This chapter will discuss the vision for Pretoria West Power Station, compiled by the Pretoria West Framework Group 2010.
Urban sprawl is a general problem in most cities in South Africa. It is problematic, because it weakens the fabric of a city. By studying a Nolly map of Pretoria and the surrounding area it is apparent that sprawling expanded to a greater degree towards the East than to the West. As a result Pretoria CBD is experiencing urban problems (safety, vacant buildings, no cross programming etc.).

Cities require urban support cells to lighten the weight of a full scale urban renewal. Therefore having support cells on the periphery of Pretoria CBD, might solve the problems in the inner city.

Negative perception dilutes development potential. However after analysis, valuable aspects of the study area are revealed and this leads to new development potential specific to the study area.

The ultimate vision for Pretoria West is that it should become a support system for the city of Pretoria. This might counteract sprawling further West and people will move into this denser area.

This land is filled with potential for hybrid programming. The infrastructure is already in place and when the time of ‘end of suburbia’ comes, this will become the perfect location to live and work – a walkable city with sufficient public transport. The area can support a wide range of programmes, because it has direct connections to provincial and national systems of production, trade and transport.

This area is rich in historical value and the century old grid lends itself to a more dense urban fabric. The grid block sizes are the same as Pretoria CBDs’, which means the area can far exceed its current densities.

“The city is not merely a grey speechless mass, ponderous beyond description. It is a built thing that is continuously refined through our physical interactions. The way we physically rub flecks of paint off walls, the way wood warps with use, the way our feet inscribe a rubbed-in history on a set of granite stairs. And gradually, as our accidental or intentional inscriptions are pushed into walls—the dent of a shoulder—or written on brick—a graffitied image or comment—these marks and rubs are read as a narrative.”

(Macfie, 2008)
Fig. 35. Diagrams representing the vision and development of Pretoria West
fig. 36. Densities diagram: projected residential density growth in Pretoria West
fig. 37. Graphic representation of the vision created for the area: the image illustrates an integrated city where industry can occur parallel to everyday life.
subsupport system for the city of pretoria

perception dilute development potential

regional connectivity

fig. 38_ Diagrams representing the vision and development of Pretoria West
fig. 39: Mapping indicates the heritage and memory in the area
Fig. 40. Graphic representation of the vision created for Pretoria West area: the image illustrates the integration of industrial heritage into the city fabric.
Fig. 41: Sectional diagram illustrating the new proposed scale for Pretoria West: note the threshold between building and street.
The vision for the Power Station site is the creation of a light industrial productive precinct with hybrid programs (agriculture, housing, production and transport). The future for Pretoria West envisions a place where products are produced: anything from food to furniture. The reason: this area is already labeled as industrial and is situated flanking a railway which enforces the ease of transporting to and from the site.

The programs that are proposed in this precinct must focus on energy distribution and influx. This means that the programs should not only focus on the production of a physical material, but also on the development of skills.

The Power station site has the potential of becoming a small town in itself. The existing fabric has awesome potential: beautiful spaces are already created between buildings. Robust industrial heritage stock is at a good urban scale and decommissioning of the site will give the opportunity for public infiltration. The existing character must at all times be protected as the station is already a landmark in the area. The development may have the potential of recreating the Power Station as a gateway and important node for Pretoria (see fig. 40 - 41)
fig. 42_ Diagrams representing the development of Pretoria West Power Station as well as the opportunities of the site and its location
fig. 44. Graphic illustration of the hybrid industry for the Power Station, the group envisions a site where housing, industry and recreational activities can occur side by side.
Fig. 4.5: Graphic illustrating existing access/movement and potential new access/movement to the Power Station Site.
fig. 46, Graphic illustration indicating existing above and underground structures, as well as the proposed new intervention for the site.
design additions to building stock

densify via program and structure towards industriality
increase activities on site for public interaction, 24/7 scenarios