

CHAPTER 6 - DESIGN DEVELOPMENT



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6.1 Site Selection

The chosen site is located on the South Eastern corner of the Station's Historical Sunken Garden which forms the junction of Scheiding Street and the southern axis of Paul Kruger Street. The site is currently occupied by the Paul Kruger Street extension (which will be closed as has been proposed), the Metropolitan Police Services building (which will be demolished and replaced), the MetroRail Office (protected by heritage laws) and the Old NZASM building/Intersite Offices (also protected by heritage laws).

It is a significant site as it sits on an important North-South, as well as East-West physical and visual axis. It is also located in an area where much pedestrian movement occurs. The site is flanked by the historical square to the West, Scheiding Street to the North, Railway Street to the East and Sir Herbert Baker's Old Station Building to the South.

Due to the transitional value of the site, it has the potential to serve as a point of orientation and therefore give rise to a particularly electric urban energy.



Fig 6.1 LOCATION OF THE SITE. (www.tshwane.gov.za)

SITE SPECIFIC DATA

ERF: Portion R/170 and 364 of Pretoria Town and Townlands 351-JR

PROPERTY OWNERS: Intersite



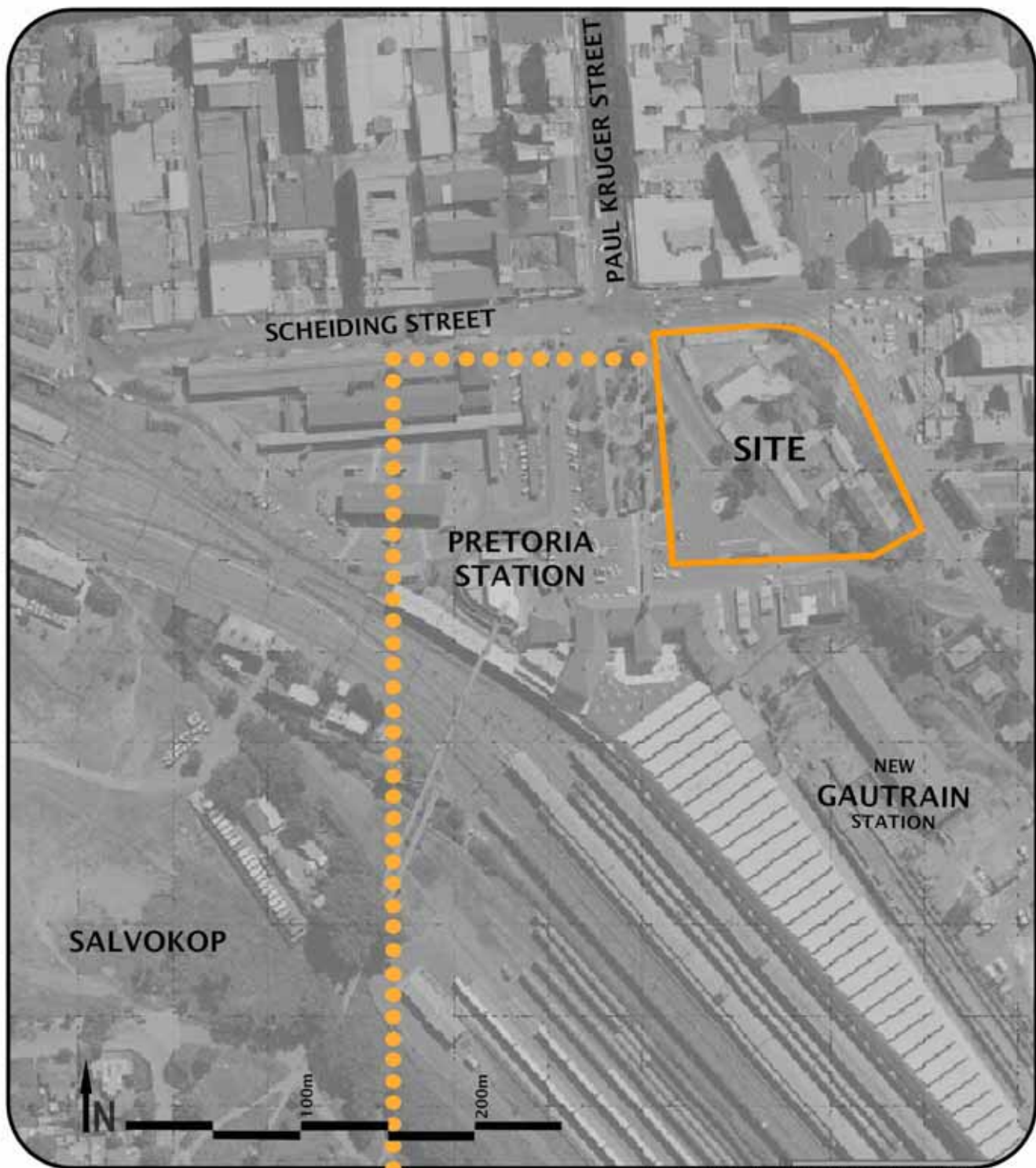


Fig 6.2 THE LOCATION OF THE SITE IN CONTEXT.

