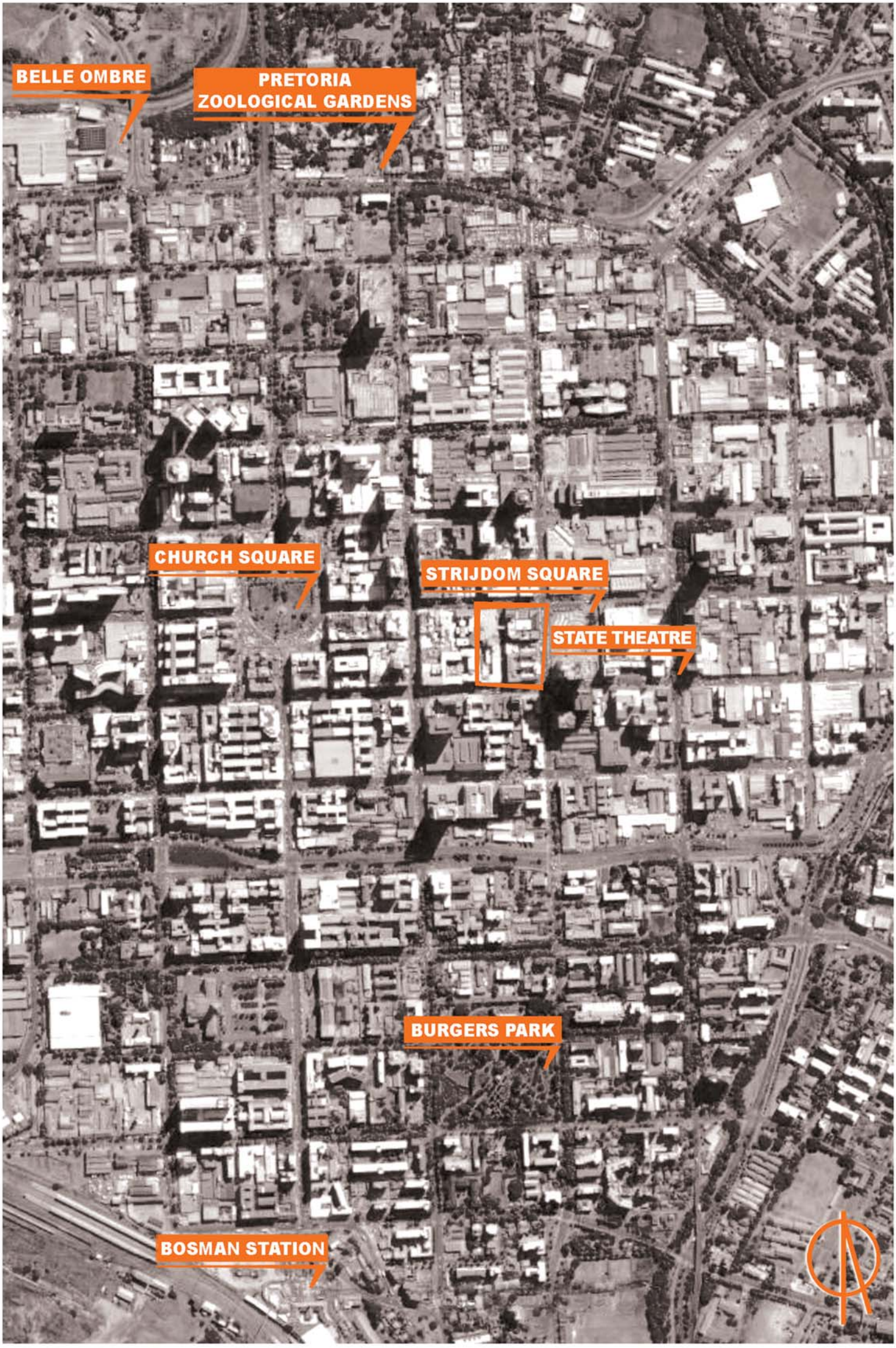
[SITE ANALYSIS]



