122cm



Fig. 28 Kudzanai Chiurai, Urban Salute: Oil paint on canvas 344 X 222cm



Fig. 29 Kudzanai Chiurai, Jim comes to Joburg: Oil paint on canvas 200 X 122cm

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Fig. 30 Graffiti mural adjacent to Nelson Mandela and Du Toit Streets (Author 2006)



Fig. 31 Graffiti mural at Deversicht Art Village (Author 2006)



Fig. 32 Graffiti mural adjacent to Nelson Mandela and Visagie Streets (Author 2006)



Fig. 33 Kudzanai Chiurai, Untitled: Oil paint on canvas 344 X 222cm



Fig. 34 Graffiti wall adjacent to Nelson Mandela and Visagie Streets (Author 2006)



Fig. 35 Graffiti mural, Trevenna Street (Author 2006)



Fig. 37 Graffiti murals, Jeppe



Fig. 38 Graffiti mural, Van Boescholen Street (Author 2006)



Fig. 39 Graffiti mural, Kotze Street (Author 2006)

Fig. 36 Graffiti murals, Jeppe Street (Author 2006)



Fig. 40 Graffiti wall, Jeppe Street (Author 2006)





Fig. 41 Kudzanai Chiurai, Sketches from artist's idea book

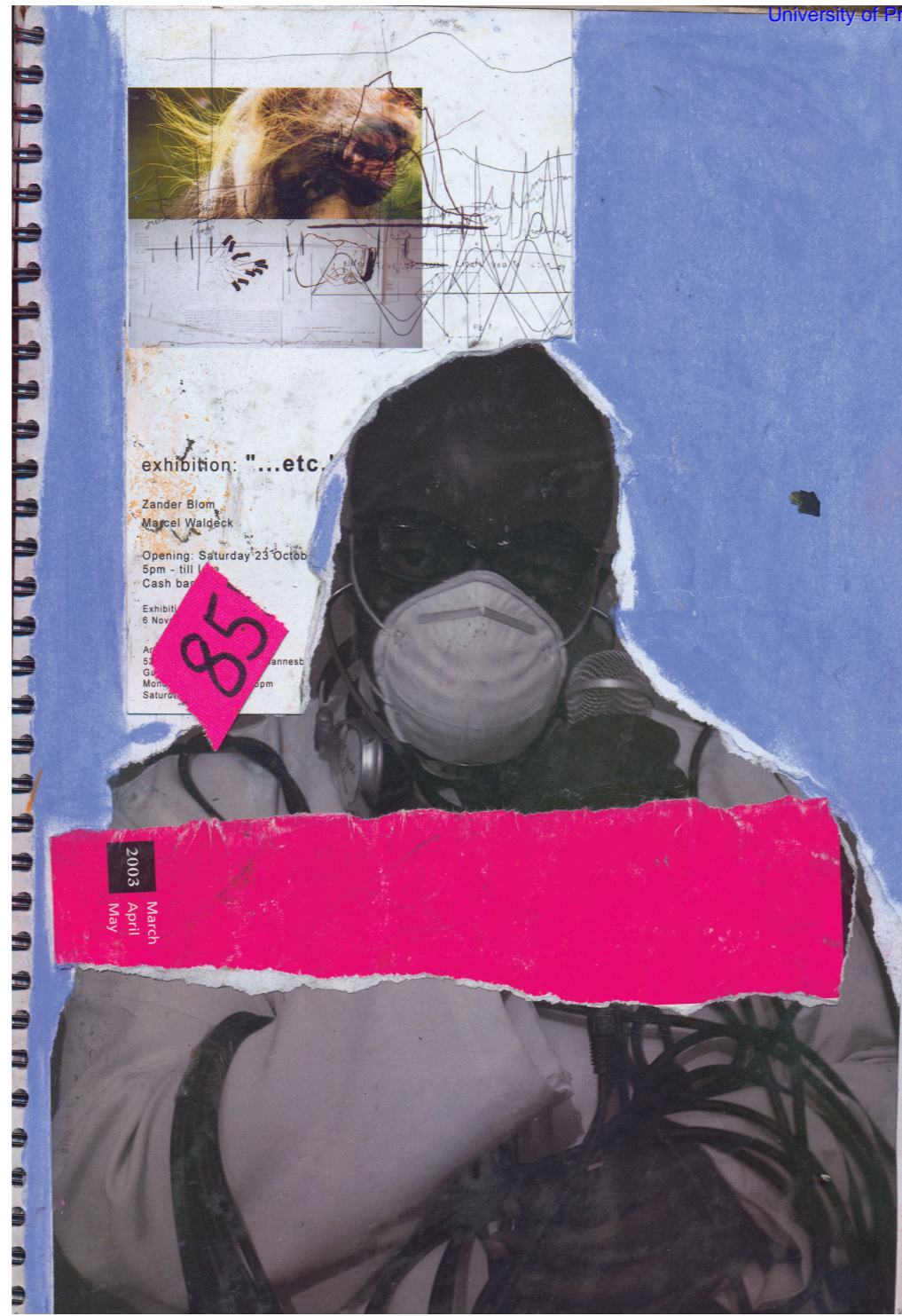


Fig. 42 Kudzanai Chiurai, Sketches from artist's idea book



Fig. 43 Kudzanai Chiurai, Sketches from artist's idea book



Fig. 44 Kudzanai Chiurai, Sketches from artist's idea book

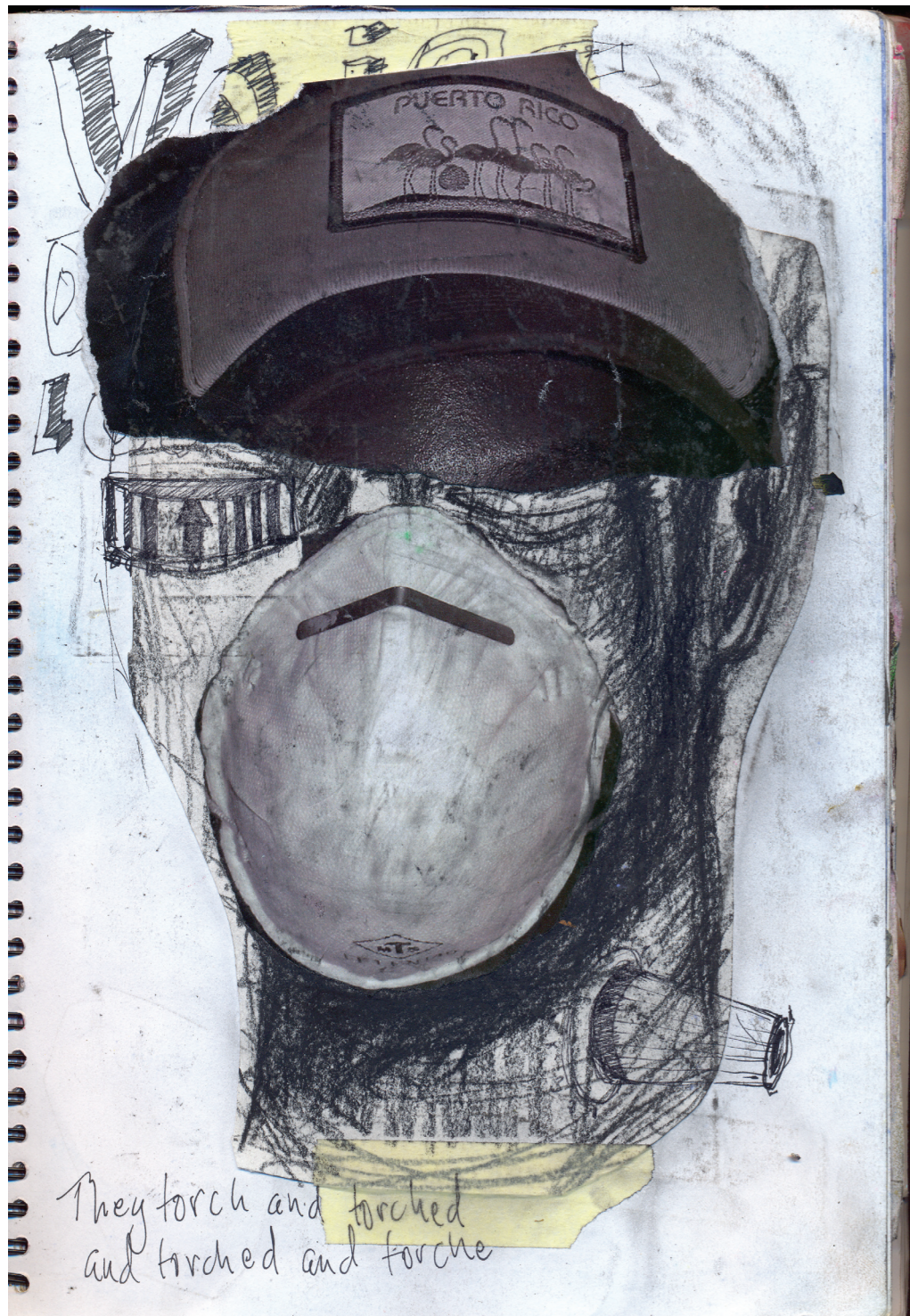


Fig. 45 Kudzanai Chiurai, Sketches from artist's idea book



Fig. 46 Kudzanai Chiurai, Sketches from artist's idea book

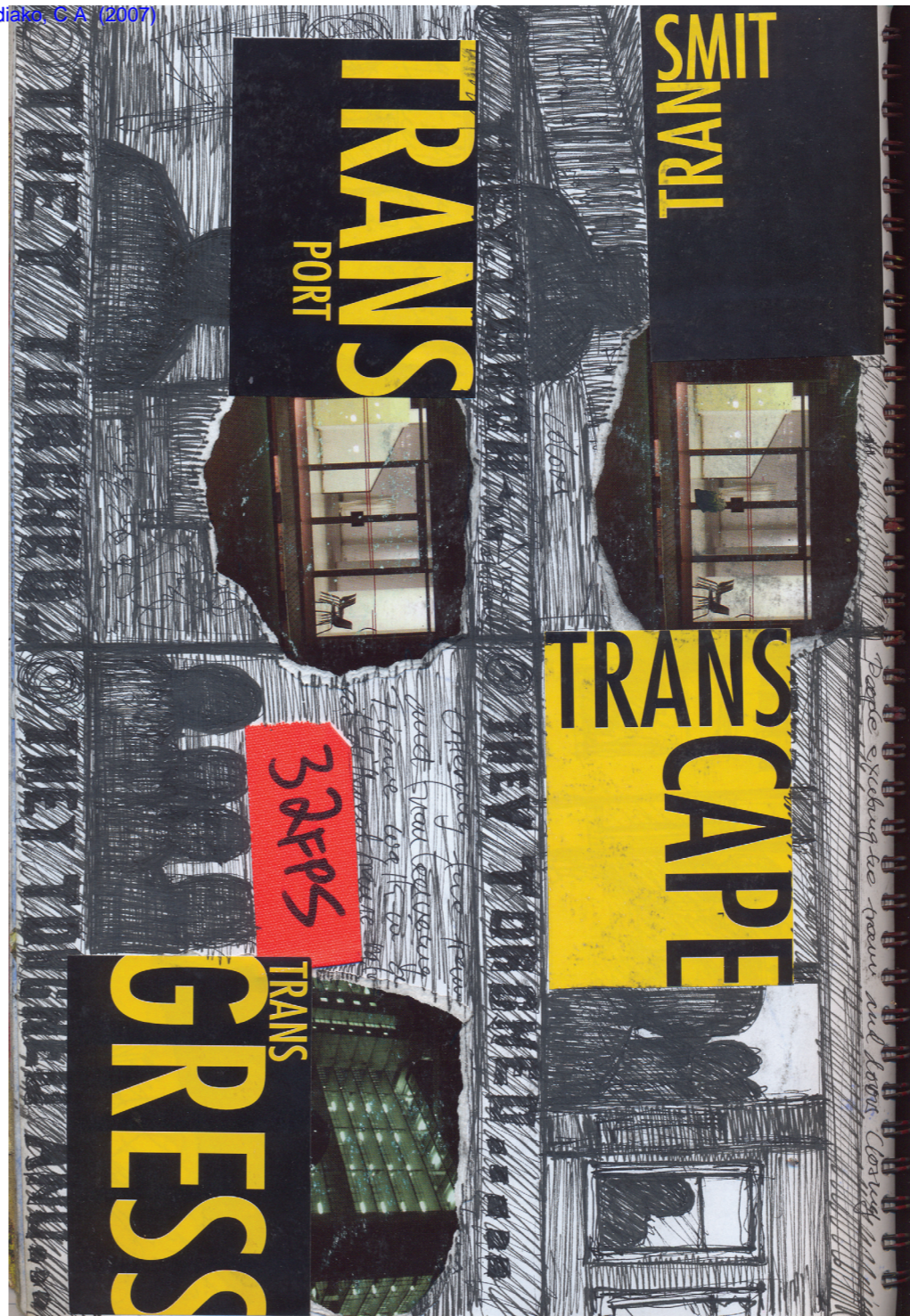


Fig. 47 Kudzanai Chiurai, Sketches from artist's idea book

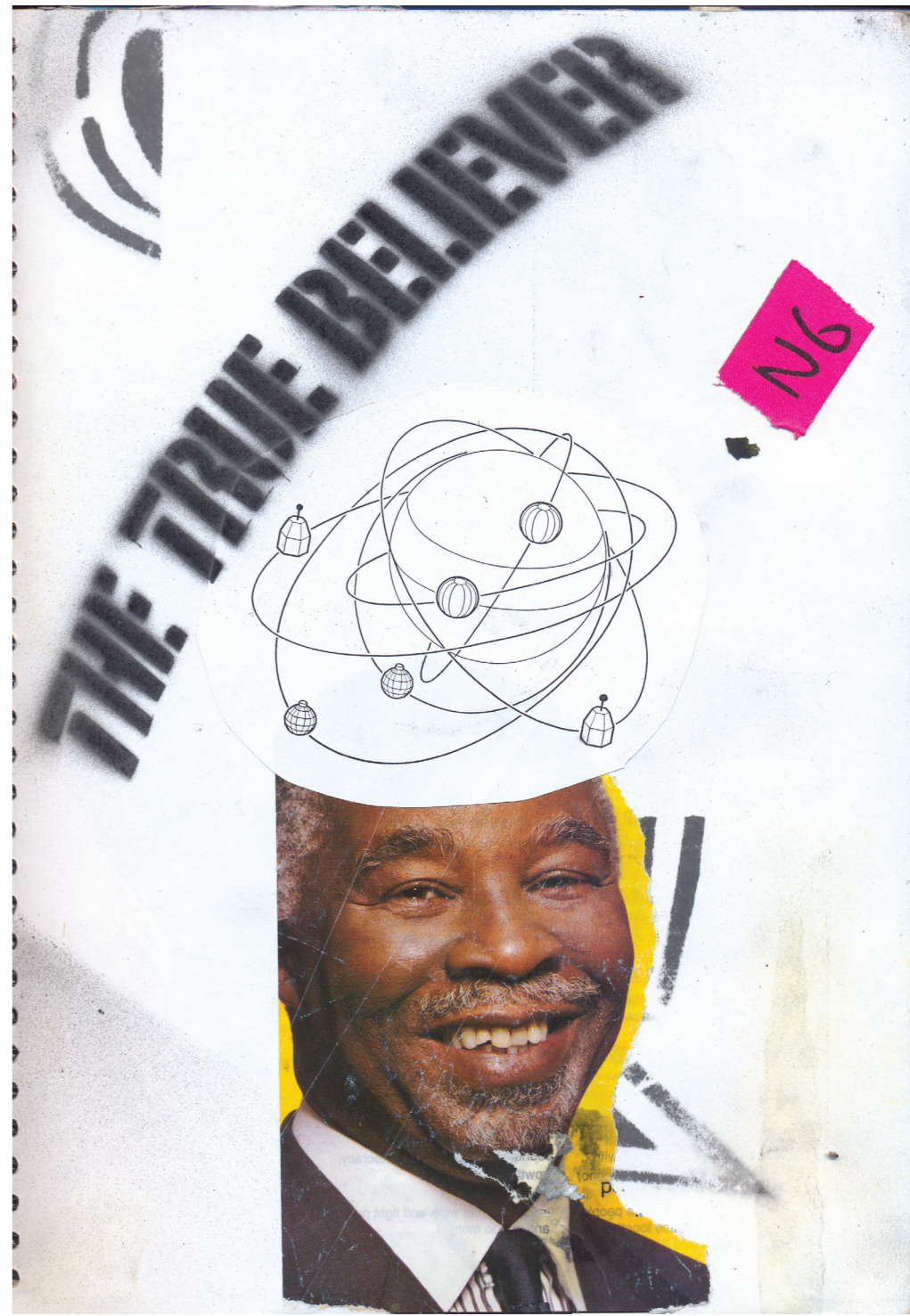


Fig. 48 Kudzanai Chiurai, Sketches from artist's idea book

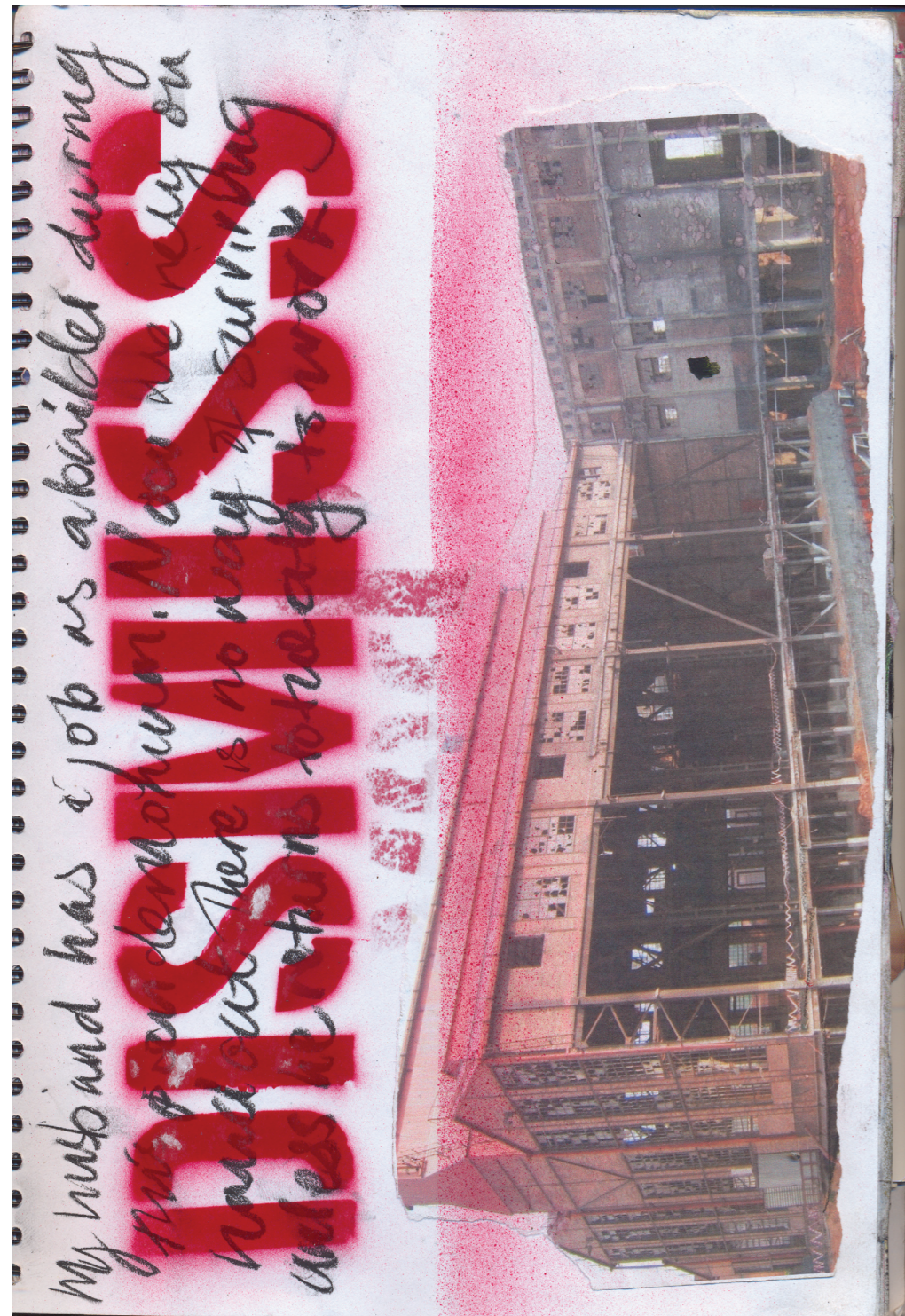


Fig. 49 Kudzanai Chiurai, Sketches from artist's idea book



Fig. 50 Kudzanai Chiurai, Sketches from artist's idea book

