



# CUBE

Centre for the Understanding of the Built  
Environment dissertation design project

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Mentor  
Roger Fisher

Submitted in fulfillment of part of the require-  
ments for the Degree of Professional Masters in  
Architecture in the Faculty of Engineering, Built  
Environment and Information Technology.

The University of Pretoria  
Pretoria  
South Africa

November 2006

dedicated to my family, friends and loved ones

Cabe chief executive Jon Rouse plans a series of media campaigns and vows to engage with the public 'at their level'

# Public blanks architects

**Robert Booth**

The government design watchdog Cabe has branded architects a complete failure at communicating their importance to society and has unveiled a new three-year strategy which will see it turn away from the profession to promote its agenda to the public.

Jon Rouse, Cabe's chief executive, cited a new Mori survey of the public that showed that only one in eight could name a living architect. Of those, a quarter named dead architects, including Christopher Wren.

He said: "Architects have managed to completely detach themselves from society. They are fantastic at communicating with one another but have completely

failed at communicating with the wider public. The evidence is there, and you can't argue with it."

Further findings revealed almost no interest in which architects designed which buildings. Eight out of 10 could not link the Eden Project, the Millennium Bridge and the Dome with their architects, even when given a list of their names.

Stating that "we will have to forget about architecture as a high-brow subject. The public has voted and we have to engage at their level", Rouse revealed that Cabe is planning a series of public facing media campaigns.

The first will use enthusiasm generated by the World Cup and the start of the next football season to launch a campaign about

the impact of well-designed stadiums on the people that use them – fans and athletes.

Other initiatives include the promotion of better healthcare buildings that can have for patients, and an extension of its campaign for better housing design. "We don't want to be on page 15 of the architecture section, we want to be in the sports pages," said Rouse. "It is a form of proselytisation."

Cabe officials are understood to have agonised over whether to use the word "architecture" or "the A-word" in communication with the public. Its strategy document, published today, says it will promote the importance of "place-making" which it plans to "inject into the blood of the nation".

Penoyre & Prasad partner Sumand Prasad backed Rouse, saying: "It is true that the profession has walked away from the social agenda."

Cabe's new tack, which also aims to reposition it as the public's design watchdog rather than the government's agency, represents a blow for the RIBA which is dedicated to promoting architects as well as architecture.

Its director of communications, Roula Konzotis, refused to comment on Rouse's assertion that the profession is suffering from a communication failure: "Jon Rouse is entitled to say what he wants. We are well aware that we have to communicate with the public as much as we can. We doubled our media coverage last

year but I am conscious that we cannot be complacent."

Cabe's new strategy and attitude towards architects' communication skills is geared towards changing attitudes among groups who demand new buildings and urban design, rather than those who supply them.

In the strategy document Cabe chairman Stuart Lipton revealed a bleak picture of the English built environment. "We are failing to deliver sufficient buildings and spaces of a quality in which we can take pride," he said before warning that schools and hospitals are being planned which will be "blots on the landscape" and will "undermine the ability of public workers to do their jobs properly".

## Public image limited

**Can you name a living architect?**

84% said no  
5% said Norman Foster  
3% said Richard Rogers  
4% named a dead architect  
4% named other architects

**Which profession's work do you value most (two to three choices)**

Architects 5%  
Planners 8%  
Teachers 69%  
Doctors 88%

Source: Mori/Cabe

# Cabe should focus on key issues

"If you want something doing quickly, ask a busy man" the adage goes. And you don't get much busier than Cabe's Jon Rouse. The commission's output since its inception has been more than a little impressive. Now though, with the news that Cabe is to extend its activities abroad to promote British architecture in developing countries it is in great danger of over-reaching itself.

It is not as if there is a shortage of things to do in the UK. Sorting out PFI for instance, or the *Ojec* procedures, or competitions, or affordable housing. Cabe is already involved in at least some of these matters but adding overseas activities to the portfolio can only dilute its concentration on the key issues.

This is decidedly not a "charity begins at home" argument. If anything, the opposite is true. Even the World Bank, not by any measure the most right-on of organisations, recognises that 40% of its projects in developing countries should be carried out by local

consultants. This could be a lot higher, of course, in many parts of the world and is a reflection of the bank's policy to force free markets (for Western goods and services) wherever possible. Rouse says he is interested in "aiding the role of British talent in the developing world" and helping the architectural profession step up its exports.

These are business arguments, which may be fine in themselves but can easily become distinctly suspect when elided with support for developing and urbanising countries. This already happens far too often at the Department for International Development.

Globalisation and disinterested international co-operation are very different animals. Get them confused and someone somewhere gets badly bitten. Rouse and Cabe would be far better channelling their considerable energies and expertise more narrowly. Leave the promotion of British architectural business abroad to the RIBA and the DTI.

**COMMENT**  
**ANDREW KELLY**

Bristol would concentrate on solutions and the future, not problems of the past.

One example is Bristol Legible City (BLC) – a generic movement and information system, inte-

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# R1 Billion deve the green light

Pretoria – News on the blossoming local development Lombardy Estate & Health Spa in Pretoria East to proo (the developers of Oubaai Golf Estate) reported that al has commenced recently.

*Further good news is that ABSA has placed its considerable financial muscle behind the development to the tune of R200 million.* These funds will be used to finance all services and infrastructure requirements. Overall Lombardy's development value is estimated at R1 billion (R1 000 000 000) which translates into a healthy investment in the economy of the region. Funding for the planned luxury apartments on the Estate (named Lombardy Piazza, designed by the legendary Stefan Antoni) is currently being finalised.

#### In the news

The Lombardy Estate & Health Spa name rose to prominence about 2 years ago when plans were announced to develop the luxury estate on the land surrounding the Lombardy Boutique Hotel, which is also home to the famous La Stalla & Lombardy Restaurants. "Lombardy is being hailed as the ultimate in luxury estate living, and it's not hard to see why", says Mr. Hazem Ashry, Deputy Managing Director - Africa of Kharafi Holdings.