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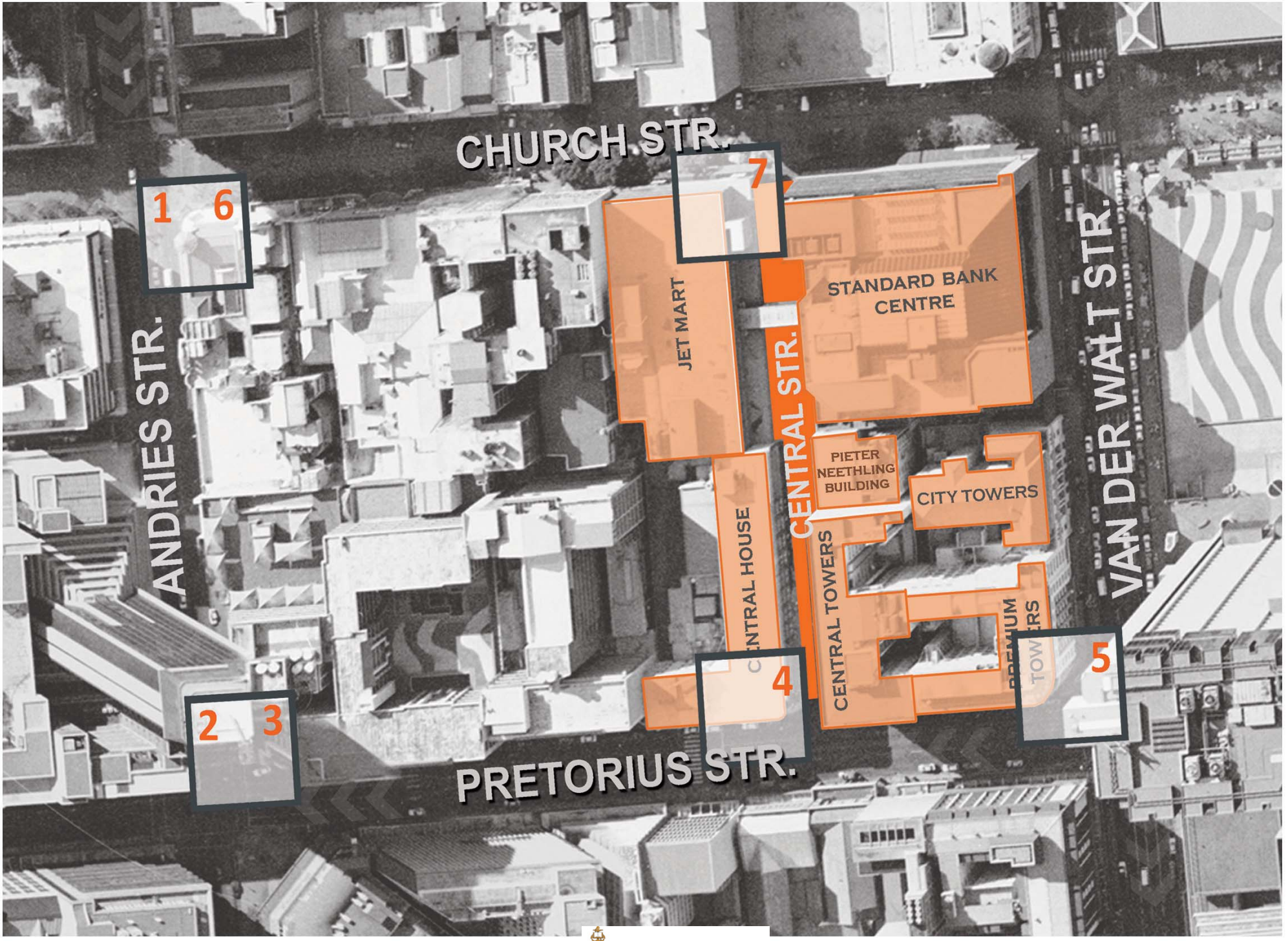
1. [Introduction]

Known as the administrative capital of South Africa, Pretoria forms part of the greater Tshwane. The buildings situated in the Pretoria Central Business District (CBD) are largely used to house government departments due to its role as administrative capital. These buildings include the Department of Home Affairs, the Department of Arts and Culture, the South African Reserve Bank and Statistics SA.