Reasons for the Site Selection:

1. It is located in directly adjacent to the city's Southern transport node and is therefore highly accessible.
2. It is in close proximity to the city's tourist attractions, important institutions and government departments.
3. By developing this site, the regeneration of the urban fabric of the Station Precinct will be activated.

6.2 Pretoria Station's Historical Context

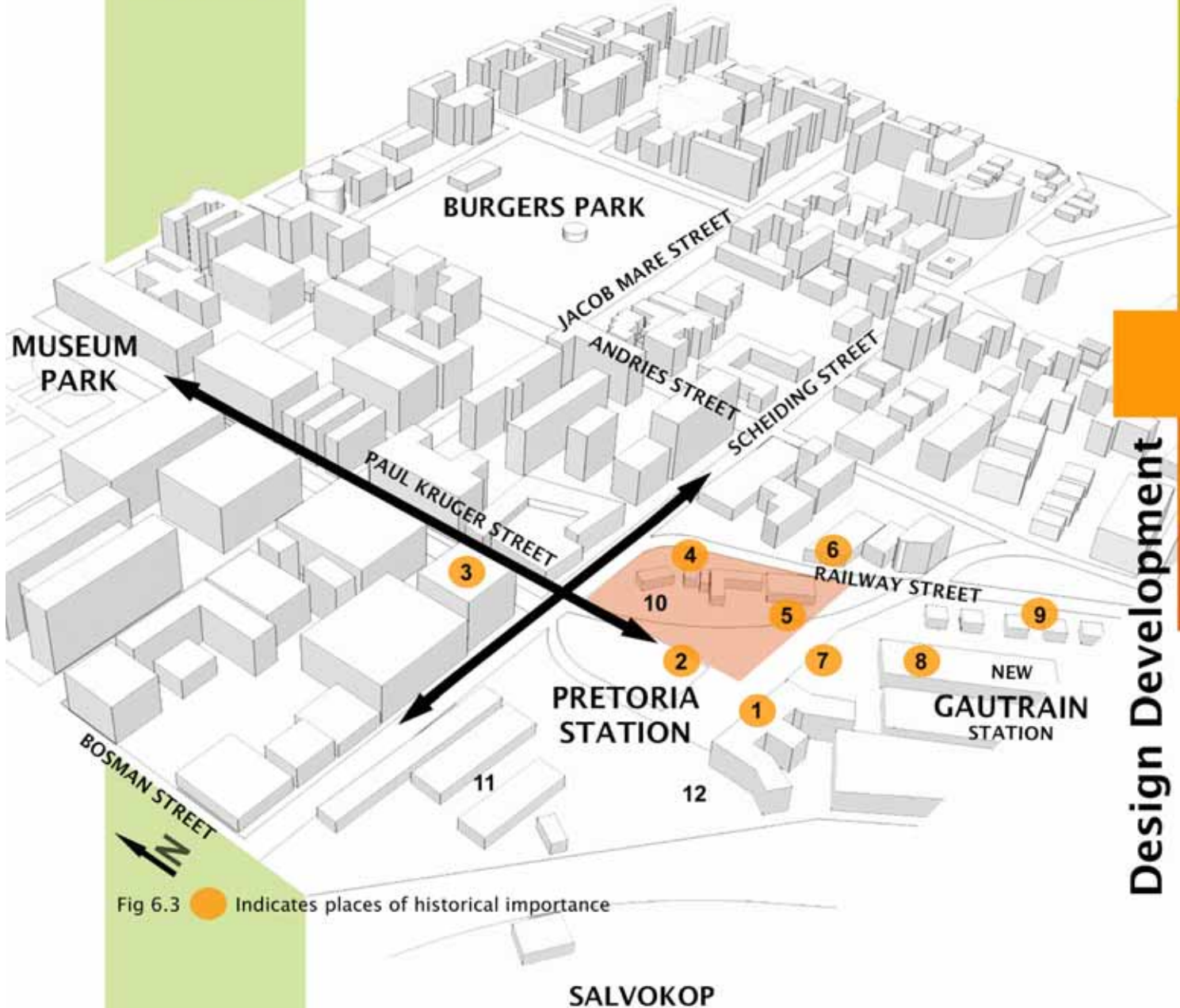


Fig 6.3  Indicates places of historical importance

- 1 Pretoria Station Building
- 2 Historical Sunken Garden
- 3 Victoria Hotel
- 4 Old Station Master's House
- 5 Old Printing Store
- 6 The Belgrave Hotel
- 7 1928 Audit Building
- 8 Old Coach Washing Shed
- 9 SAR Historical Houses
- 10 Metro Police
- 11 Luxliner Bu
- 12 The Shoshc