Drawing inspiration from the towns of Bergamo, Cremona and Mantova in Italy, the Lombardy Estate and Health Spa will feature classic horizontal lines, generous roof overhangs and boundary walls. The combination of rustic stonewalling and modern finishes will further underline the predominantly country feel that is so carefully instilled in the luxurious Lombardy Estate and Health Spa. Situated only minutes from the centre of Pretoria, Lombardy Estate and Health Spa has received an overwhelming response. All 285 of Lombardy's stands have been sold out, in addition to 55 of the luxury townhouses called Lake Lombardy. (A few are still available)



moulded around a central water feature, make a statement of unconventional urban flair. It is a style that is layered, white, shiny, sleek. Buildings cascading into one another – like a series

# Development given

front is that the green light has been given for  
ceed with full-scale development. Kharafi Holdings  
l necessary approvals had been granted. Construction



Above and below are artist's impressions  
of the Lombardy Estate.



University of Pretoria etd - Sackett, C. (2007)

# New Tuscan dev North renews int

Based in the heart of Pretoria North, just a few minutes drive from Wonder Park Shopping Mall is a newly built Tuscan development with full title units ranging from 60sqm - 130 sqm. You have a choice of several different plans to choose from and a various range of optional extras to be included to your newly built Tuscan home.

We include all bank costs and transfer duties, as well as ceramic tiles, carpets in all the bedrooms, four-plate stove and a three-sided wall to mark your own stand. There is a lot of positive potential in this area with phase 1 and phase 2 being sold out in less than six months. Prices have escalated to over R50 000 and will

climb even higher by the end of the year.

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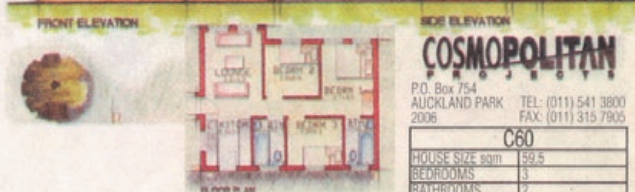
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money in the North

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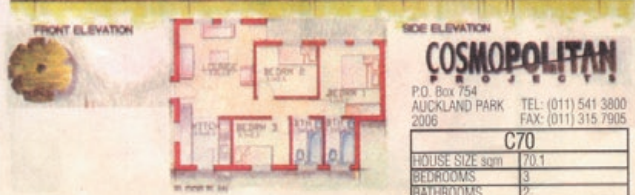
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Prospective home owners can choose a plan that suits them.



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Tuscan is all about sophistication.



# R15b 'city' to link Pretoria and Joburg

ANNA COX

A new R15-billion "city" – likely to be the catalyst that will unite Tshwane and Johannesburg all along the highway – is to be established in Midrand.

Waterfall City is billed as the single largest mixed-use development on the biggest tract of empty land in the province.

It will not have one single, independent liquor outlet because it is to be established on Muslim-owned land, and the religion frowns on the use of alcohol.

With an additional 6 000 vehicles a day expected in the area – where peak hour starts at 2pm – the development is causing controversy among residents who are mobilising to protest against the expected congestion on the already-clogged roads.

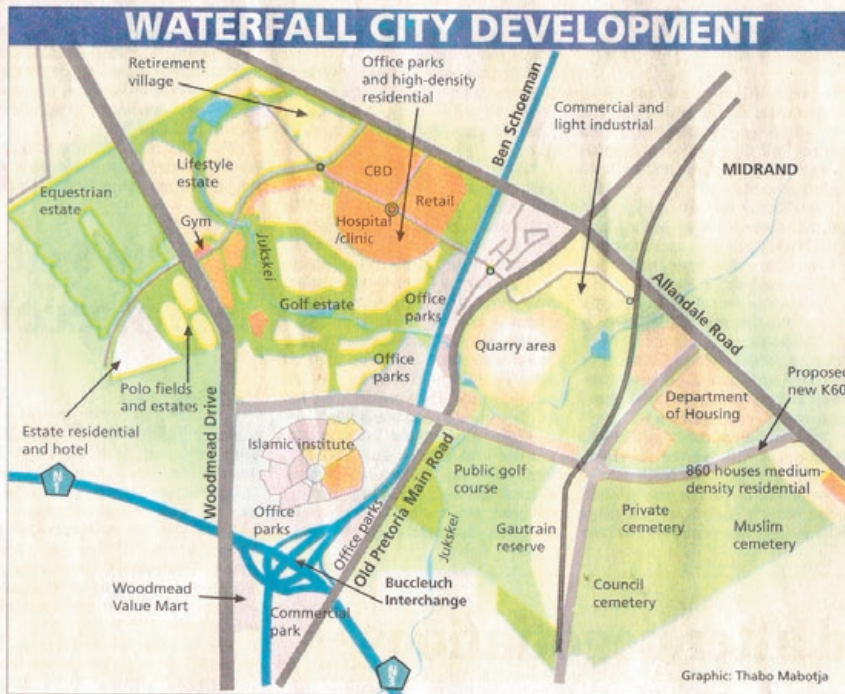
But according to the brains behind the scheme, developer Werner van Rhyen, it's all systems go. Most of the environmental impact, and traffic impact studies, had already been completed, he said.

"Residents need not fear traffic. Although our road plans have not yet been approved, it is a strict condition that we may not proceed with the various phases until roads are upgraded," he said.

Waterfall City lies on property owned by Witwatersrand Estates Ltd, started in 1934. It was purchased by Moosa Ismail Mia, a trader, who bought the 3 000ha farm.

The Asiatics Tenure Act, an apartheid law, prevented him from owning property in his personal capacity, so he purchased it as a charity, the basis of which was to educate underprivileged children.

The land is still owned by the Mia family and is held in trust for the Islamic Trust. The family still



## What it entails

- 20 000 apartments;
- 5 500 affordable houses;
- a golf estate with 2 600 houses;
- a lifestyle village on the river-front;
- a central business district;
- a hotel;
- a polo village with three polo fields;
- two retirement villages;
- a health clinic;
- a private school;
- an equestrian estate with 120 houses;
- 150 000sq m of shopping areas;
- an Islamic university and research centre;
- A service yard and call centre for the Gautrain rapid rail system;
- a 500 000-grave cemetery (already in use), which is the largest burial centre in Africa; and
- about 800 000sq m of office space and 160 000sq m of industrial sites.

lives on the land.