The vision of the city is to be "the leading African capital city of Excellence that empowers the community to prosper in a safe and healthy environment. To enhance the quality of life of all the people of Tshwane" (Tshwane, 2009). The people that move within this city environment are diverse as individuals and with regards to the functions they perform within it. There are a lot of people that travel into the CBD by day to work and visit. The migration of people into the city causes it to be a place bustling with dynamic movements as a result of this migration.

The city is divided into a grid that comprises of circulatory roads which frames well defined city blocks. Some of the city blocks that are framed by circulatory streets are spliced by arcades and pedestrian streets to facilitate the movement of people and to pull them into the blocks to perform and use certain functions. The selected site is located in the city block surrounded by Pretorius (S)-, Andries (W)-, Church (N)- and Van der Walt (E) Streets. The functions within this city block are predominantly occupied by commercial and retail functions with corporate activity as well as a small residential component.

Fig 24 Selected site, Central Street, in its context



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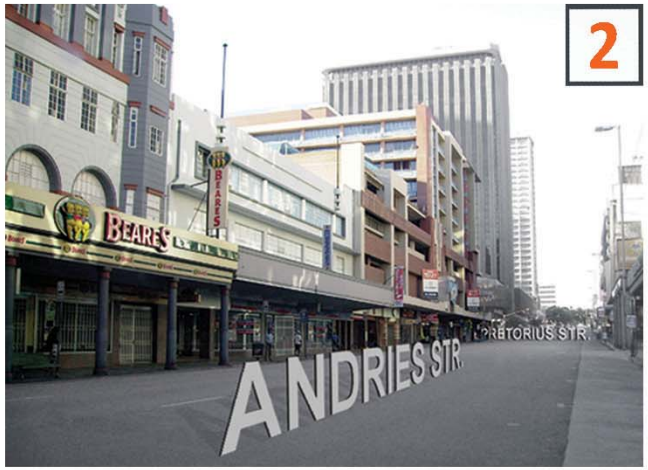

Fig 25 Indicating Selected site, Central Street, in City block, with views from particular points in and around the block

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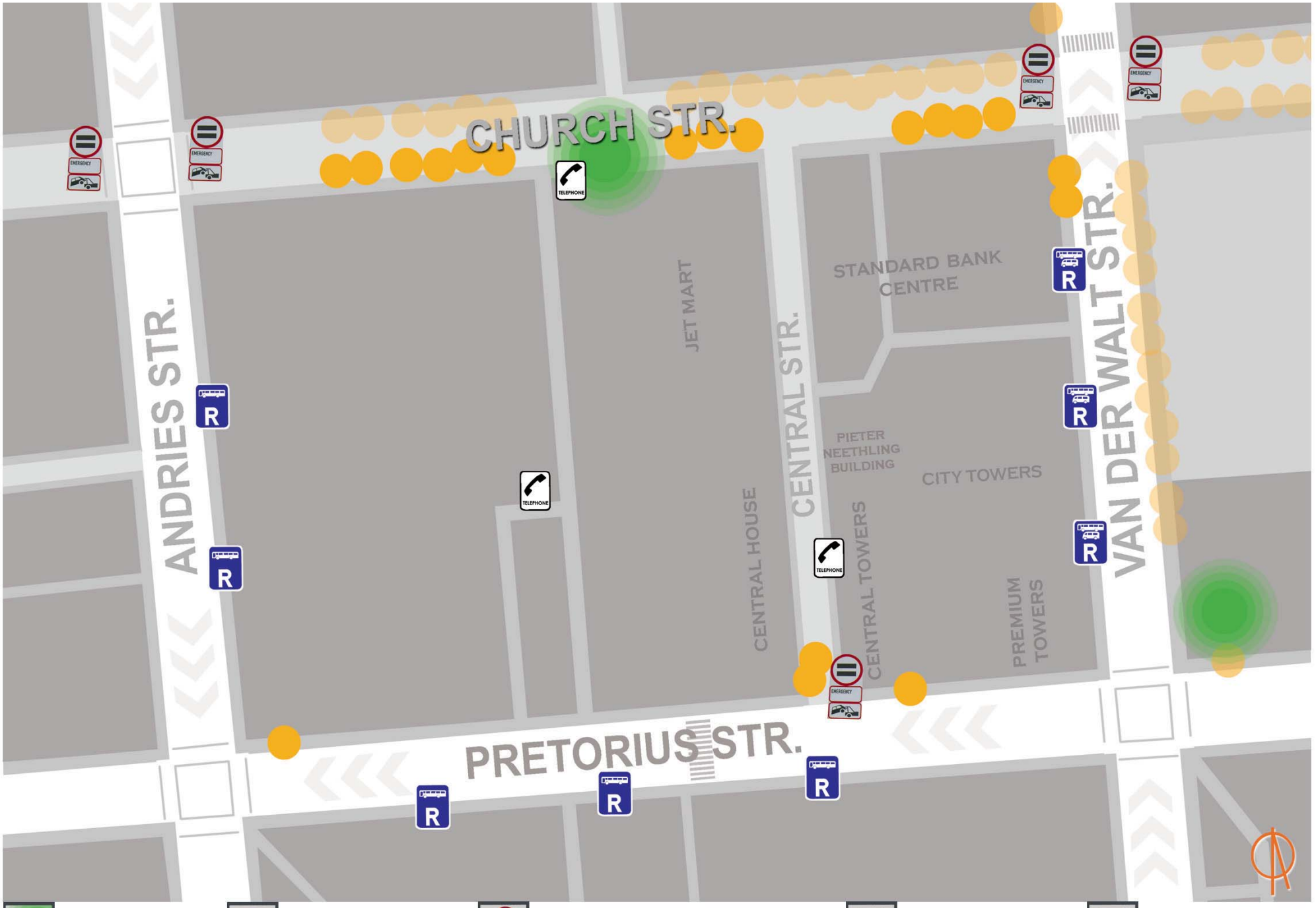