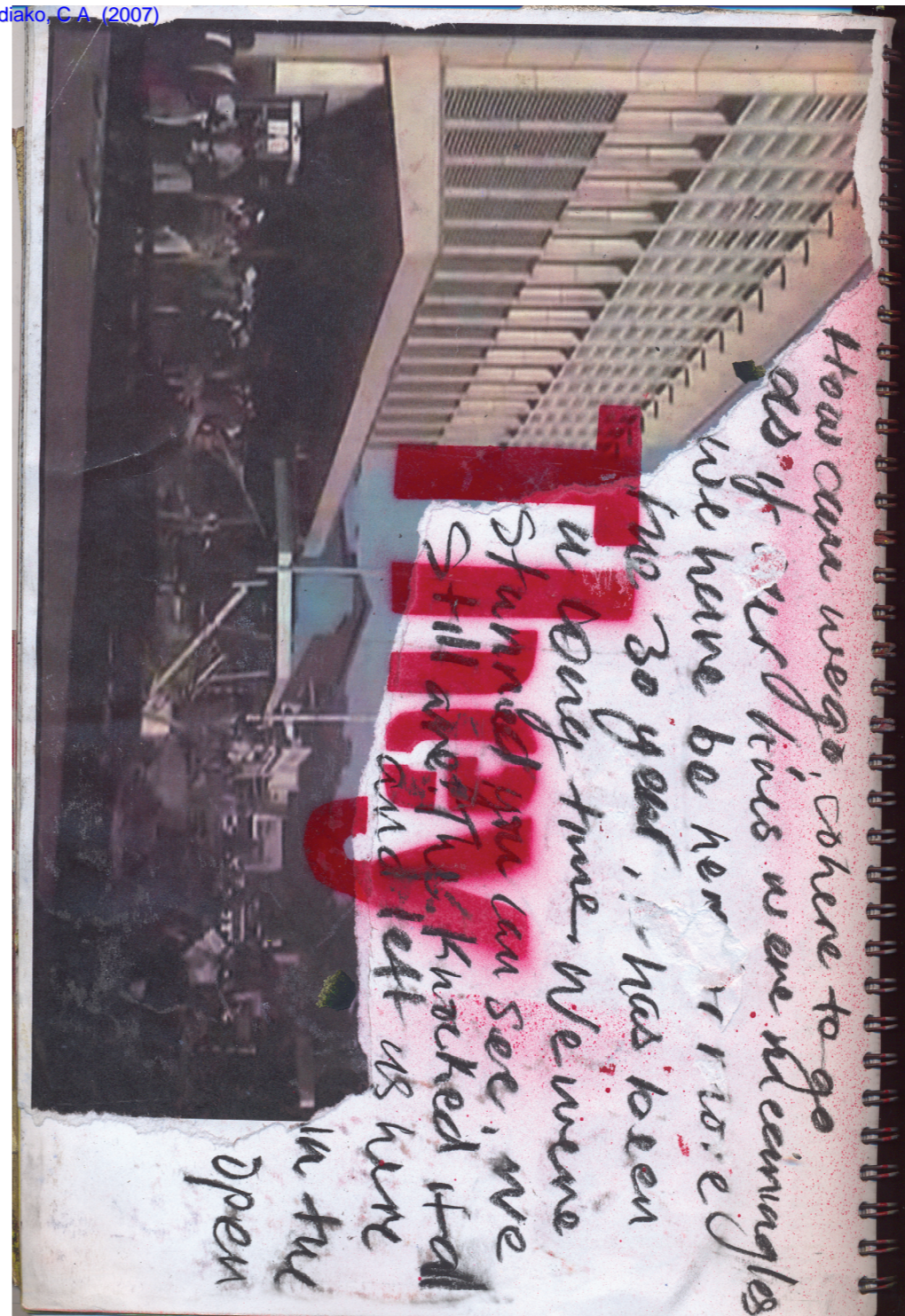


Fig. 51 Kudzanai Chiurai, Sketches from artist's idea book

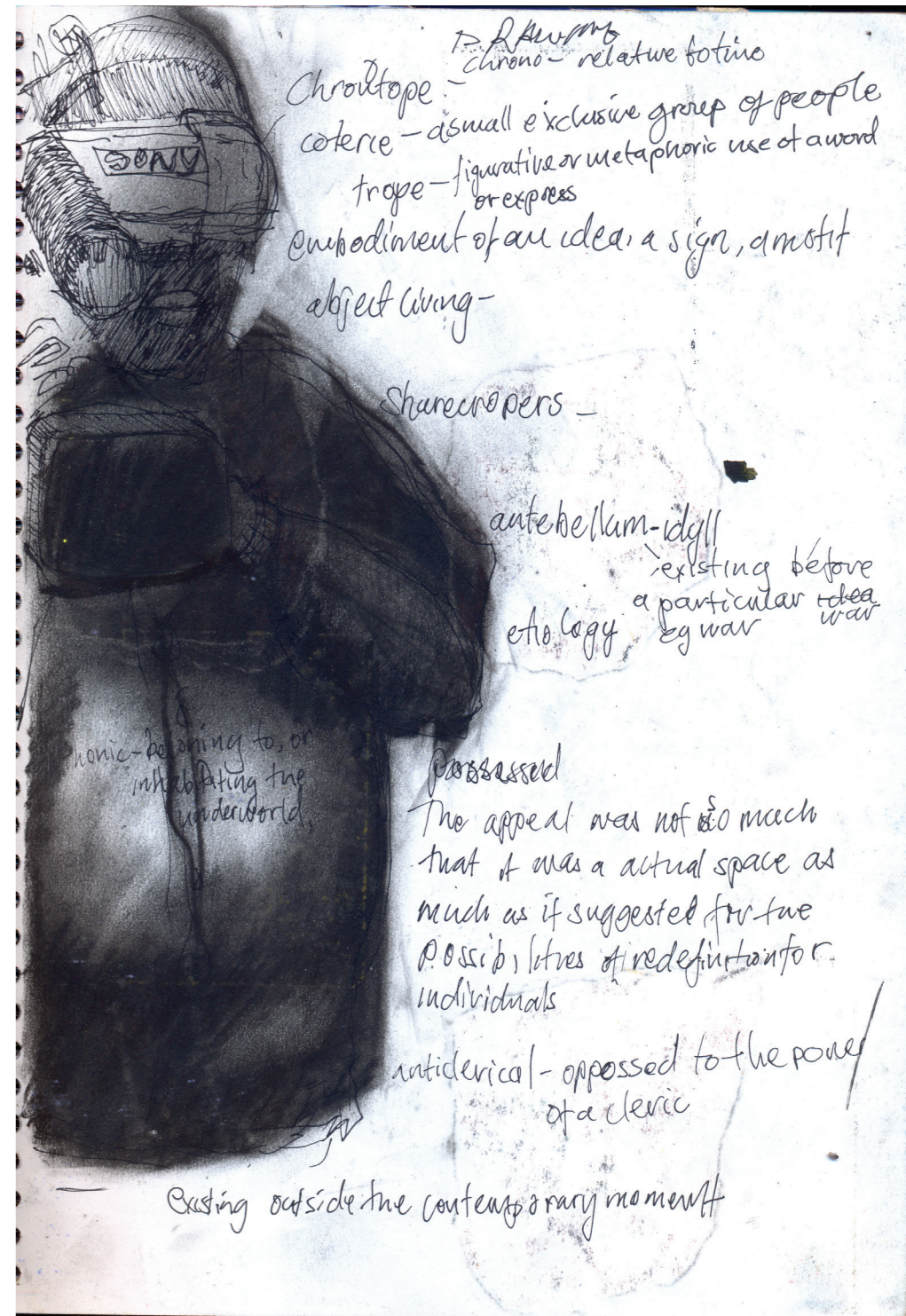


Fig. 52 Kudzanai Chiurai, Sketches from artist's idea book

DEVELOPMENT STRATEGIES

'Urban developments are there to facilitate exchange of information, friendship, material goods, culture, knowledge, insight, skills, and also exchange of emotional, psychological and spiritual support.' (Mandela Development Corridor Urban Proposal: Urban Solutions Architectural consultants)

The current development strategy for the Sunnyside district is the Mandela Development Corridor development strategy. According to the proposal, the development offers the opportunity to rectify the planning inadequacies of the past, which ignore the very place of social exchange. A broader view is taken to include the inhabitants and users of the area, ensure unique exchange of views, ideas, friendship and culture.

The current challenges identified by the MDC which this initiative aims to rectify are the following:

1. **LACK OF IDENTITY AND VISION FOR THE AREA**
The current area lacks identity, as it is poorly defined and always treated as an urban wasteland. The centre for youth sub cultural expression will ensure a sense of identity and create a sense of urban pride.
2. **MONOFUNCTIONAL, POORLY DEFINED PUBLIC OPEN SPACES**
There is a current lack of good quality urban public open spaces, where people can meet to see and be seen, spaces where variety of amenities are immediately accessible. The importance of gathering spaces within the urban environment cannot be over emphasized; hence the centre will be defined as a public open space whereby social interaction becomes the main priority.