Some R217-million is to be spent on road improvements and upgrading, including a proposed new bridge at Allandale off-ramp and the widening and extension of many surrounding roads such as Maxwell Drive in Woodmead.

About 15 000 jobs are expected to be created in the development.

Most of the approvals had already been obtained, said Van Rhyen.

"We are awaiting the last few rezoning approvals. In the meantime, good progress is being made

on infrastructure. Off-plan sales have already started."

Van Rhyen has been trying for six years to get the development up and running but has met resistance from the Mia family.

They did not want to proceed because of the land's religious status, which dictates the development must make a contribution to the community.

They eventually agreed, on condition that all profits due to the trust would go to educating underprivileged children. They

also insisted on having a cemetery, public golf course and lower-cost housing as part of their contribution to community development.

The apartheid government tried to expropriate parcels of land several times and succeeded in getting land for Eskom's headquarters and for the N1 highway that runs through it.

Midrand residents have expressed extreme concern about the increased traffic and have prepared a petition. Councillor Annette Deneo said residents were

demanding roads be upgraded before any development took place.

"Residents want Johannesburg mayor Amos Masondo to ensure bulk service contributions are paid by the developers towards upgrading and widening all local roads surrounding the proposed development," she said.

The project will be completed in phases and should take between five and 10 years.

Although there will be no bottle stores allowed, alcohol will be allowed in restaurants.



# Finally – Gautrain project starts rolling

## Toll-free centre to be set up to minimise disruptions

ANNA COX

**W**ork on the long awaited Gautrain will start later this month when the first properties are expropriated and a start is made on moving the services and utilities infrastructure.

To minimise disruption to motorists' lives, a toll-free call centre is to be set up within about 10 days, linked to the Johannesburg Metropolitan Police Department, to give people information about route planning.

The centre, a first of its kind, will be linked to the Johannesburg Metro Police Department so that comprehensive information on all traffic problems can be dispersed to the public. The information will also be available on the Gautrain website.

In addition to this, said project spokesman Barbara Jensen, motorists using the same routes every day will be able to subscribe to an SMS service which will send them information at certain times of day, requested by them, about road works.

Businesses will also be notified of any planned power or water cuts timeously.

The preliminary work, which includes the relocation of utilities and services such as water, electricity and phone lines, will take about five months. The work will also include road upgrades, the demolition of certain buildings and the installation of site offices.

"This work needs to be undertaken prior to the start of construction of the train and to ensure a

smooth transition and to minimise disruption to the public, said project leader Jack van der Merwe.

Work will start in several places consecutively but the main disruptions are expected in the CBD around Park Station. A public meeting is planned on May 15 to discuss the works with affected residents.

The Gauteng MEC for public transport, road and works, Ignatius Jacobs, said the proclamation and expropriation of land for the Gautrain Project has begun. The proclamation of properties needed for the first phases of construction were published in the Provincial Gazette on May 5.

The areas affected by this proclamation are Johannesburg Park Station and tunnel portal; Rosebank Station; Sandton Station; Marlboro tunnel portal; Marlboro Station; and the maintenance yard.

"Land surveys and property valuations for all these properties have been finalised and the majority of properties are already available. The owners of those properties not yet vacated are now in the position to give final 30-day notices to their tenants as was agreed with them. These property owners started receiving their official letters of proclamation/expropriation with offers for compensation from May 8," Jacobs said.

Discussions started with the affected property owners in October 2005 to reach agreement on early access to their properties.

In terms of the Gauteng Transport Infrastructure Act (GTIA), letters of "intention to proclaim" were handed to these landowners

during December 2005.

Their final comments were received early in January 2006 and were provided to Jacobs who approved the proclamation on April 26.

"This is truly a milestone towards the implementation of the Gautrain Project. We have been involved in the planning and negotiations for some time and at last people will be able to see the project moving forward. The importance of expropriation is that it allows for project construction to commence.

"The procurement of land of this public transport infrastructure project has to date taken place according to the GTIA," Jacobs said. He assured landowners that each step of proclamation and expropriation was done according to the stipulations of this Act.

"They will all be treated in a fair and just manner," he said.

In terms of the GTIA, a "Notice of Intention to Proclaim" must be given to landowners before proclamation takes place and the public has 21 days to comment on this notice. For the majority of the sections, the notices will go out within the next two weeks.

It is expected that the Phase 2 draft Preliminary Design document, which includes the variant alignments as proposed by the preferred bidder, Bombela, is to be published towards the end of May. This is, however, subject to the approvals required from the Gauteng department of agriculture, conservation and environment. The public will then have a further 30 days to comment on the documents before Jacobs considers approval.

## Roads closures, traffic diversions

The proposed Gautrain Park Station will be next to Johannesburg Park Station, east of Risik Street and south of Wolmarans Street.

The station will be on the western side of the station building, next to Risik Street.

Road will be closed and traffic diverted for about 12 weeks.

■ Wolmarans Street will be closed to

The old Johannesburg College of Education and Mentor building will be demolished.

The proposed Rosebank Station will be in Oxford Road. The work will be executed in three stages, the first lasting three-and-a-half months with an expected May 22 starting date.

To limit the impact on vehicles and

The Sandton taxi rank on the corner of Rivonia and West streets will be relocated in July.

The north-bound carriageway of Rivonia Road will be closed after the completion of the Katherine and West Street upgrades (early in September 2006) until the completion of the Sandton Station construction (i.e. at the end of



# Tshwane News

YOUR ESSENTIAL GUIDE TO METRO MATTERS

## Projects to rid city of crime, grime

PATRICK HLAHLA  
METRO REPORTER

**T**he Tshwane Metro Council and the Department of Public Works are pushing ahead with their multi-billion rand project aimed at renewing Pretoria's inner city.

The R11-billion "Re Kgabisa Tshwane Programme" is aimed at improving the working environment of public servants at 40 national departments or agencies in the inner city.