Pretoria Station Building

Sir Herbert Baker's Station Building was completed in 1910. In 2001 it was burnt down by disgruntled commuters. The Station Building was re-built in 2002. It currently serves as the Pretoria Metro Rail Station and is an instrumental point of arrival/departure for hundreds of commuters daily. (Fig 6.4 – photo by author)



Fig 6.4

The Historical Sunken Garden

This garden was built in 1946 to commemorate the Royal visit in 1947. Today, although in disrepair and often the scene of petty crimes, it is well used by commuters who are waiting for trains, buses and taxis. (Fig 6.5 – photo by author)



Fig 6.5

The Victoria Hotel

Originally the 'Hollandia Hotel', owned by J Joffe, was completed in 1896. It subsequently became known as the Victoria Hotel. Today the majority of the building is inaccessible and vacant. The ground floor level of the building is occupied by shops and small local enterprises. The building is largely ill-maintained. (Fig 6.6 – photo by author)



Fig 6.6

Old Station Master's House

This old house is located next to the Old NZASM printing store. Historically, it was the residence of the Station Master. Today the small building houses Metro Rail Offices. It is currently in good condition, having been recently renovated. (Fig 6.7 – photo by author)



Fig 6.7

Old NZASM Printing Store

Completed in 1963, this building functioned as the SAR's regional headquarters. It now houses the offices of the railway company Intersite. The building's historical grandeur has been well maintained. The gardens are also exceptionally beautiful. (Fig 6.8 – photo by author)



Fig 6.8

The Belgrave Hotel

This Art Deco style building, was completed in 1929. Today, although ill-maintained, it houses an array of urban functions, including accommodation. (Fig 6.9 – photo by author)



Fig 6.9

Due to the area's rich historical references, a number of the buildings directly surrounding the site are protected by Heritage Laws and should therefore be respected and protected when developing in this area.

The 1928 Audit Building

This building has, throughout its history, housed functions related to the Station. Today however it is vacant. (Fig 6.10 – photo by author)



Fig 6.10

The Old Coach-Washing Shed

This open structure provided shelter for the washing of coaches in the past. After many years of being deserted, the Shed is now being re-used and incorporated into the infrastructure of the new Pretoria GAUTRAIN Station. (Fig 6.11 – photo by author)



Fig 6.11

SAR Historical Houses

In the Station's prime, these houses provided accommodation for those working for the SAR. Today, three of these historical buildings will be re-used and incorporated into the functioning of the Pretoria GAUTRAIN Station. (Fig 6.12 – photo by author)



Fig 6.12

The Metro Police Station

Relatively new, this building aids in keeping crime within the area at bay, it does not however contribute to the Station context. It appears isolated and inaccessible. (Fig 6.13 – photo by author). This building will be demolished and the functions house in a new building on the same site.



Fig 6.13

The Luxliner Bus Terminal

In 2006, the nation-wide bus terminal was commissioned. Although the pick-up and drop-off area is inadequate, the Terminal functions well. The old Tavern building next to the Luxliner Offices is currently vacant. (6.14 – photo by author)



Fig 6.14

The Shosholoza Meyl Ticket Office

An extension of the Station building itself, these office provide bus long distance bus transfers to neighbouring countries. The building itself, does not respond to the Station context and obstructs movement from Salvokop. (6.15 – photo by author)



Fig 6.15



Fig 6.16



Fig 6.17



Fig 6.18



Fig 6.19



Fig 6.20



Fig 6.21



Fig 6.22



Fig 6.23



Fig 6.24



Fig 6.25



Fig 6.26



Fig 6.27

6.3 Context Photos

Fig 6.16 to Fig 6.27 show the context in which the site located. Many of the buildings stand vacant or are in a terrible state of disrepair.



6.4 Appropriate Legislation

The Gauteng Transport Infrastructure Act 8 of 2001 outlines the following relevant information:

"In term of the GTIA, "Station" means a railway station or a railway passenger terminal and includes:

(a) The area within a station used or to be used for facilities necessary for the operation, maintenance and administration of a railway system or activities associated therewith or incidental thereto, including, but not limited to, workshops, storerooms, administrative offices, staff accommodation, fire station and ventilation shafts;

(b) The area within the station used or to be used in connection with the railway system for parking of vehicles, parking garages, drop-off and pick-up area, inter-modal transfer of passengers and public transport facilities including feeder and distribution services and facilities, and such commercially related land uses as are directly associated with commuter convenience, including advertising, selling of refreshments, newspapers and magazines, vending machines, public telephones and electronic banking facilities" (Gauteng Transport Infrastructure Act 8 of 2001).