3. **POOR LINKS / CONNECTIONS BETWEEN INNER CITY AND NEIGHBOURHOODS**
The centre bridges, with the help of the MDC, the inner city urban fabric with the Trevenna neighborhood through art to ensure urban integration.
4. **LACK OF MIXTURE AND PUBLIC AMENITIES**
The MDC currently has all the right ingredients to become a broad based mixed-use area, catering a broad spectrum of urban amenities. Housing, commerce, retail, schools, theatres and recreational spaces already serve the area, and strengthening further the mixture of uses is important to ensure the long-term sustainability of the MDC.



Fig.53 Additional movement network placed over the existing street pattern to ensure a more integrated and balanced infrastructure.

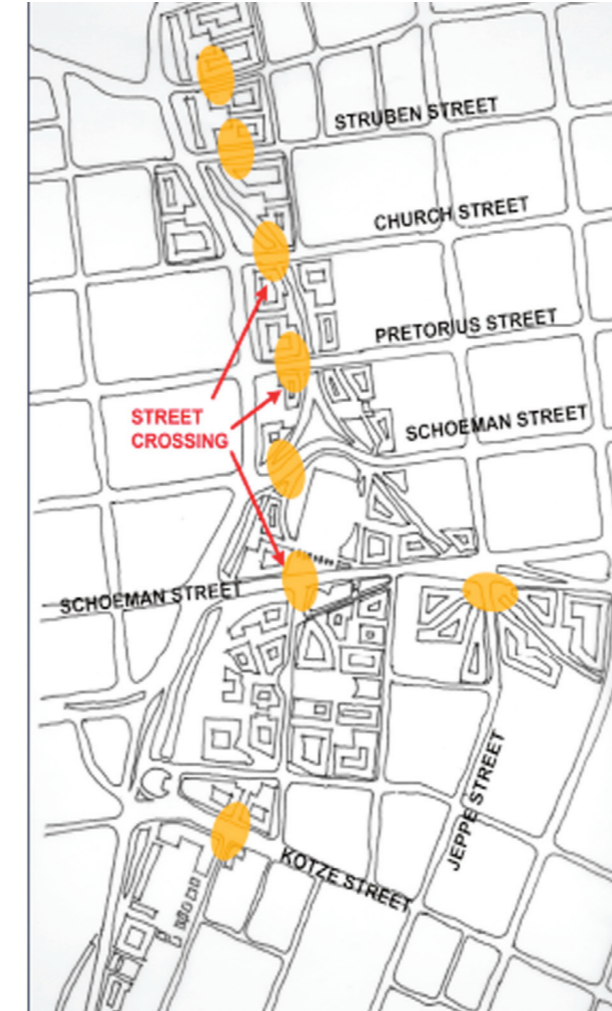


Fig.54 Proposed pedestrian network over all the major east - west connector streets

The Framework proposes to improve the links between the various development portions by:

A new network of streets, that are pedestrian orientated are to be placed over the existing grid, thus creating a more complete street pattern. The intension is not to create car free streets, but rather a street network that balances the needs and requirements of all users - cyclists, pedestrians, public transport and private vehicles.

One prominent raised street crossing to be provided over all major streets – Schoeman, Kotze, Pretorius, Church, Struben and Proes Streets. No overhead bridge links or tunnels are to be provided.

Previous foot bridges have not been succesful as pedestrians still prefer to take the shortest route, even if no traffic crossing is provided for. The raised street crossing allows for the traffic to be slowed down, rather than to stop the traffic flow completely.