The buildings are expected to be brought to "an acceptable norm, attracting private sector investment and ensuring the urban environment is improved" in terms of urban security, public space and accessibility.

Crime and grime – especially in the inner city – will be tackled by the metro council and the Department of Public Works.

Details of which buildings will be refurbished and what improvements will be made are still under wraps.

Attempts to get comment from project manager Dumisa Dlamini on what improvements will be undertaken and whether any government buildings will be demolished to make way for new ones, were unsuccessful.

The bulk of the work is expected to take place between 2008 and 2010, and is due to be completed by 2014.

The initiative includes the provision of two corridors concentrating on government accommodation and improvements to the city's infrastructure and the metro council's inner city development strategy.

Seven precincts – Mandela Corridor, Presidency (Union Building), Museum Park, Salvokop, Paul Kruger North, Sammy Marks Square and Church Square – will be provided along these corridors "for consolidating and clustering department accommodation around a



□ The Department of Public Works and the Tshwane Metro Council are working together to ensure the country has a capital city its people can be proud of. Construction has started on the new National Library in Andries Street.

PICTURE: KENDRIDGE MATHABATHE

public space network".

The programme will:

- Improve the physical working environment for national government departments or agencies in the inner city;

- Contribute to inner city renewal and rejuvenation;

- Develop the image of Tshwane as an important capital city in Africa;

- Contribute to black economic empowerment; and

- Attract private sector investment.

The programme involves the renovation, upgrade and repair of government buildings which are in the category "good to fair" as opposed to excellent in terms of their condition.

Options being considered include the refurbishment of the buildings or demolition of existing ones to make way for new structures.

Deputy programme director Peter Chiapasco said they would undertake a feasibility study to determine the needs of 13 government

departments in Pretoria's inner city.

Chiapasco said there were a number of buildings which were between 60 and 70 years old and the metro council and the department would look at ways of improving them. "We cannot let government departments operate from inappropriate buildings," said Chiapasco.

"It is difficult to say what will come out from the feasibility study. It is also difficult to say if there are any buildings which will be demolished," he said.

Chiapasco said sites had been identified for the offices of three government departments – Land Affairs, Education and Foreign Affairs.

"Sites have been identified and we are busy with the procurement process," said Chiapasco.

The Civitas Building is being renovated while the new National Library is under construction on the corner of Andries and Struben streets. The projects form part of the proposed Government Boulevard.



# Inner city won't be a slum – council

PATRICK HLAHLA

**T**he Tshwane Metro Council has drawn up regulations to ensure Pretoria's inner city does not become a slum.

The Tshwane Inner City Strategy provides clear development and management guidelines for developers interested in the inner city housing market.

It is also aimed at ensuring that all residential development in the inner city is of an acceptable standard and makes a positive contribution to the overall urban environment.

Nava Pillay, strategic executive officer, housing, city planning and environmental management, said the strategy would ensure that developers meet standards in line with the National Building Regulations.

The residential market in the inner city has seen rapid growth recently, primarily in the form of conversions of commercial buildings into residential units.

But the conversion of existing office buildings into residential units needed to be carefully managed and monitored to ensure that existing office stock in the inner city was not depleted.

Pillay said one of the key issues was that proper amenities – including parks, cinemas and schools – were provided in the inner city.

"According to the strategy, the number of residential units would have to correspond with the availability of social and recreational facilities, such as day-care centres, schools, parks and sports grounds."

The municipality also wants residential developers to contribute to the provision of recreational facilities.

A survey would be undertaken shortly to determine what percentage of inner city residents own vehicles so that planning

could be done for parking. Pillay said one of the biggest problems facing the municipality was the fact that some landlords illegally convert their buildings. "The strategy will ensure that landlords do not partition their offices and then turn them into residential units," said Pillay.

Stevens Mokoalapa, the Democratic Alliance's spokesman on inner city regeneration, said the city had experienced rapid urbanisation with a high demand for housing in the inner city.

Mokoalapa said people migrating to the city to be close to work had put a strain on the infrastruc-

ture which could no longer sustain the influx.

"This trend allowed ambitious property developers to find innovative ways of addressing the demand by illegally turning unoccupied and dilapidated office space into residential units," said Mokoalapa.

He said this happened without proper planning and the provision of necessary public facilities and support services, "which led to the creation of slums and social problems in the inner city."

"The municipality needs to enforce its planning laws and policies and deal decisively with transgressors," he said.

# They have houses, but no homes

## Hostel residents in Atteridgeville fed up with the unhealthy squalor they live in

JANINE DU PLESSIS

**R**esidents living in temporary housing at hostels in Atteridgeville have slammed the "unhealthy squalor" they are forced to live in.

And it seems the Tshwane Metro Council is buckling under the pressure to house the continuous influx of people – and ensure the hostels are fit to live in.

A member of the Atteridgeville Residents' Association who did not want to be identified, said he was "disgusted" by housing conditions. Thousands of people have been living for the past two years. About 11 000 people are on the waiting list for council houses.

"There are kids playing in the rubbish and leaking sewage water. The council says there is not money to clean this place up."

"The people have to relieve themselves outside because there are no proper toilet facilities. Some structures have been broken down and are dangerous."

"This is not a home, how can people live under these conditions and still have faith in the council?" he asked.

The 36 family units of the Murray & Hobberts Hostel, made by renovating some of the older structures, have not made a dent in the housing backlog.

And at the Snuville Hostel, where 411 three-bedroom family



□ The new homes built at the Snuville Hostel in Atteridgeville, west of the City, where people have started moving in after living in temporary housing for the past two years. PICTURES: PHIL MARGACE

Residents are also complaining about the shoddy workmanship on the houses.

The hostel official said the council had to look at emerging contractors, some of whom have little work experience.





# Fears of illicit building boom

Delay in approval of plans by city council

under fire from property developers, architects



PATRICK HLAHLA  
Metro Reporter

**I**llegal buildings are springing up around the city due to long delays in obtaining municipal approval of building plans. Frustrated property developers and architects have criticised the Tshwane Metro Council for the delays, which they said could lead to more people erecting buildings without approved plans.