6.5 Client Profile

Intersite currently owns the land on which Pretoria Station is located. They do however, realise that the site urgently needs to be upgraded and are in a position where they find themselves ready to enter into a partnership with the City Council and the Department of Public Works (DPW) (UP 2000). The proposed project will encourage a joint venture between Intersite, The Department of Environmental Affairs and Tourism and the Re Kgabisa Tshwane programme that is currently running many initiatives throughout the city. The position of the proposed project will be ideal for functions required by the Re Kgabisa Tshwane programme as it forms a cross-road between two vital development precincts outlined within their Spatial Development Framework (SDF). The existing Tourism Information Centre in Church Square will be relocated to the new facility and functions will be added to ensure that the building attracts different kinds of users. The new information hub, to be known as the '*i-hub*' will aid in achieving the following, as stipulated by the client.

Vision for the '*i-hub*' Scheme:

- '*i-hub*' will be a means of making the public aware of the Station's past by bridging the gap between historical and contemporary.
- '*i-hub*' is to act as a catalyst for the renovation, regeneration and development of the Pretoria Station and its surroundings, through the creation of a unique identity within its context.
- '*i-hub*' is will provide state of the art accommodation and facilities for the user (visitors and tenant's alike).
- '*i-hub*' is to contribute to the continual growth of Pretoria's tourism sector by creating public awareness and incorporating training programmes that work in partnership with educational institutions focusing on travel and tourism.
- '*i-hub*' will act as an activator with regards to job creation and social upliftment by providing opportunities for local artists, craftsmen and traders to promote and sell their merchandise.

It is now possible to propose a programme for the building in response to the site, as well as the client's vision.

6.6 User Profile

The '*i-hub*' building caters for two main kinds of user-groups. The proposed building will therefore consist largely of functions that cater for both user-group's needs, enhancing each individual user's experience by encouraging interaction between a diverse number of people.

• USER 1 - The first time commuter/tourist

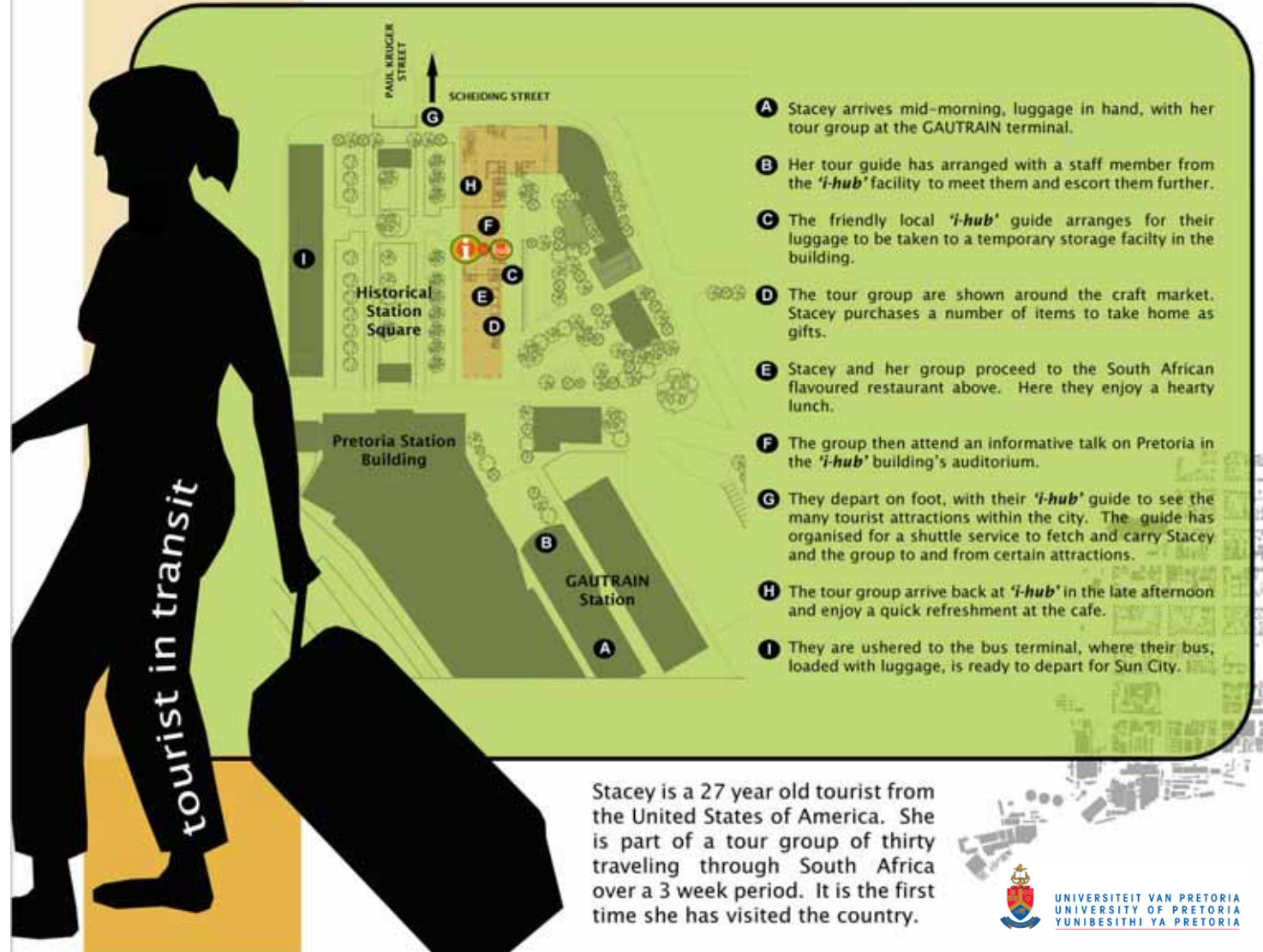
The '*i-hub*' facility will cater for the needs of a first time visitor (arriving by car, bus, metro-rail or the Gautrain), by aiding them in orientating themselves within their new environment, through the easy access to information.