Traffic crossing to be broad stretches of above mentioned streets with cobbled surfaces, to make commuters aware that they are entering a pedestrian zone. [MDC Proposal, pg.8]



Fig.55 Additional interconnected street network is placed over the existing movement pattern creating a more complete grid, catering for a broader spectrum of citizens.



Fig.56 Proposed local district identities

LOCAL DISTRICT IDENTITY:
 The Mandela Development Corridor is divided into four distinct local districts. Each of these with their own identity, variety and mix of uses and character. The local districts are:

Automotive and Commercial Cluster
 Most northern Local District, with its focal square positioned between Struben and Proes Street. The predominant use will serve the automotive industry, as a variety of car dealerships have already established their showrooms within the area. The well established natural features in the northern District also lends it to the introduction of smaller scaled office buildings and residential units. The lack of retail amenities within the area needs to be addressed.

Sport and Recreation Cluster
 The Sport and Recreation Local District enjoys the greatest visibility of all. Its central location within the greater inner city area, as well as under utilised/vacant land makes it an ideal development opportunity. The Local district has as its focus the Caledonian soccer field. The uses for the area are therefore related to sport and recreation. The district is earmarked as a broad mixed use area, ideal to house hotels, conference facilities, gyms, a strong residential component and finer grain retail amenities. The Apies and Walker Spruit Culvert are another distinct feature of this precinct. The opportunity offered by this natural feature are to be exploited.

Government and Business Cluster
 This local district is dominated by the DTI Trevenna Campus, which is positioned at its centre. The district is anchored by a grand/ ceremonial square which is located directly opposite the main entrance to the DTI. The square becomes the focal point around finer grained amenities are to be provided. Esselen Street forms an important part of this district. The current vision to upgrade and return the street to its traditional 'high street' stature is acknowledged in the framework. Apart from the retail component a strong emphasis is also placed on residential developments.

Arts and Culture Cluster
 The variety of existing historical houses become the focus of this precinct. The framework foresees the extension of

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the existing fine grained urban fabric with offices, residential apartments and retail activities. The intension is to provide an outlet for arts and cultural activities to strengthen the existing theaters that already exist within the precinct.



Fig.57 Vertical mixture of uses

The Site:
 The site for the dissertation falls within the Art and Culture cluster, it constitutes of residential block of flats that is embedded within Mientijies, Esselen, Kotze and Greef Streets.

A PHASED DEVELOPMENT:

The MDC proposal is a phased development. Most regeneration projects have an informal approach, with the final vision as its aim. Developments like the MDC are medium to long term investments and would falter if the planning is not approached with care.

The aim of the framework and the proposed urban pattern is to utilise the existing fabric and context to create extensions which are complete. In essence the framework attempts to establish a microcosm of the completed MDC from day one.

The phasing pattern therefore should focus on the central squares within each local district as a starting point. All first phase redevelopments should attempt to complete a piece of urbanity, preferably the central squares.

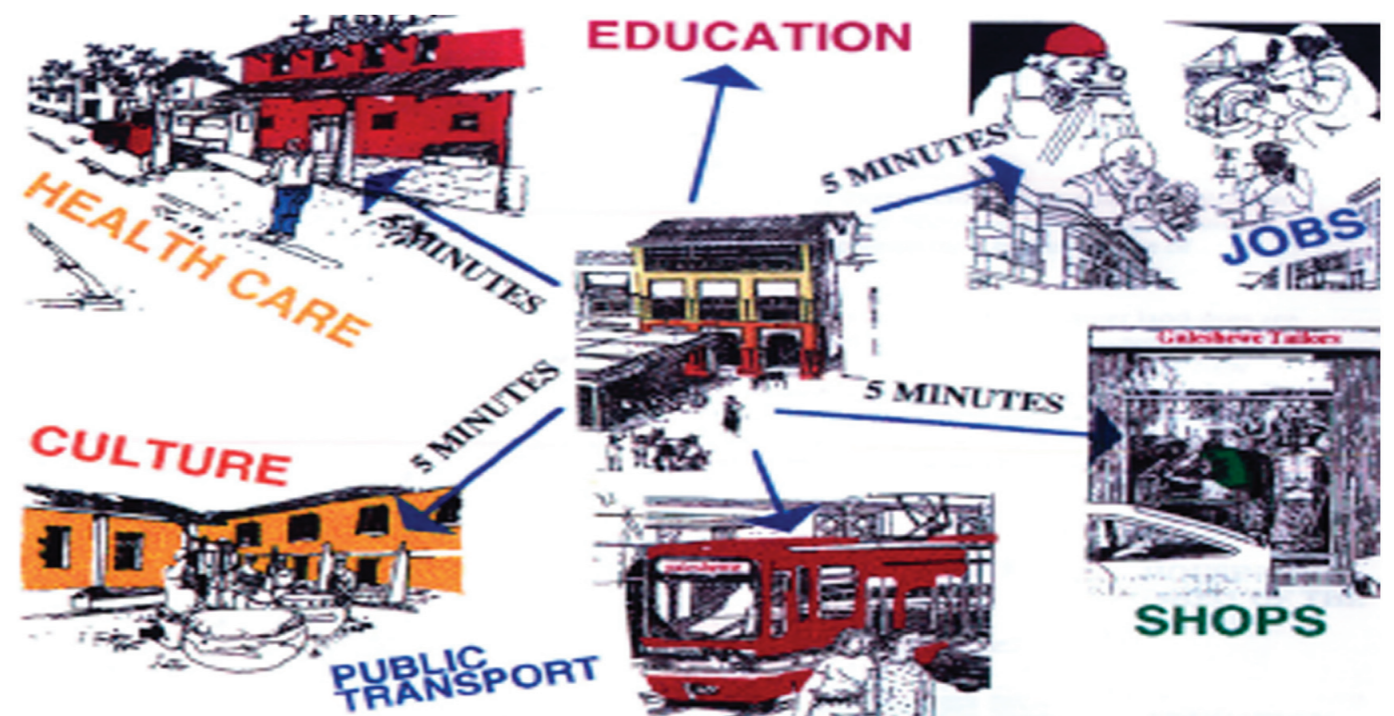


Fig.58 Mixture attracts varied people, at varied times for varied reasons.

Mixture of Amenities:

Broadening the mixture and variety is to increase choice which in turn depends on mobility. In South Africa, mobility restrains the greater portion of our society. Through variety, the MDC framework implies an urban form that empowers - giving the majority more choices and greater accessibility to basic amenities.

Variety of uses ensures larger time of usage. A rich perceptual mix is provided due to the diverse activities, forms and people. Mixture of use not only occurs on a horizontal plane, but also in the vertical. Building typologies need to be introduced that provide for example shops on the ground floor, upper floor has offices and residential apartments on the top floor.

Housing:

People's living environment will be transformed only by integrating housing with other urban activities. If a broad residential component is introduced within the greater MDC, people would gain access to the overall urban system with less effort [MDC proposal, pg. 13]. The close proximity to public transport, employment opportunities, education, recreation and cultural activities improve social mobility.

'Housing is critical to the city centre revitalization strategy. It should further attempt to accommodate for a range of housing typologies and income levels as well as strengthen the existing residential components'. [MDC proposal, pg. 13]

Public open space concerns people as a whole. They are places with no copyright. People share them, benefit from them, they are the interface of human engagement.

Public open space are those outside the defined private realm. Public open space not only refers to the grid of streets, but also to the precinct squares, parks and natural landscape as well as the Apies River.

Defined Public Open Spaces: Perimeter Blocks
 Good public space has one important underlying characteristic, they have definition, they have boundaries, usually buildings of some sort, that clearly communicate where the edges are, that sets the public space apart; that keep the eye in the space, that make it a space.

Successful urban environments clearly define the public and private environment. Positive Public Open Space can also be defined by their degree of enclosure and convexity. Definition of public space is best achieved by perimeter blocks.

The urban framework proposes to reintroduce the perimeter block typology as building block for the redevelopment of the MDC. Perimeter blocks have various advantages over that of the typical pavilion type developments;

They ensure active street edges, eyes on the street therefore contribute to a safer urban environment.

Clear definition between public and private improves management, control and security over the building. Perimeter buildings engage with the greater city environment and not withdraw from it.



Fig.59 Clear definition of private and public realms



Fig. 60 & 61 Definition of public space is best achieved by perimeter blocks.



Fig.62 Designation of perimeter typology, private space and public space



Fig. 63 A Series of Public Squares as focal point for each local district. (MDC Proposal, 2003: 15)

Active Edges:

Successful Public Open Space is not dependent on definition alone. The activity along the public face is equally important. The building edge should house activities which benefit from interaction with the public realm and can contribute to the life in the street or square.

The public spaces are vibrant when they are interesting and safe. They are safer when people inside can watch over those outside. They are more interesting and safer when those outside feel some contact with people inside adjacent buildings.

Urban form to support exchange:

Public Squares _____

Local District Squares

Every Local District has a public square as focal point. This square is placed at the centre of each local district and will house in its surrounding edges the greatest variety of public functions - restaurants, coffee shop, retail outlets, galleries and public service facilities. Each square will also express and fit the Local District identity. The Business and Government District will have a more formal/ ceremonial square, whereas the Arts and Culture district will focus more on entertainment and leisure. The four main local district squares are linked by a well identified route and are within walking distance from each other.