Most of the property developers and architects – who spoke on condition of anonymity – said they have waited for more than six months for their plans to be approved by the municipality's building control division.

They said the delays were frustrating as their clients could not legally build new houses or make additions or alterations to their existing homes.

The property developers and architects have called on the Metro Council to urgently implement steps to tackle the delays.

The failure by the municipality to approve plans on time has already led to some people making alterations without the necessary plans, according to several sources.

The municipality had by yesterday not responded to an inquiry sent through last month about the problems experienced by property developers and architects.

The Pretoria News repeatedly asked how many plans were submitted

from the municipality – or indeed a response of any kind.

The Metro Council was recently taken to court for allegedly dragging its feet in considering building plans.

The application was brought by seven building and property development companies that stated in court papers that the National Building Regulations stipulated that council had to consider building plans within 30 days.

Instead, the builders said, the municipality took up to six months or longer when it came to duets – two houses on a property.

This did not only cause frustration for prospective home owners but also for builders who suffered cash flow problems as a result.

A property developer, who did not wish to be named, said the whole system needed a complete revamp.

“The current system is unacceptable to the public. The council's slow pace in approving plans has resulted in some people building illegally,” he said.

The developer said he had been struggling for the past three years to have building plans approved.

“The biggest problem is that there are not enough qualified people to approve the plans. The municipality should also look at extending the working hours of its officials in the Building Section,” he said.

The developer said he wrote a letter to Executive Mayor Dr Gosa

He said it would appear the municipality had capacity problems. “The lack of staff is hindering the process of approving building,” he said.

The delays in approving building plans have led to architects and developers “jumping the gun”, he said. “They proceed with their buildings without approval from council,” he said.

Garsfontein resident Leon Strydom said he submitted building plans for approval on June 23 this year for a small alteration and additions at his house for the construction of a garage and storeroom.

Strydom said he phoned the municipal offices after five weeks to inquire about the plan approval and was informed that it would take another two months.

“I strongly objected and the lady said I should invite the TV people to investigate that department,” said Strydom.

It was frustrating to wait so long for building plans to be approved, he said.

Dr Clive Napier, the Democratic Alliance's spokesperson on city development in the Metro Council, said it was shocking that seven builders and property developers had to seek court action to have relatively simple plans approved.

“Why has no progress been made over the past two years in addressing plan approval bottlenecks?” asked Napier.



# Ontwikkelaars - hoe ver strek hulle eer

RIA LOGGENBERG

**"Belofte maak skuld." Of, "my woord is my eer" - aldus bekende gesegdes in die Afrikaanse spreektaal.**

Die vraag is net - hoe ver strek mense se eer?

Mediaberigte van beweerde bedrog met die vervalsing van okkupasiesertifikate deur 'n bekende ontwikkelaar in Pretoria, was die afgelope maand of twee hoog nuus wat menige huiseienaar - veral in sekuriteitskomplekse in die ooste van Pretoria - met skok verslae en benoud gelaat het. Die vraag het telkens op bekommerdes se lippe geleë: "hoe ver strek mense se eer? Wat het van mense se integriteit geword?"

Hierdie vraag is nie net tot die ooste van Pretoria beperk nie, maar word met groot ontsteltenis en kommer ook deur huiseienaars, van 'n multi-miljoen Rand sekuriteitsoord digby Irene, Centurion, uitgebasun.

Ry jy met die besige Nelmaplusweg in die rigting van Irene, merk jy, benewens die grondverskuivingswerke regs van die pad, die bemerkingsborde wat aandui dat 'n nuwe kompleks, *Irene Mall*, teen einde 2007 op die terrein gevestig sal wees. Onwillekeurig val jou oog, net daarna, op die smaakvolle dubbelverdieping huise op 'n sekuriteitsomheinde landgoed in Pierre van Ryneveldpark. Gaan maak jy nader kennis, pryk die sierliertes teen beide die netjiese geboue, wat as sekuriteitsbeheerde toegange dien, om aan te dui dat dit die gesogte *Irene Farm Villages* (IFV) is.

Onmiddellik besef 'n mens dat die ontwikkelaars van hierdie nuwe "mall" 'n uitstekende terreinkeuse gemaak het vir die ontwikkeling téén die gevestigde hoë inkomste landgoed, en digby die buurlandgoed bekend as *Cornwall Hill Country Estates*. Wat meer kan winkelleienaars vra?

Terug na die IFV sekuriteitslandgoed. Die enorme 250 ha landgoed wat, na verneem word, uiteindelik gaan spog met ongeveer 670 moderne huise op erwe wat wissel tussen 500 en 2 000m<sup>2</sup>, is op die oog af 'n toonbeeld van goeie beplanning, maksimum sekuriteit, gelukkige en gevestigde huiseienaars wat elk om 'n spesifieke rede juis hier gekoop het. Vir sommige 'n goeie atreëbeplanning met 'n "altree-oord wat op die terrein" gevestig gaan word, vir ander die rustigheid om hul kinders onder veilige omstandighede eersdaags by die beplande "privaatskool in te skryf vir onderwys van die hoogste standaard." Die natuur liefhebbers is natuurlik gelok deur die "landgoedterrasse en oopplanparke wat ontspannings- en sportfasiliteite sal bied asook die "extensive, manicured parkland" en vir die natuurkinders, 'n "nyskool en perdastalle." Dit is "slegs enkele van die voordele" wat hierdie landgoed sal bied. Aldus 'n landskapgroen glans bemerkingsbrosjüre wat deur goed ingeligte agente, reeds vroeg in 2000, aan belangstellers met verwagtinge gegee is.

Wat meer wil enige huiseienaar hê? Ongeag jonk, middeljarig of bejaard?