• USER 2 - The daily commuter

The '*i-hub*' facility will too encompass community directed initiatives that cater for commuters using or passing by the building daily en route to or from the bus, metro-rail or Gautrain systems.

The two user groups can further be divided into an array of various different individual users. A few 'user scenarios' are outlined here.

USER-GROUP 1 - User Scenario 1



A Stacey arrives mid-morning, luggage in hand, with her tour group at the GAUTRAIN terminal.

B Her tour guide has arranged with a staff member from the '*i-hub*' facility to meet them and escort them further.

C The friendly local '*i-hub*' guide arranges for their luggage to be taken to a temporary storage facility in the building.

D The tour group are shown around the craft market. Stacey purchases a number of items to take home as gifts.

E Stacey and her group proceed to the South African flavoured restaurant above. Here they enjoy a hearty lunch.

F The group then attend an informative talk on Pretoria in the '*i-hub*' building's auditorium.

G They depart on foot, with their '*i-hub*' guide to see the many tourist attractions within the city. The guide has organised for a shuttle service to fetch and carry Stacey and the group to and from certain attractions.

H The tour group arrive back at '*i-hub*' in the late afternoon and enjoy a quick refreshment at the cafe.

I They are ushered to the bus terminal, where their bus, loaded with luggage, is ready to depart for Sun City.

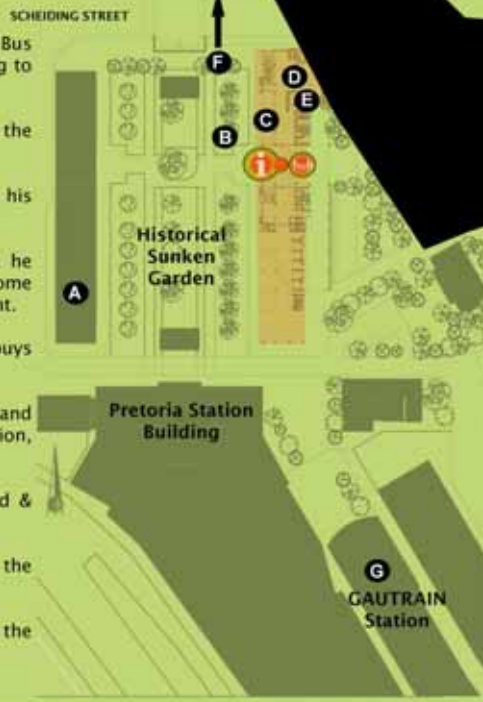
Stacey is a 27 year old tourist from the United States of America. She is part of a tour group of thirty traveling through South Africa over a 3 week period. It is the first time she has visited the country.



Lloyd is a 20 year old, Australian student back-packing through Africa for the summer. South Africa is his final destination. He has just spent 5 days in the Kruger National Park. Lloyd has no prior knowledge of Pretoria.