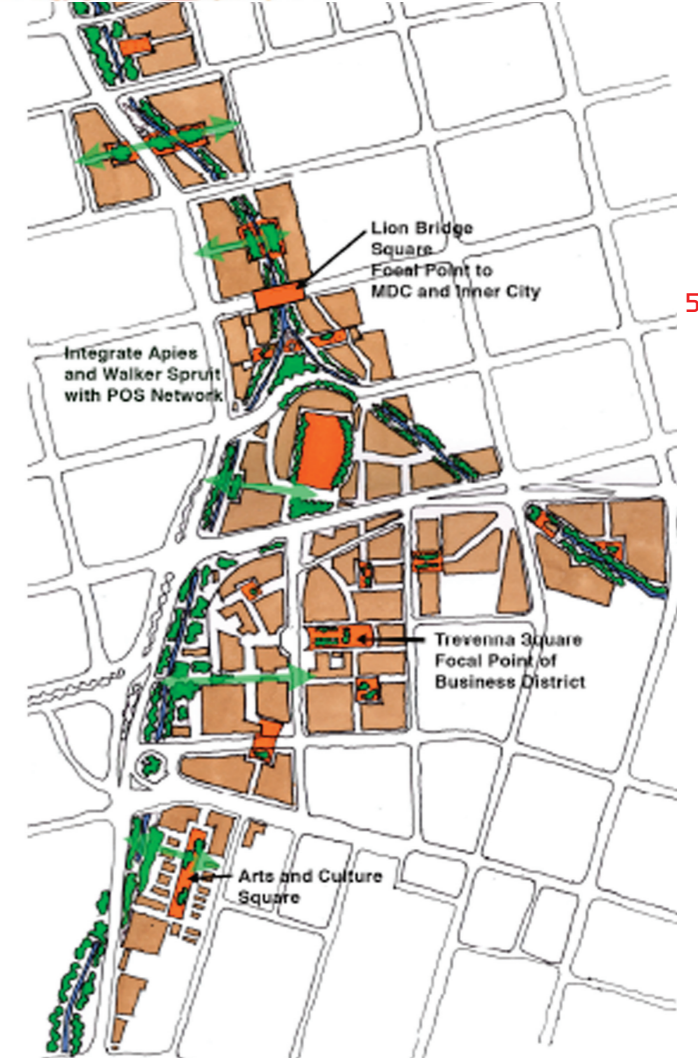
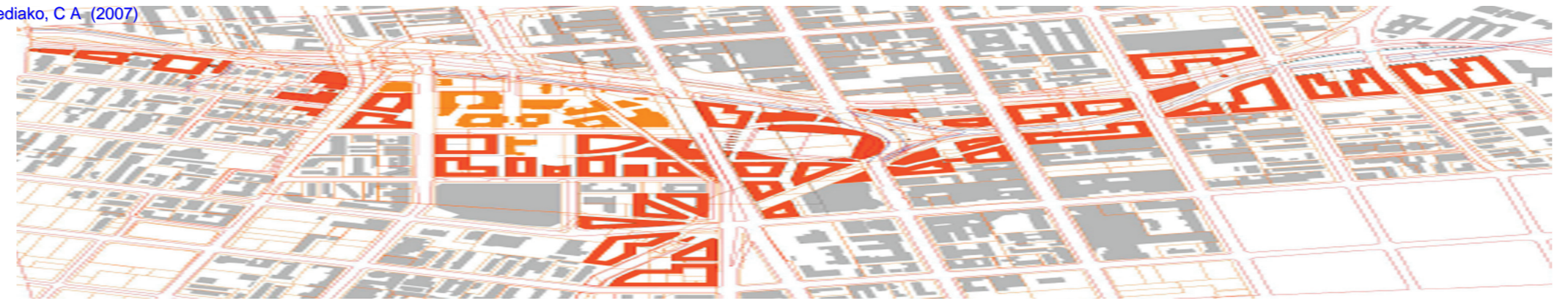
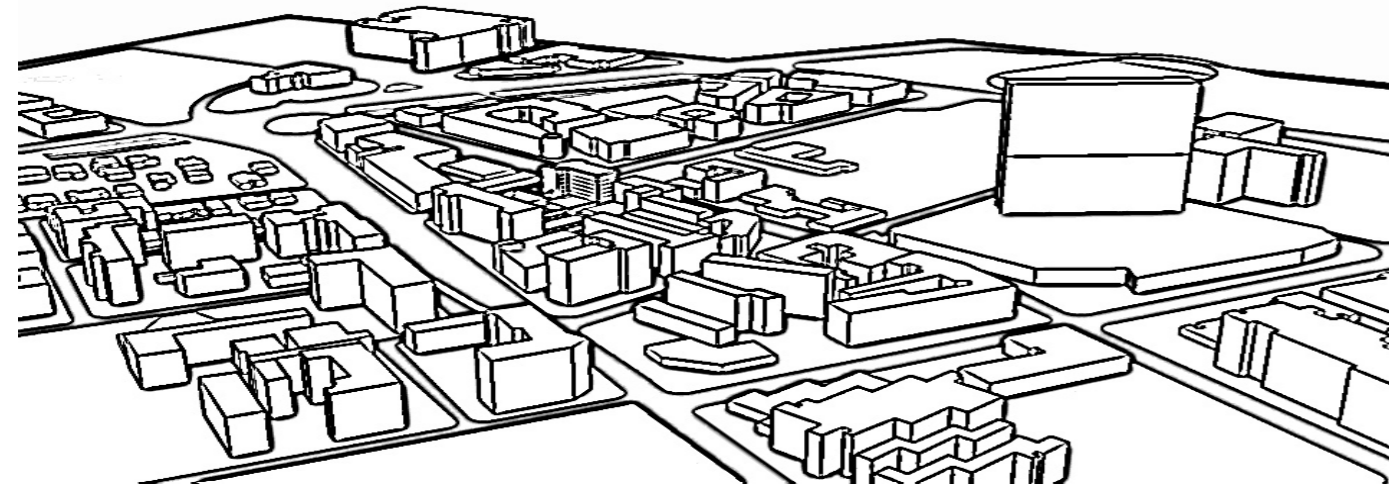


Fig. 64 The quality and variety of public spaces is wholly integrated with the Apies and Walker Spruit Culvert. (MDC Proposal, 2003: 16)

FIGUREGROUND STUDY



By analyzing the figure, contradictory spaces are ubiquitous in a densely populated urban environment. The urban spaces are played out in grids of streets and rectangular infill of the built / tectonic environment. The dense nature of flats placed in close proximity to each other is the result of inconsistent planning. This has manifested a compact and dense environment whereby there is not much space for sprawl. These dense urban spaces only add to the escalating crime rate of the area since there is not much surveillance.

For architecture to be successful there needs to be an advent of permeability which will allow for people to see and be seen. An advent of fragmentation is needed for the current urban environment which will hopefully improve the crime situation and make it susceptible for social interaction.



Fig.65 Residential apartment blocks placed in close proximity to each other (Author 2006)



Fig.66 View towards Oeversicht Art Village from Kotze Street (Author 2006)

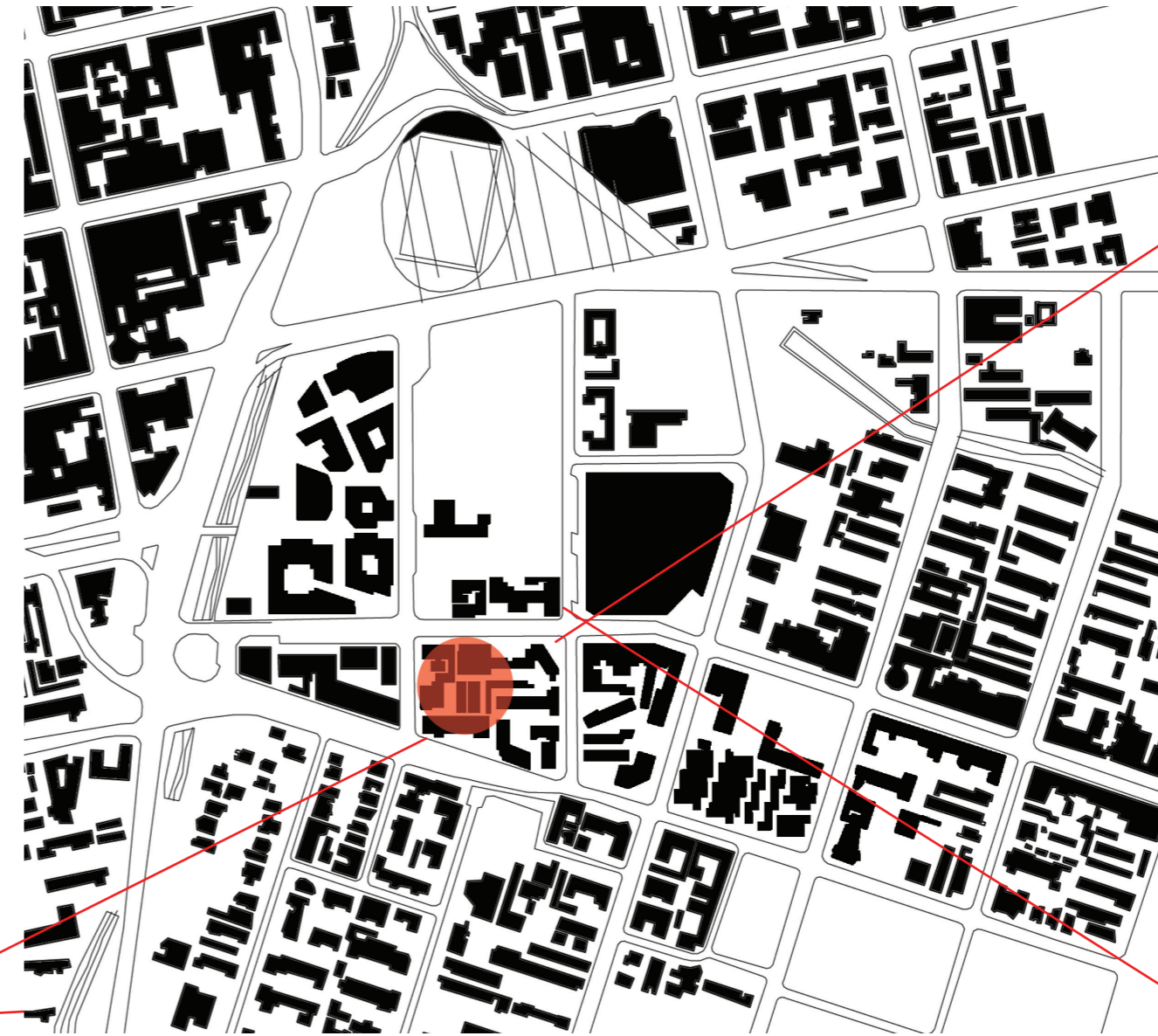
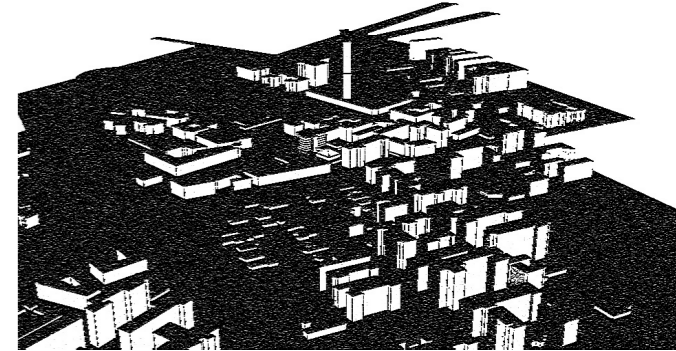


Fig.67 Figure ground of context (Author 2006)



Fig.68 View towards Sunnypark Shopping mall (Author 2006)



57



Fig.69 View towards clustered urban fringe in Esselen Street (Author 2006)

SITE CONTEXT

A

Deversicht art village

The community known as 'Deversicht' has a long and rich history. The residential use of the area was used by the city council to house railway workers. The significance of the buildings lies in the fact that they resemble the architecture and social heritage of Pretoria. The complex has been exposed to numerous functional modifications, it once accommodated functions such as nite spots that attracted a lot of young people. Currently it houses a series of privately owned retail outlets.