*Vervolg op bl. 5*



**"Extensive manicured parkland"**

*Foto: Ria Loggenberg*

**Vervolg vanaf bl. 1**

Maar...op hierdie rustige kalm landgoed is daar 'n onrustige kookpot. Sedert die eerste bemerkingsaksie in 2000, blyk dit dat die inwoners nog steeds geen van die genoemde lukekende ervarings nie. Met besoeke van die *Centurion Mus* se Redaksie aan 'n spog landgoed, was daar geen sig van 'n skool, altree-oord, park, persnyskool of perdastalle nie. Ook geen aanduidings dat dit binne die nabye toekoms gaan verrens nie. Die "voorbesryfing" 24 hours a day professioneel en high technology monitoring systems "link egter in duisende wêreld, maar of dit eksei is, is 'n goeie vraag.

Is al hierdie voorregte van belofte/fasiliteite, nie net verskriklik nie? Die inwoners se "neer" Tereng ook as daar na die brosjüre gekyk word.

Die bekommerde en hoogs ontverde inwoners van IFV het pas (Februarie) die *Concerned Residents Association* (CRA) gestig. "Vrywillige bydraers word deur die inwoners in 'n Trustrekening gestort vir moontlike regsake teen die ontwikkelaar oor die gebrek aan nakoming van bemarkingsbrosjûres en om eienaars se belangte

beskerm.

Volgens lede van die Uitvoerende Komitee van die CRA, is dit vir hulle uiters belangrik om hierdie huiseienaars se belangte te beskerm, maar ook in die proses toe te sien dat inwoners van ander sekuriteitskomplekse, gewaarsku word oor soortgelyke beweerde optrede van ontwikkelaars. Die *Centurion Mus* is in baai van 'n reagsione van AOKA oortre, 'n *Prinsloo* wat namens van AOKA oortre, 'n *Uitretsel* uit die dokument *lu*. Hierdie is dusser een van die mees ontsleutelde voorbeelde van 'n ontwikkelaar se versuim om belofte te maak, of in advertensie materiaal gemaakte taal, na te kom.

Die CRA het verskeie beware aan die *Centurion Mus* gesoepoor wat oortre meer die volgende insluit:

- Normer oor die substandaard sekuriteitsleë. (Die heining moet volgrys die CRA voorgedoen word);
- Die terrein wat vir besighelheidsdoelindes asook die privaatskool gevestig is, is in 'n odooniese verslag, as medium- tot hoë risiko gebied bevind en ongeskik verklaar vir die oprigting van die skool; ('n Aanvanklike

## Ver strek hulle eer

verslag is volgens die CRA reeds in 2000 opgestel.)

- die terrein wat vir doelsul motorhuise en die altree-oord afgebaken is, vorm uiteinde-lik nie deel van die landgoed nie en moet die huidige heining geskull word om die gedeelte uit te sluit; (Volgens die CRA is die ontwikkelaars in proses om ander ontwikkelings daar te vestig);
- die onreghmatige gebruik van die waterloeroor;
- gebrek aan vestiging van die beoorde "manicured parklands". (Die inwoners het glo self ingesig en op eie kosse met grondversuimingsontersing die terrein ontwikkel en bome en gras aanplant);
- Die totale gebrek aan beoortryne.

Die groot vraag aan die CRA is: "Wat se beskerming en ondersoeking verkry julle as huiseienaars van jul beoortryngsaam wat vir die oortre gestig is?" Die antwoord: "Die Raad van Trusteë van die *Home Owners Association* bestaan uit ses direkteure waarvan twee plus die Voorster, deur die *Irene Land Corporation* aangestel word en oor 'n eksita stem beskik. Dus blyk dit dat die inwoners se drie verkose direkteure se siening, solank as wat die *Irene Land*

*Corporation* volgens voorskryf die Raad van Trusteë behou, in die mindersheid is. Na wat van die CRA verneem word, hou *Standard Bank* en *Retail Africa* onderskeidelik 'n 10% en 37.5% belang in *Irene Land Corporation*. Die surplus aandelsomhouding word deur verskeie ander direkteure gebou in gestrek met van die inwoners in IFV, was dit duidelik dat heelwat van Julie hul atreëbeplanning rondom hierdie "ongestruise" landgoed gemaak het, 'n Landgoed wat op hulle ook sou kon atreë met die nodige fasiliteite van 'n altree-oord.

*Centurion Mus* is ook ten volle bewus van die wese waarop die integratry van ander beoortryng ontwikkelers, waaronder *Riaan Borna* en *Jan Zedderberg* van 'n bekende ontwikkelersgroep in *Centurion* en *Midrand*, aangeprys is. Hulle is in 2004 deur die *Centurion Sekuriteitsvereniging* met 'n beoortryng vir hul uitstaande diens aan die inwoners van *Centurion* en in besonder vir die uitbouing van *Centurion* oor die afgelope 10 jaar.

Kommentaar van belanghebbendes asook buitestaanders word in 'n opvolgende artikel in die *Centurion Mus* se Junie-uitgawe gepubliseer.



*Beweerde onreghmatige watergebruik in Irene Farm Villages.* Foto: Ria Loggenberg



## Professional

### Workmanship?

I always understood that one attained a professional career (and status) through study and subsequent application of one's learning but I am confused with architectural design application in the parking and floor areas of shopping and office block developments.

Take for instance the concrete edge paving around trees, flower beds and general space demarcation in parking areas which are of such a height that damage is caused to the front spoiler/

bumper/wheel fims of vehicles when parking.

Is it not obvious that the "professionals" should take note of vehicle design and cater for such when determining the height of edge paving. Half the height would suffice and still serve the purpose of annotated use as well as reduce material costs.

I would suggest that the "professionals" should get familiar with vehicle body design and also visit any parking area and witness for themselves the tyre and vehicle body scrape marks on the concrete edging and specify user friendly design.

I would also address with the "architect" about the non-user friendly floor tiles in shopping centres. Are there any comments from the professionals?  
NF Thompson, Glenstar18

## Don't rename Pretoria – call

HANTI OTTO

Voortrekker leader Andries Pretorius yesterday promoted co-operation and conciliation with black South Africans.

Singer Steve Hofmeyr, members of the trade union Solidarity and the Federeisie van Afrikaanse Kultuurvereniginge (FAK) yesterday handed over a memorandum to the Office of President Mbeki at the Union Buildings.

The memorandum appealed for the retention of the name Pretoria as the name of the country's capital.