USER-GROUP 1 - User Scenario 2

- A** Lloyd arrives, early-morning, at the Pretoria Station Bus Terminal. He is hungry and hopes to find something to eat as this hour.
 - B** He spots the 'i-hub' across the square and sees that the cafe is already open.
 - C** He enjoys a good breakfast and gets accustomed to his new surroundings.
- The Station gets busier and Lloyd decides, before he begins exploring, to find some information and do some investigating in order to find a place to stay that night.
- D** He goes into the Book, Map & Travel Shop where he buys a map and a book about Pretoria.
 - E** He then goes upstairs to the Information Counters, and speaks to a consultant who gives him more information, makes helpful suggestions.
- One level up he makes a reservation at a local Bed & Breakfast.
- F** Everything he needs at hand, he heads off on foot, in the direction of Church Square
 - G** He will be back at the Station in a few days to catch the GAUTRAIN to Johannesburg.



the sight-seer

USER-GROUP 1 - User Scenario 3

- A** Sarah arrives, early-afternoon, at the GAUTRAIN terminal. Nicola will be collecting her in an hour.
 - B** She walks over to the 'i-hub' where she draws some money from the ATM.
 - C** She buys a newspaper and a magazine from the Book, Map & Travel Shop.
 - D** Sarah then settles down with her reading material and a chai tea at the 'i-hub's' coffee shop. She admires the view of the outdoors from where she sits.
 - E** Nicola calls her to let her know she is on her way. Sarah finishes her tea, pays the bill and rushes to freshen up in the bathroom.
 - F** She then exits 'i-hub' and crosses the landscape to the designated pick-up area where Nicola will be fetching her.
 - G** Once Sarah has been collected, the friends enjoy and afternoon shopping at a nearby centre.
 - H** After dinner, Sarah is dropped off outside the Gautrain Station. The friends say goodbye.
- She boards the next train back to Johannesburg.



the day visitor

Sarah is a 35 year old teacher. She lives in Johannesburg and often comes to visit her friend Nicola, who lives in Pretoria. Sarah does not own a private car and uses the GAUTRAIN to get from Johannesburg to Pretoria.





Mapula is 24 years old and has recently received a Degree in Financial Management from the University of Johannesburg. She decided to take the job she was offered in Pretoria, despite having to travel from Alexandra on a daily basis.

- A** Mapula arrives, early-morning, at the Pretoria Metro-Rail Station.
- B** She walks along the square stopping to greet a friend who works at the 'i-hub' cafe.
- C** She then walks along Paul Kruger Street towards her office in the CBD.
- D** After work, Mapula arrives back at the Paul Kruger Street Intersection. She crosses the road and enters the 'i-hub' Book, Map & Travel Shop, where she buys the newspaper for her father.
- E** Mapula walks towards the Pretoria Station Metro-Rail building, stopping along the way to buy snacks from the informal traders that populate the ground floor of the 'i-hub' building's Southern wing.
- F** She then enters the Pretoria Station Metro-Rail building and boards the next train to Johannesburg.

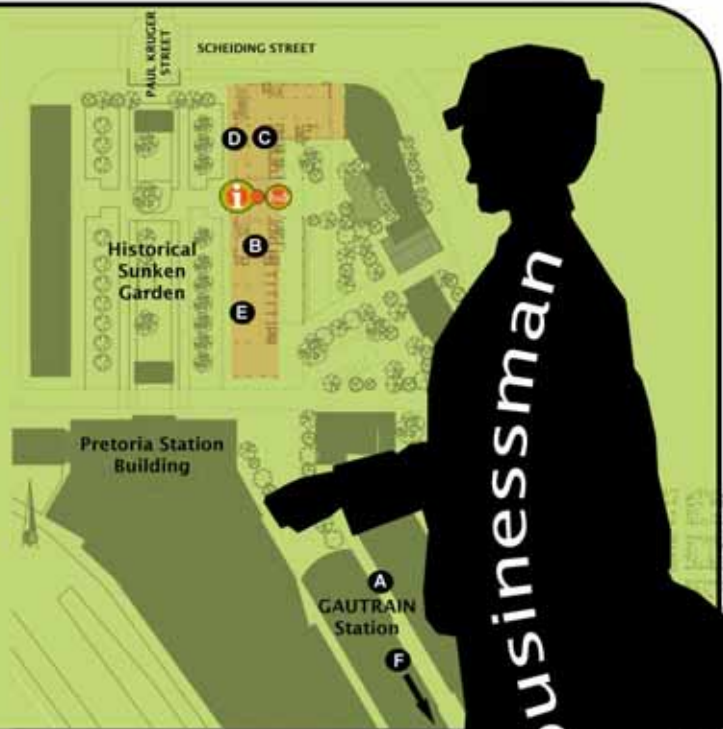
Mapula will be back at the Station in the morning.