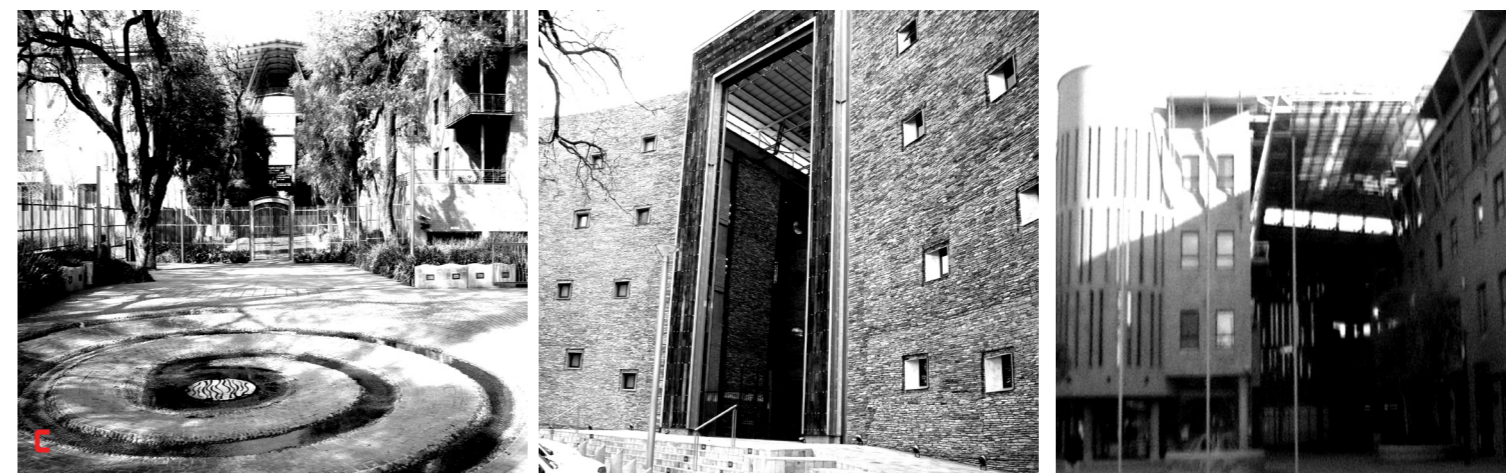


Fig.70 3-dimensional context model

B

Nile Crocodile entertainment complex

This poorly defined entertainment hub west of Mientjies Street use to house movie theatres and other entertainment amenities. Currently it seems like a dead urban space whereby most of the commercial utilities within that complex are struggling to survive due to the introvert orientation of the shops. The MDC proposal aims to rectify this complex by connecting it with the DTI campus.



D

Sunnypark shopping mall and Esselen Street

The mall itself can be considered to be a prime factor in the demise and gradual decline of Esselen Street. Sunny Park is a multilevel mall with a concentration of retail stores closed off from the street around an introverted space. The mall's public attraction and conveniences such as a parking garage resulted in the depletion and robbery of pedestrian / retail activity along the length of Esselen Street. This polarization in effect transformed retail on Esselen Street from relatively successful pavement shops [coffee bars and restaurants] to more "fly-by-night" cash loan stores and take away joints. Sunny Park is nevertheless still the hub of Esselen Street and should be more pedestrianized with ground floor thoroughfare as an essential notion. Across the street, one is confronted with ground floor commercial utilities in the form of a pub and a night club.

C

The Department of Trade and Industry

The Department of Trade and Industry is a government complex that was initiated as the first phase for the MDC framework. The building has improved the pedestrian movement on the last part of Esselen Street by providing commercial amenities on the ground floor that have an extrovert orientation. The main entrance relates well to the intersection of Esselen and Mientjies Streets by opening up to accommodate pedestrians through the building. This intervention has become somewhat a public attraction by allocating a restaurant placed subsequently to Mientjies Street. The building considers the existing urban conventions within the context and has rectified old planning deficiencies.

Freeway – West Of Esselen –Nelson Mandela freeway

This freeway located on the western side of Esselen Street can be considered a tear in the urban fabric of Sunnyside. The freeway vividly carves the Apies River away from the CBD and eliminates a focal point at the end of Esselen Street. Pedestrian flow was initially hindered affecting commercial development; this was evident with the increasing amount of empty shops becoming adult entertainment stores-symbolizing urban and moral decline. The implementation of the MDC proposal in the form of the DTI campus has rejuvenated this area to a certain extent; pedestrian flow has been enhanced due to street edge commercial activities.

Flats

Sunnyside’s urban architectural influence can be to a large extent a result of Corbusian ideals popular in the fifties and sixties. The architecture is reminiscent of the ideals of the Chaire d’ Athenes and Unite de Habitation in which the layering of functions and definition of the street edge cultivated a public domain and heightened the drama of living. The absence of defensible introverted spaces and lack of articulation spaces with respect to one another inevitably induced deterioration with the advent of crime, poverty and pollution in the area.

Mientljies, Kotze and Greef Streets

Mientljies Street spans between Kotze Street to the south and Schoeman Street to the north, it serves as a thoroughfare for vehicles and pedestrians between the above mentioned streets. It has the potential for becoming a unique pedestrianized avenue since it accommodates a series of commercial activities, a poorly defined public space in the form of the Nile Crocodile entertainment complex; which should be rectified with the implementation of the MDC proposal. The northern part of the street adjacent to the DTI campus is normally populated with vehicles parked on the edge of the street due to the open nature of an empty site opposite the campus.

Kotze Street is a broad four lane street that accommodates

mostly vehicles connecting to the busy Nelson Mandela freeway to the west. It does cater for pedestrian movement but the urban character of the street is not friendly for pedestrians since drivers mostly use it as a speed way, one is destined to notice a drag race whenever the robots turn green at the intersection with Mientljies Street. The MDC proposal enforces a pedestrian crossing over this street which will hopefully make it much safer for pedestrians and slow the street down.

Greef Street is a slow two lane street which accommodates flats on either side of the street. It is pedestrian friendly due to its slow nature, the area between Kotze and Esselen Streets are usually vibrant with a unique character which constitutes of people expressing themselves by means of loud music from their vehicles. The northern part of this street, closer to Schoeman Street and adjacent to Sunnypark is dull due to the lack of activities within that area. Adjacent to the street, also on the northern part is an empty site; the dullness of this area should be rectified with the implementation of the MDC proposal.



Fig.71 View south towards Nelson Mandela Freeway (Author 2006)



Fig.72 View east of Nelson Mandela towards Kotze Street (Author 2006)



Fig.73 View east of Nelson Mandela towards Esselen Street (Author 2006)

Location_

25.7500 south, 28.1670 east.

The building for youth sub cultural expression presupposes an existing block of buildings in Sunnyside. The site is located across the street from the DTI campus, which is a busy vehicular/pedestrian exchange.

Street address_

Embedded between Mientjies street to the west, Greef Street to the east, Esselen Street to the north and Kotze Street to the south.

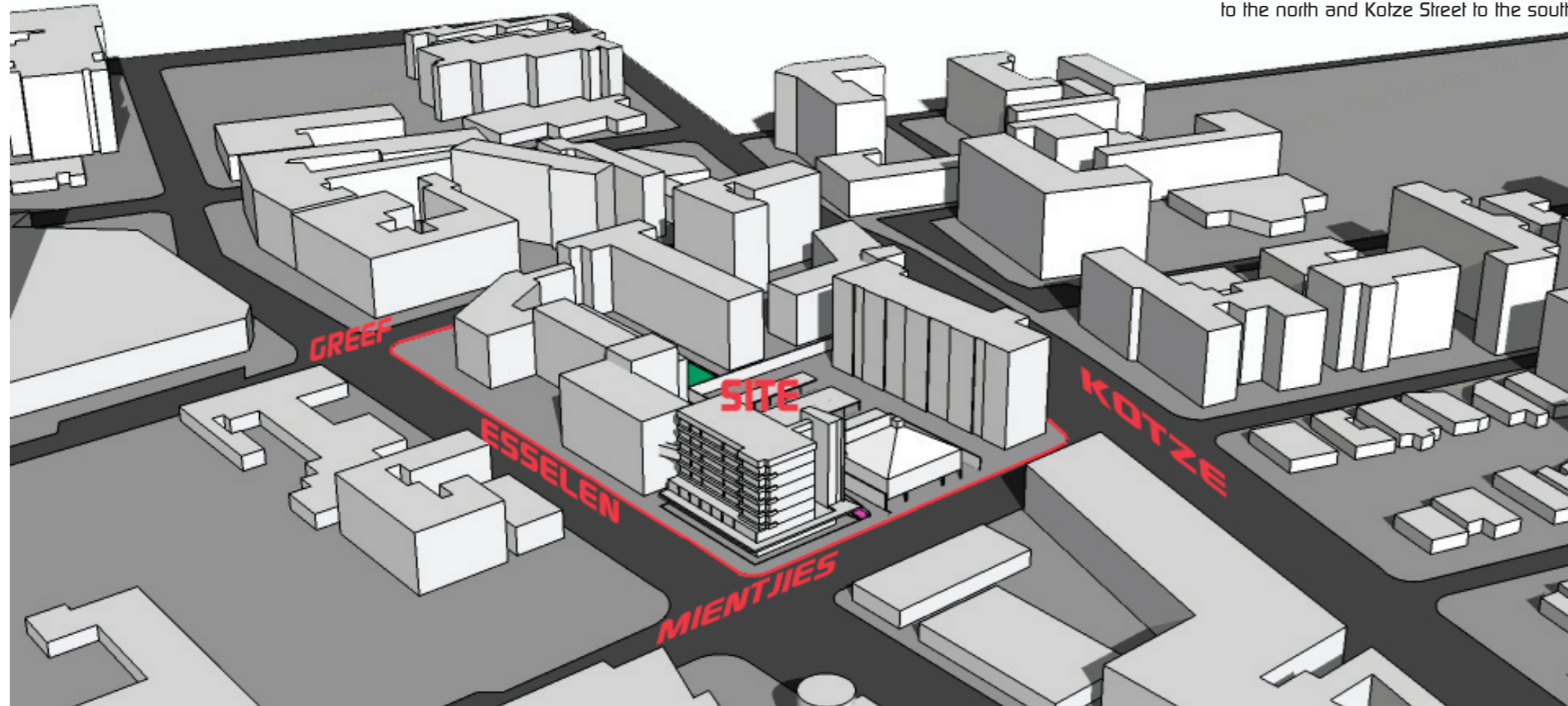


Fig.74 Site location within the context.