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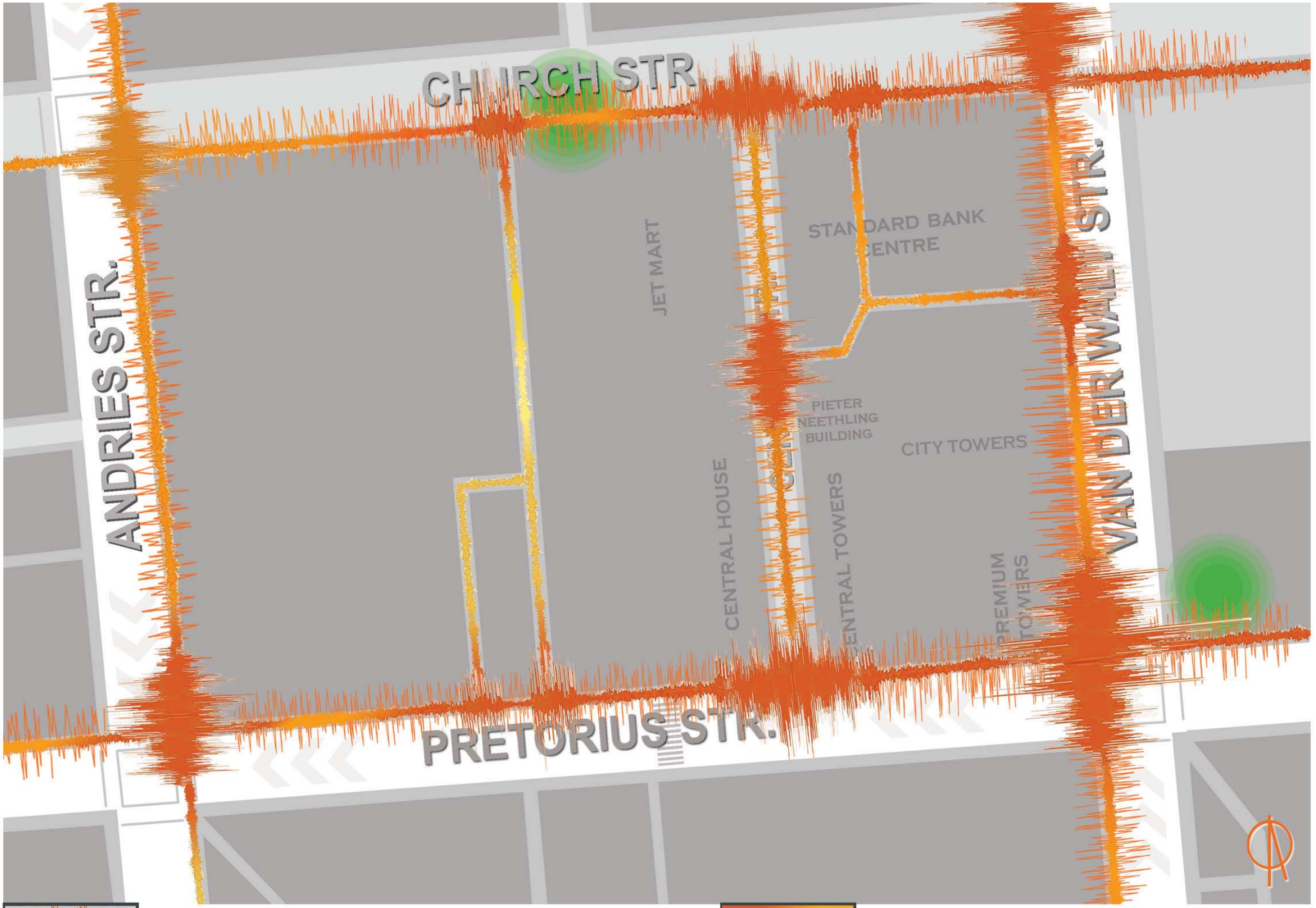