USER-GROUP 2 - User Scenario 1

- A** Scott arrives, early-afternoon, at the Pretoria's GAUTRAIN Station. He has booked Conference Room 1 at the 'i-hub' for two hours this afternoon. His client is one of international stature and Scott hope to make a good impression.
 - B** He walks through the 'i-hub' building, stopping at the South African Flavoured restaurant, to make reservations for an early dinner with his client.
 - C** Scott then proceeds to the third floor of the 'i-hub' building to check with administration, that everything is in order for his meeting in twenty minutes.
 - D** He gains access to Conference Number 1 where refreshments are already waiting. He readies himself to greet his client and his team.
- The meeting runs smoothly and in less than two hours. Scott informs the group that he has reserved a table for dinner at the restaurant next door.
- E** They then move to the restaurant where they enjoy an early dinner while they watch the sun go down in the West.
 - F** Scott leaves via the GAUTRAIN after a successful afternoon and evening of business.

He will be back at the Station when business calls again.



USER-GROUP 2 - User Scenario 2

Scott is a 55 year old business man. He is the CEO of a top Sandton advertising agency. He frequently travels to Pretoria to meet with colleagues and clients alike. Scott is always in need of a central, accessible, state-of-the-art conference facility in which to conduct his meetings.



Thabo has just finished Matric and has enrolled to do a degree through UNISA. His course requires him to frequent the UNISA Sunnyside campus three times a week. Thabo lives in Tembisa and must therefore travel by train to Pretoria.

USER-GROUP 2 - User Scenario 3

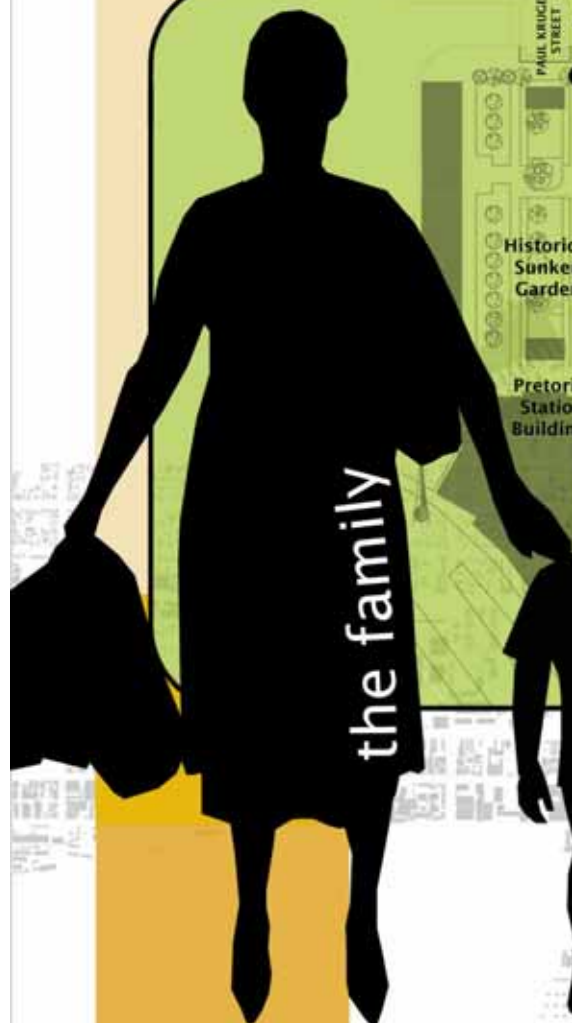


- A** Thabo arrives, early-morning, at the Pretoria Station Metro-Rail Station.
- B** He meets his friends under the renowned, '*i-hub*' auditorium.
- C** They walk together in an Easterly direction towards UNISA's Sunnyside Campus on Walker Street.
- D** That afternoon, Thabo and his friends return from class. He has an hour and a half to wait before his train arrives.
- E** He finds a space at a table at the '*i-hub*' internet communication facility and sends some e-mails to his friends abroad.
- F** Now running late, Thabo runs to the Metro-Rail Station Building where his train is ready and waiting.

He boards the train just in time. He will be back at the Station in a few days for his next class.