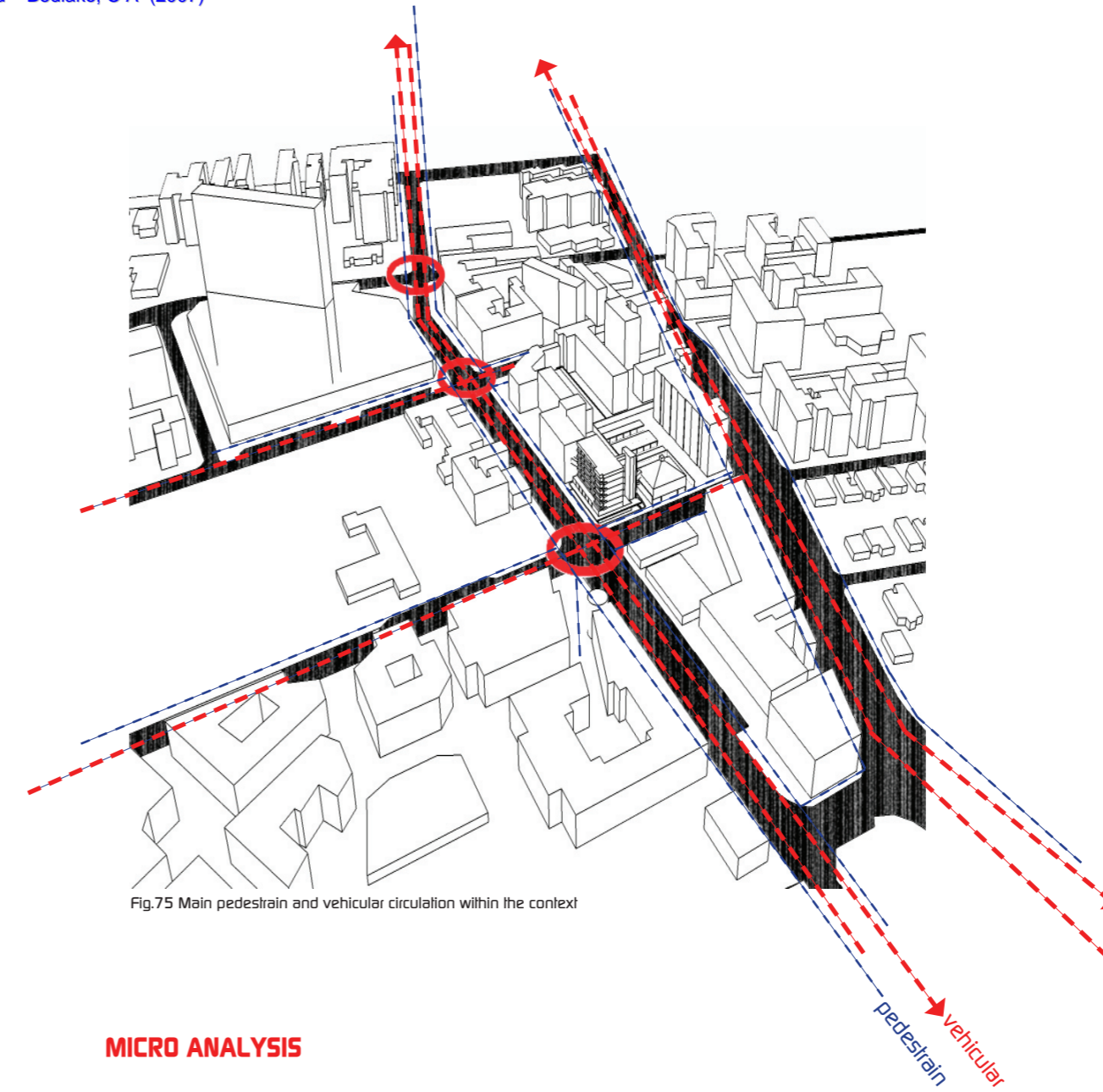


Fig.75 Main pedestrain and vehicular circulation within the context

MICRO ANALYSIS

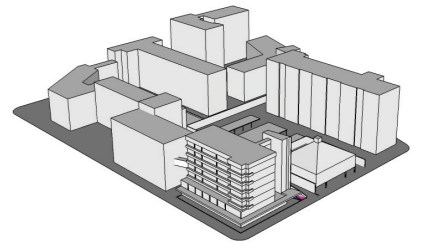


Fig.76 Northwest perspective of site.

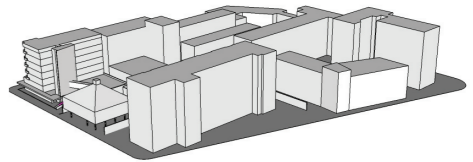


Fig.77 Southwest perspective of site.

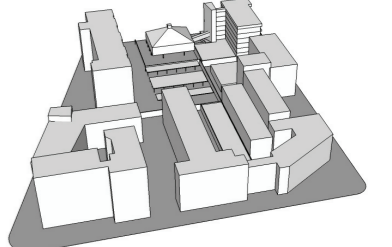


Fig.78 Eastern perspective of site.

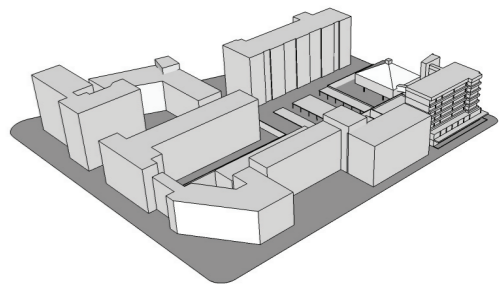


Fig.79 Northeast perspective of site.

- A - Vacant
- B - Housing
- C - Parking

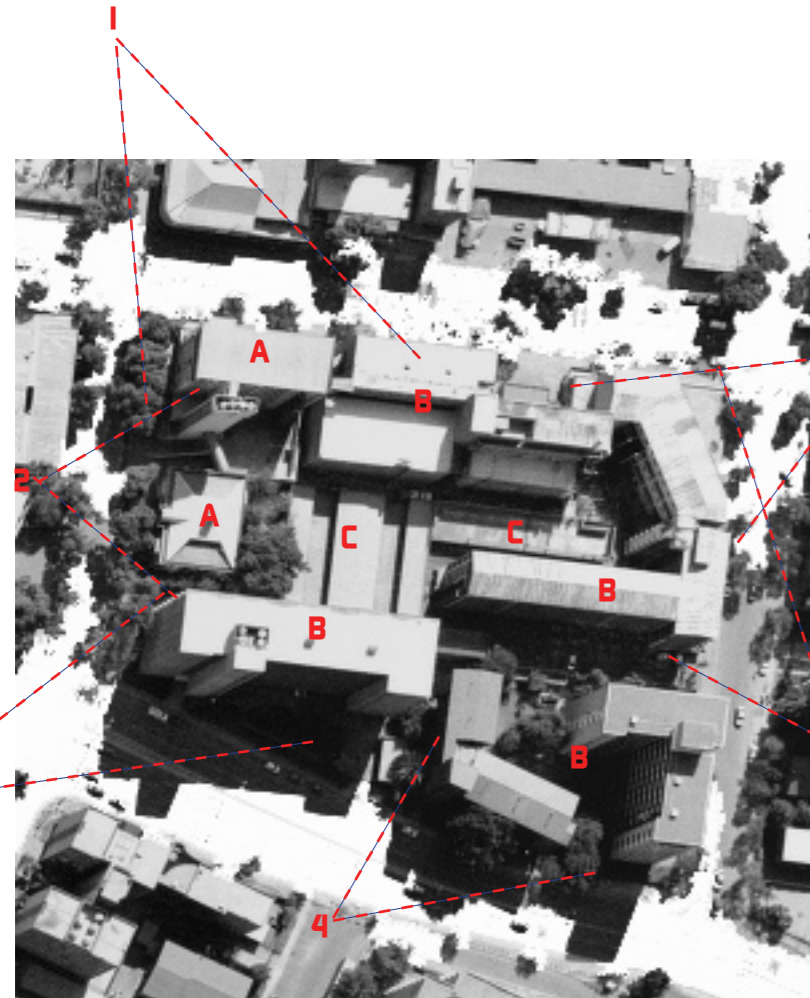


Fig.80 Aerial photograph of site [Tshwane Municipality 2006]



Fig.81 View of site from Mientjies Street [Author 2006]



Fig.84 View of site from Nile Crocodile entertainment complex [Author 2006]



Fig.82 View of site from Kolze Street [Author 2006]



Fig.85 View of site from Joubert Street [Author 2006]



Fig.83 View of site from Greet Street [Author 2006]



Fig.86 View of site from Esselen Street [Author 2006]

Rationale for site selection

Firstly, the site faces the busiest street in Sunnyside in the form of Esselen Street and at an active intersection which caters for pedestrian and vehicular movement. Secondly, the site forms part of the cultural circle as proposed in the Mandela Development Corridor urban proposal. Thirdly, the vacant building situated on the north western corner of the site was initially the headquarters for the South African police department during the early 1960s. This became imperative with regards to the concept formulation of the design.

Quandary site selection

Criteria for site

- The new building should endeavour to enrich the site and contribute in establishing an advent of permeability.
- Existing buildings form part of the historical makings of any locality and should be accommodated as far as possible
- The site edges facing the streets can be seen as an interface between what is happening outside in the mainstream socio-political society and inside becomes a meeting place for the youth sub culture.
- 'Visuality' should be achieved through the mutations of existing buildings construed within the site.



Fig.87 Facade of Alan's Place luxury apartments and the old Police Headquarters [Author 2006]

ARCHITECTURAL ELEMENTS

The two main buildings facing Esselen Street express an architectural language that communicates a story to the external public. This expression is conveyed by means of the façade articulation of the two buildings.

Old Police Headquarters:

The hard façade of the old police headquarters amplifies to the public, the existing architecture represents the history of the oppressor. The building expresses a masculine architectural language in terms of its tectonic application. The use of rough exposed aggregate as a façade articulation renders the building as a sturdy monument. The conformed linearity of the façade also compliments the sturdy nature of the building; the dominant architectural language projected by the building to the public realm

signifies it as a building with an affiliation towards the implementation of authority, order and precision.

Alan's Place luxury apartments:

The façade articulation expressed here is in contrast to the adjacent building in the form of the old police headquarters. The building pronounces itself as a transparent light entity with glazing spanning from slab to slab. It houses mostly young people and the character of the building emphasizes the open minded mentality of its inhabitants. The different colours of the façade, with a blend of exposed brick gives the building character and accentuates it as a youth residence with its advent of transparency.

MACRO AND MICRO CLIMATE

Temp	High	Ave Max	Ave Min	Low	Ave mm	Days>1m	24h Max
January	36	29	18	8	136	14	160
February	36	28	17	11	75	11	95
March	35	27	16	6	82	10	84
April	33	24	12	3	51	7	72
May	29	22	8	-1	13	3	40
June	25	19	5	-6	7	1	32
July	26	20	5	-4	3	1	18
August	31	22	8	-1	6	2	15
September	34	26	12	2	22	3	43
October	36	27	14	4	71	9	108
November	36	27	16	7	98	12	67
December	35	28	17	7	110	15	50

Climate:
 Pretoria falls under the Northern Steppe climatic zone of South Africa, suggesting the existence of distinct rainy and dry seasons. Pretoria has hot summers, moderately cold winters, and moderate humidity levels. Rainfall during the summer months is mostly limited to afternoon showers.

Sun:
 At 12h00 solar time, the vertical sun angle in Pretoria is as follows:
 Summer: 88 degrees
 Solstice: 64.23 degrees
 Winter: 40.73 degrees

Wind:
 Prevailing winds
 Summer: east – north – easterly to east – south – easterly with 41% of days breezy. Winter: south – westerly with some north – easterly and 60% breezy days.

Temperature:
 Average maximum temperature: 32C
 January: 22C in July
 Extreme: 42C in the summer months
 Average minimum temperature: 18C
 January :4C July
 Extreme :-7C

Precipitation:
 The annual precipitation for Pretoria is 494mm P/A (min), 686mm P/A (average) and 1069mm P/A (max). Hail occurs four days per year on average, enough to be considered a threat to building materials and vegetation.