It was signed by, among others, legal expert Professor Marinus Wierchers, chairman of the Blue Bulls Ex-Players' Association Piet Uys, chairman of the FAK Professor Danie Goosen and Wim du Plessis, chief executive of the Gauteng North Business Chamber.

This followed after Mbeki recently said he supported the name change of the city.

"We, the undersigned, together with thousands of others who also regard Pretoria as an important part of their heritage, want to ask your government and you as President not to agree to change the name of South Africa's capital from Pretoria to Tshwane," said the memorandum.

They requested to have discussions with Mbeki before a decision was made on the name change, saying they would co-operate constructively to find a solution.

The first argument for keeping

Pretoria's name was that the successful future of the country depended on the ability of different groups to reach win-win solutions.

"The current usage of Pretoria as the name of the city and Tshwane as the name of the Metropolitan Municipality is such a win-win solution – one that accommodates everyone," they said.

Reducing the name Pretoria to a few city blocks would not promote conciliation, but instead send a message of retribution.

In support of this, the memorandum stated that according to the Constitution, South Africa belonged to everyone who lived here.

It also demanded respect for all who helped to build and develop the country "Changing the name ... would be a disparagement of the heritage and contribution of a segment of the country's population," it continued.

Referring to Andries Pretorius, after whom Pretoria was named, the memorandum said he brought black rulers together to resist British imperialism.

It pointed out that the fact that the chairman of the South African Geographical Names Council assisted the Tshwane Metro Council to draw up its application to register Tshwane as a place name did not constitute an acceptable administrative action.

"The name change will cost approximately R1.5-billion. This money would be better spent on the alleviation of poverty," they argued.

## Work starts on new parking bays at Menlyn

Work has started on the R22-million expansion of parking facilities at Menlyn Park Shopping Centre, which will add a further 1 720 covered bays over 63 000sq/m of space, due for completion in May 2007, says Brent Wilshirre, development executive of Old Mutual Properties.

"With the success of Menlyn Park, the new on- and off-ramps from the N1, would be enhanced by additional parking," he said.

He said the major road developments being planned for the area, including adequate parking.

"The parking expansion is on the southern side of the project, and involves extensions over six levels, with more entrances and exits and two additional lifts. There will be 6 976 bays at Menlyn Park after the extensions.

"Menlyn Park continues to attract increasing numbers of visitors and recorded parking traffic of 6.5-million vehicles in 2005, the highest among the major retail centres in the Old Mutual portfolio. It is also clear that if the centre is to be expanded in time, there must be adequate parking."

## Is Hatfield becoming seedy and dangerous?

### Latest death of club-goer fuels this perception

JANNIE DU PLESSIS

The death of a Hatfield club-goer earlier this month and reports of assaults have raised concerns that crime levels may be rising in the neighbourhood, Phillip Weber (34) was beaten up outside Good & Beautiful's last week, which led to his death at the weekend. Police have arrested three men.

While some Hatfield businesses have appealed for action to curb the fights, others say these incidents are to be expected at places where alcohol is served.

The ward councillor for Hatfield, Kate Prinsloo, said it would be "fair" to warn people against going to Hatfield as it had become unsafe. She said police and pub owners were "not as vigilant as they should be".

"Sometimes they forget that they have a responsibility towards their clients' safety.

"Many of the people are young students and parents assume they will be safe at these places. This is not true if you look at the increase in these incidents," said Prinsloo.

Prinsloo said Hatfield had always been a "risky" area.

The chairman of the Students Representative Council at Pretoria University, Walter de Forster, said there had been a definite increase in complaints from students. "The students don't feel safe anymore, mostly because of muggings and fighting in Hatfield Square itself."

"Women are very worried about

more visible."

Private investigator Mike Bot-huis said the increase in crime was shocking and the pub and club world was "rotten and out of control."

A Brooklynn CFP member said crime around Hatfield was "too high". He said common assault was a big problem, but smash and grab and vehicle theft were higher.

"The students drink too much and walk in the streets, causing problems. Criminals prey off them," said the member, who did not want to be identified.

### SAFETY TIPS

- Know your surroundings.
- Always get someone like a family member where you are going and what time you will be home.
- Go home with the same people you originally went out with. Never leave with strangers.
- Know at all times where and how to find help.
- Never accept drinks from strangers, and never leave you drink unattended.
- Reporting incidents is crucial for successful prosecution.

He said the Brooklynn police were busier than others. "Each and every day there is something reported. Case numbers are given according to the number of cases opened for that day and by the end of the day we have five-to-five case numbers," he said.

Good & Beautiful's security said there had been many fights outside clubs in general lately, not only in Hatfield. "There are also other crimes, like handbags being snatched. These things can happen anywhere and outside any club," said Bot-huis.

But Dumbo bassoon of the Hatfield City Improvement District (CID) said the Hatfield cases were isolated. "People should be careful of perceptions," he said.

Police spokesman Inspector Paul Rammoko said the crime levels in Hatfield were not out of hand. "We can't say as a result of one incident that crime rates are high," said Rammoko. Some business owners in the area agreed.

The Lightshield security company manages security in Hatfield Square. Owner Keith Eyper said it only seemed like these incidents were on the increase because people had not reported them before.

"Together with the police and CID, we are being more proactive (about crime)."

We hold weekly meetings with business and put up cameras in the streets. We are trying our best to implement a strategy to make things better," said Eyper.

He said, however, that people needed to take responsibility for their actions. "Hatfield is a student entertainment hub. We have thousands of people visiting venues which sell alcohol. If it is so dangerous, why is it so busy?" he asked.