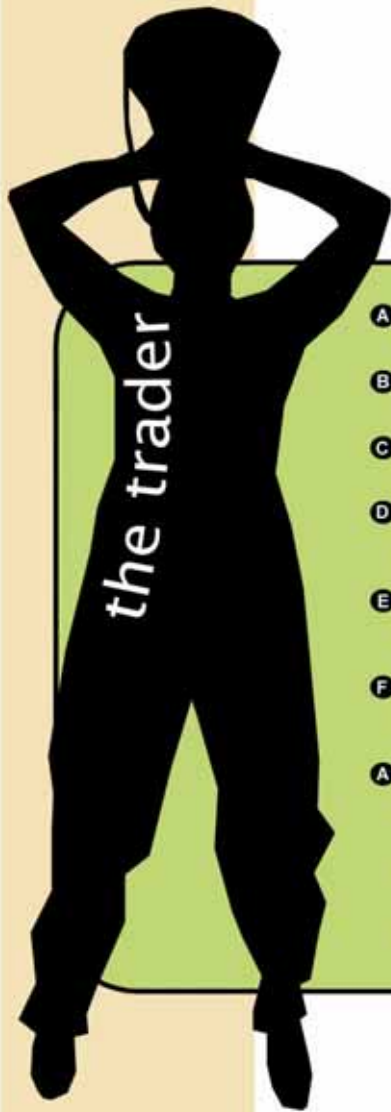
USER-GROUP 2 - User Scenario 4



- A** June and Sandra arrive, early-morning, at the GAUTRAIN Terminal.
- B** Together, they walk over to the pick-up area, where the shuttle that has been arranged by Sandra's school to transport the children traveling by the GAUTRAIN everyday, is already waiting.
- C** June kisses Sandra goodbye and checks her watch. She has time to get a take-away coffee before she walks to work. She heads over to the '*i-hub*' coffee shop.
- D** Coffee in hand she walks up Paul Kruger Street, along with the other daily commuters, to work.
- E** After work she collects Sandra from the drop-off area.
- F** Sandra has received good grades for her spelling test. June decides to treat Sandra to an ice-cream. They head over to the '*i-hub*' cafe.
- G** Having finished their ice-cream, June and Sandra head back to the GAUTRAIN Station where they catch the next train. They will be back at the Station tomorrow.

June is 31 years old and a single mother. She and Sandra, her 7 year old daughter, live in Midrand. June is environmentally conscious and detests the traffic on the N1. June works at a leading law firm in the CBD and Sandra attends a school in Hatfield. June and Sandra use the GAUTRAIN to get to and from Pretoria.





Joseph is 42 years old and is a local craftsman from Mamelodi. He occupies Stall 3 at the 'i-hub' craft market. The money he earns here helps him to support his wife and their 3 children. He travels each day from Mamelodi by taxi.

USER-GROUP 2 - User Scenario 5

- A** Joseph arrives, early-morning, at the Bosman Street Taxi Rank.
 - B** He walks East along Scheiding Street, greeting the traders at the bus terminal.
 - C** Further along Scheiding Street, Joseph arrives at the 'i-hub' building.
 - D** He puts up a new advertisement in the Book, Map and Travel Shop and proceeds South to the 'i-hub' craft market area.
 - E** Joseph's stall is open just in time for the first bus load of tourists to arrive. He successfully sells a number of items.
 - F** At lunch time, Joseph walks across to where the informal traders are located just opposite. He buys some bread and fruit to eat.
 - A** Joseph manages to sell a few more items that day. In the evening, he locks his stall and heads back to the Bosman Street Taxi Rank.
- He exchanges stories with friends before catching the taxi back to Mamelodi.
- Joseph will be back at the Station in the morning.



6.6.1 Conclusion

It is clear to see that a diverse number of people, both local and foreign will benefit from the proposed 'i-hub' facility. It is also clear from this exploration that although the building caters for the needs of a 'tourist', in order for the building to be sustainable in the long-run, it must cater for the needs of local commuter on various levels, as they are the users that will benefit from its services and in turn, give back each day, day after day.

It is also evident that the 'i-hub' will be a place where a number of varying cultures, lifestyles, beliefs and values collide. It will therefore become a vibrant cosmopolitan place full of interesting interactions and exchanges. Perhaps this too will become a reason for people to visit the area.



When visiting a new place, it is most desirable for information regarding that place to be directly available. A visitor is likely therefore to seek out any information available before embarking on their journey. The proposed '*i-hub*' development seeks to ensure that a person, unfamiliar with Pretoria, has the benefit of being able to access:

Guidance, information and resources regarding the city, accommodation and travel,

World-wide communication facilities,

Refreshment and relaxation amenities, and

Authentic merchandise available for purchase.

The items mentioned above, form the basis of the '*i-hub*' building's programme. The '*i-hub*' development's architectural objectives should promote and aid in facilitating these functional goals.

6.7 Architectural Objectives

- Re-define the urban fabric of the Pretoria Station, while respecting structures of historical importance.
- Draw inspiration from the existing historical buildings on site, and through the proposed design intervention, emphasise important buildings (e.g. by creating strong vistas to and from them).
- The proposed intervention should contribute to the improvement of access, legibility and circulation around, into and through the Station.
- Surface articulation, the manipulation of natural elements (e.g. light and water), and passive design elements are to be used as design tools so as to increase the sensual experience of the proposed intervention and the site as a whole.

The most important objective of the proposed intervention is to convey the growth of Pretoria's tourism industry to the public and by so doing, leave a positive imprint on its users. It is to be a symbol by which to remember the beginning and end of a journey; a place to return to and orientate one's self once again.