The weather information portrays a predictable and manageable climate and should be optimized to narrow the distinction between inside and outside space

Napier,A. 2000 :9

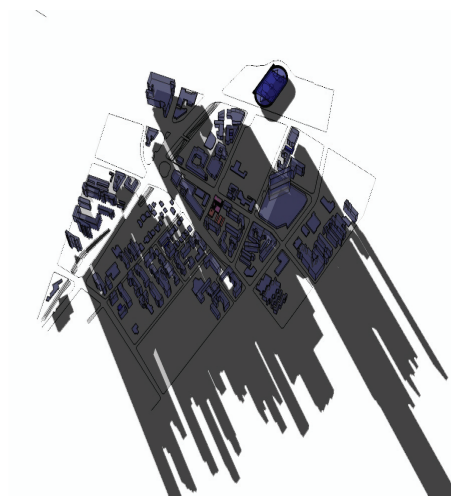
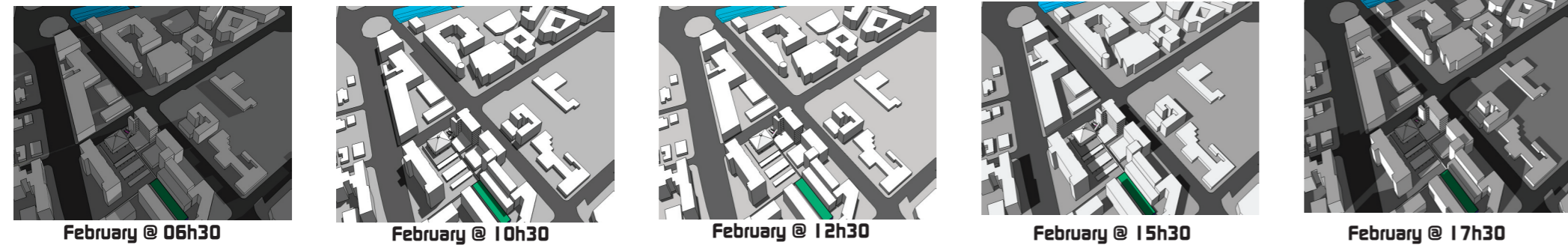
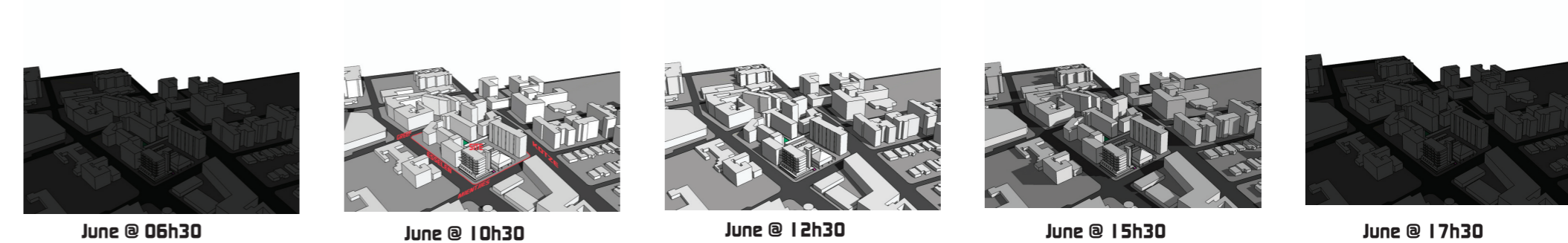


Fig.88 Climatic data of Pretoria

SUMMER



WINTER



URBAN PROPOSAL

The urban proposal reinforces the existing MDC development strategy in permeating the existing urban character of Trevenna. The context of the site is a congested fabric that needs a sense of fragmentation to link up in the form of public open spaces. Making use of lost spaces and gentrifying existing empty buildings is a sustainable approach in creating an urban form that supports exchange.



Fig.89 View between Old police building and Mienjies building [Author 2006]

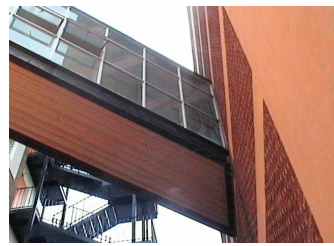


Fig.90 View between Old police building and Alan's place luxury apartment [Author 2006]



Fig.91 View towards Old police building parking bays [Author 2006]



Fig.92 Exterior facade of Old police building [Author 2006]



CONGESTED NATURE OF THE SITE

Fig.93 View of the site from Village Gardens Flat [Author 2006]

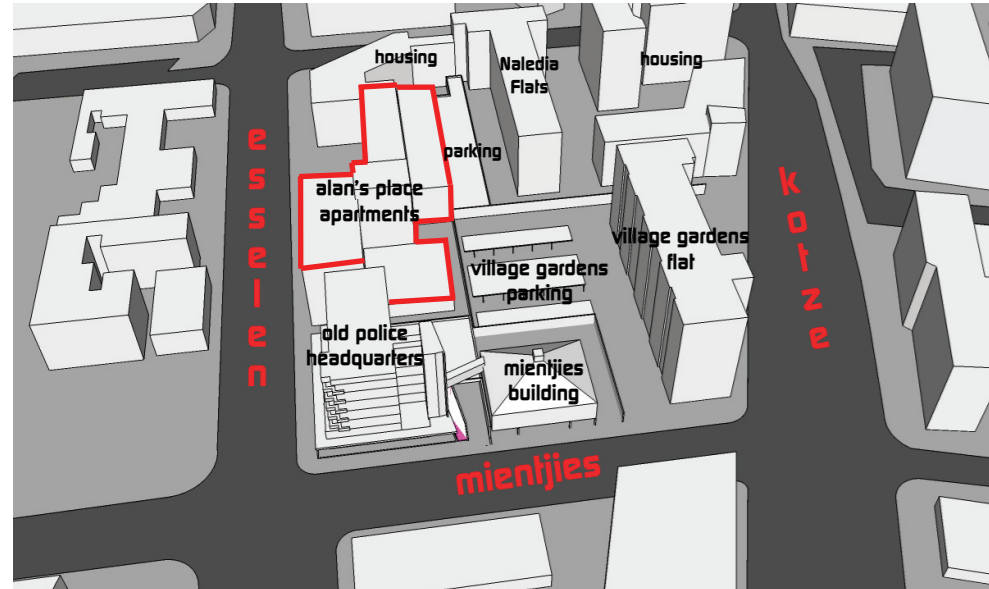


Fig.94 Existing built form

The economic potential of the proposal will invariably lead to more urban character for Sunnyside and surrounding areas. The proposal enforces public participation whereby the idea is for the populace to define their own urban character, visually.

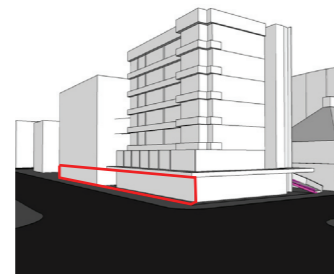


Fig.95 Existing commercial divisions on ground floor

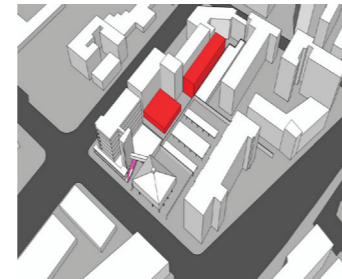


Fig.96 Residential components to be demolished



Fig.97 Parking bays to be demolished

Stratagem 001 existing commercial amenities

The existing commercial divisions on the ground floor of the old police building and Alan's Place luxury apartments will be accommodated across the street. These divisions should be placed on the ground floor which will form part of the MDC proposal and reinforce the commercial nature of Esselen Street.

Stratagem 002 eradicating planning irregularities

The existing arrangement of buildings within the site does not provide the bare necessities for buildings that are meant to cater for housing. By referring to the graphics, one can clearly notice that the highlighted buildings do not obtain much natural light and they only comprise of south facing windows. These residential blocks consist of 28 units that are populated even though it is not a pleasant place to live. For the purpose of the centre, these blocks will be removed and the residents will be catered for in parts of the housing component that the centre will provide. The other residents should be catered for in the housing proposals that will be implemented as per the MDC proposal.

Stratagem 003 permeating a congested environment

This stratagem rezones the existing parking for the residents of Village Gardens and proposes underground parking as an elucidation. The old covered parking for Naledia flats will be eradicated since it is not functional as a parking bay anymore. The entrance for the underground parking should be accessed from Mientjies Street; which is the current access point to the existing parking bays.

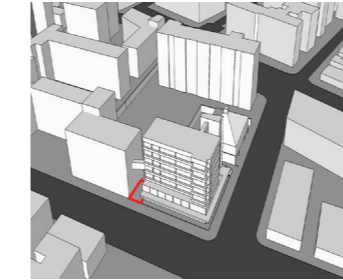


Fig.98 Entrance to Alan's place basement parking



Fig.100 Existing overhead bridge connecting the two buildings

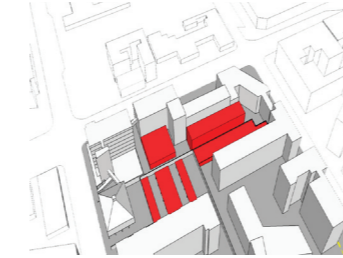


Fig.99 Elements to be demolished

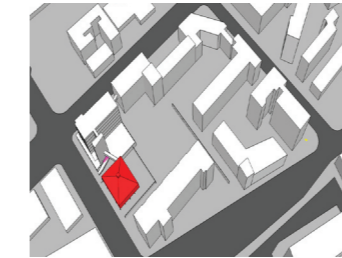


Fig.101 Mientjies building

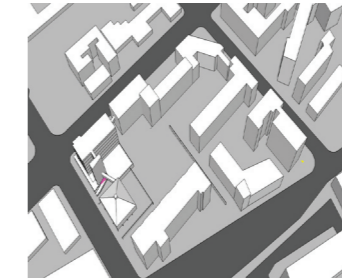


Fig.102 The proposal

Stratagem 004 appropriating unused spaces

The Mientjies building is currently vacant; the proposal renovates the ground floor of this building as a commercial utility since the ground floor currently caters for parking. This commercial utility will amalgamate with the existing commercial spine across the street in the form of the Nile Crocodile entertainment complex. The first floor will become an open plan office space and the second floor will be proposed as an arcade gaming zone which will be connected with the old police headquarters and form part of the intervention. The existing basement parking for Alan's Place luxury apartments is not often utilised, the basement caters for 18 parking bays which accommodates parking for residents. This basement will be extended and become a mixed use parking basement for the centre and for the residents. The first floor for the luxury apartments initially functioned as a disco, currently this space is vacant. This space will be incorporated into the design of the centre with its preceding function in mind.

Stratagem 005 providing access points

The space for the rezoned commercial divisions under Alan's Place apartments will become access points into the public space. The other access point into the public space would be from Mientjies street. These access points should have controlled entrances that can be closed incase there are specific functions taking place within the public space. The idea of these access points is to give the passerby within the streets a glimpse of different events occurring within the public space. This attraction then entices the passerby into the public space, thereby exposing the individual to the diverse occurrences within the space; this also becomes an urban avenue whereby one can permeate through from Mientjies to Esselen or vice versa.

Conclusion:

This advent of permeability proposed, links up with the proposed MDC framework in linking up with the other proposed public squares.



Fig.103 Proposal links with the MDC Framework