SPEED - PEDESTRIAN MOVEMENT

DENSITY - PEDESTRIAN MOVEMENT

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2. [Central Street]

Central Street is a pedestrianised street that links Pretorius (S) - and Church Street (N). The buildings surrounding it comprises of Central House, Jet Mart, the Standard Bank Centre, the Pieter Neethling Building and Central Towers. These buildings house both commercial and retail functions; ranging from independent businesses, such as hairdressers and tailors; to commercial businesses (Fig. 29). People utilize this street as thoroughfare between Pretorius and Church Street, as it is located between busy transport nodes which transport people into and out of the CBD. The movement that occurs as a result of these factors lends the attributes of a vibrant and extremely diverse setting, with the element of constant movement of pedestrians. The movement of people through the space links the various individuals from the various areas they came from.

Fig 26 Functions performed on the periphery of the city block.
Fig 27 Movement in and around the city block
Fig 28 Speed and density of pedestrian movement in and around the city block

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NWJ CNA STERNS

EDGARS

SOLE SHOWROOM

JET MART

STANDARD BANK CENTRE

SUN LIQUORS

STANDARD BANK - BUREAU DU CHANGE
SUN GINO's
BLANKET SPECIALIST
ROSTEN's PUB & GRILL
FONETECH
Dr. N. NAIDOO SURGERY
NAZIA's ELECTRONICS
M.A. MATJEKANE DENTAL PRACTITIONER
SLIMLITE CELLULAR
SITIO PC TECHNOLOGY: NETWORKING

SPORT SHOP

NADEEM ELECTRONIC WHOLESALERS

KK CELLULAR

AZEEM CELLULAR

KNOCK OFF FASHION ZONE

LETSATSI FINANCE & LOANS

CITY TOWERS

EDUCON BUSINESS COLLEGE

WALTLOO MEAT

DIXIES CURTAIN

TITI FASHION

MORKELS

CENTRAL HOUSE

CENTRAL TOWERS

CENTRAMED MEDICAL PRACTICE

HOME SWEET HOME

PREMIUM TOWERS

BULHAFI SHOES

ICY LANE

DARAJH

AERO CELLULAR

STEERS

KFC

ROMANS

OLIVER TASTE

CELLULAR AFRICA

ZICO FASHIONS

MIKKA SPORTS LIFESTYLE

GRAND SHOE

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From Pretorius Str.

From Pretorius Str.

From Pretorius Str.

Central Street - Viewed from roof of Central House

Central Street - Towards Church Str.

Central Street - Towards Pretorius Str.

OPPOSITE PAGE

Fig 29 The existing functions and building programs located in Central Street

Fig 30 Vie

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