Cool Running's owner William Brink said drunken fights had been

# contents

- 01\_outline
- 02\_context
- 03\_baseline
- 04\_urban framework
- 05\_site selection
- 06\_context analysis
- 07\_theory
- 08\_precedent studies
- 09\_design development
- 10\_design proposal
- 11\_technical study
- 12\_technical drawings
- 13\_addendums
- 14\_references



<b>OUTLINE</b>	1	_site limitations	
<b>01_abstract</b>			
_project objectives			
_methods			
_design objectives			
<b>CONTEXT</b>	6		
<b>02_location</b>			
_societal conditions			
_existing facilities			
_project motivation			
_client requirements			
<b>BASELINE DOCUMENT</b>	14		
<b>03_client brief</b>			
_partnerships			
_client requirements			
_site owner			
_user profile			
_preliminary accommodation schedule			
_targets			
_triple bottom line			
_social issues			
_economic issues			
_environmental issues			
_SBAT performance			
<b>URBAN FRAMEWORK ANALYSIS</b>	26		
<b>04_urban approaches</b>			
_macro scale			
_medium scale			
_micro scale			
_project proposals			
<b>SITE SELECTION</b>	38		
<b>05_building requirements</b>			
_zoning			
_built environment network			
_selection			
_site identification			
_chosen site			
		<b>CONTEXT ANALYSIS</b>	50
		<b>06_historical</b>	
		_global	
		_national	
		_regional	
		_local	
		_study area	
		_arcade analysis	
		<b>THEORY</b>	74
		<b>07_internal spaces</b>	
		_enabling space	
		_perspective in perception	
		_space	
		_theory web	
		_concept design theory	
		_applied design theory	
		<b>PRECEDENT STUDIES</b>	92
		<b>08_theoretical</b>	
		_formulator	
		_operational	
		_local	
		<b>DESIGN DEVELOPMENT</b>	106
		<b>09_project objectives</b>	
		_design considerations	
		_design objectives	
		_theoretical model	
		_massing	
		_sketch model	
		_concept images	
		<b>DESIGN PROPOSAL</b>	140
		<b>10_site</b>	
		_parking and approach	
		_entrances	
		_pathways	
		_fire routes	

_servicing	
<b>TECHNICAL STUDY</b>	154
11_technical design	
_structure	
_materials	
_structural calculations	
_building codes	
_project specifications	
<b>TECHINCAL DRAWINGS</b>	172
12_ground floor plan	
_first floor plan	
_second floor plan	
_third floor plan	
_roof plan	
_service plan	
_section A-A	
_section B-B	
_north elevation	
_west elevation	
_south elevation	
_surrounding elevations	
_sunscreen details	
_arcade details	
_technical development	
_conclusion	
<b>ADDENDUM</b>	214
13_concept sketches	
_pretoria arcades	
_references	
_articles	
_projects	
_websites	
_communication	





# L I S T O F I L L U S T R A T I O N S

## 01\_OUTLINE

Fig.1\_01.Concept image 1 (author,2006)

Fig.1\_02.Concept image 2 (author,2006)

## 02\_CONTEXT

Fig.2\_01.African Map, Readers Digest, 1984, Atlas of Southern Africa, Readers Digest, Cape Town

Fig.2\_02.Pretoria City Map, Readers Digest, 1984, Atlas of Southern Africa, Readers Digest, Cape Town

Fig.2\_03.Aerial photograph of Pretoria City centre (author,2006)

Fig.2\_04.Estate development destroying the city (author,2006)

Fig.2\_05.CBE structure, 2006, retrieved on April 5th, 2006, from www.cbe.gov.org

Fig.2\_06.Walls barricading the city (author,2006)

Fig.2\_07.Exploring project integration (author,2006)

## 03\_BASELINE DOCUMENT

Fig.3\_01.SBAT performance graph (author,2006)

## 04\_URBAN FRAMEWORK

Fig.4\_01.TICP SDF, 2006, *Aerial view of Pretoria*, Pretoria

Fig.4\_02.City precinct model (author, 2006)

Fig.4\_03.TICP SDF, 2006, *Land Use map*, Pretoria

Fig.4\_04.TICP SDF, 2006, *Pedestrian Network map*, Pretoria

Fig.4\_05.TICP SDF, 2006, *Existing Road Network*, Pretoria

Fig.4\_06.TICP SDF, 2006, *Proposed Road Network*, Pretoria

Fig.4\_07.TICP SDF, 2006, *Public Transport Routes*, Pretoria

Fig.4\_08.TICP SDF, 2006, *Heritage Sites*, Pretoria

Fig.4\_09.Historical Network (author, 2006)

Fig.4\_10.TICP SDF, 2006, *Church Square Proposal*, Pretoria

Fig.4\_11.TICP SDF, 2006, *Land Use Strategy*, Pretoria

Fig.4\_12.Future Pedestrian movement (author, 2006)

Fig.4\_13.TICP SDF, 2006, *Church Square Precinct development plan*, Pretoria

Fig.4\_14.TICP SDF, 2006, *Paul Kruger North proposal*, Pretoria

Fig.4\_15.TICP SDF, 2006, *Street section*, Pretoria

## 05\_SITE SELECTION

Fig.5\_01.TICP SDF, 2006, *City Precinct Zoning*, Pretoria

Fig.5\_02.Built Environment Network (author, 2006)

Fig.5\_03.Berea site proposal, aerial photo (author, 2006)

Fig.5\_04.Church Square site proposal, aerial photo (author, 2006)

Fig.5\_05.West view of chosen site, photograph (author, 2006)

Fig.5\_06.Site dimension diagram (author, 2006)

Fig.5\_07.TICP SDF, 2006, *City Parking Strategy*, Pretoria

Fig.5\_08.Parking entrance section (author, 2006)

Fig.5\_09.Eastern site edge plan (author, 2006)

Fig.5\_10.Access routes of VWL Sentrum (author, 2006)

Fig.5\_11.Expansion joint positions (author, 2006)

## 06\_CONTEXT ANALYSIS

Fig.6\_01.St. Albans Church, photograph, Pretoria (author, 2006)

Fig.6\_02.Telkom Buildings, photograph, Pretoria (author, 2006)

Fig.6\_03.Opera Plaza building, photograph, Pretoria (author, 2006)

Fig.6\_04.Laboriagebou, photograph, Pretoria (author, 2006)

Fig.6\_05.Unknown building, photograph, Pretoria (author, 2006)

Fig.6\_06.Aerial photo of city centre (author, 2006)

Fig.6\_07.Terrain model (author, 2006)

Fig.6\_08.Aerial photo of site (author, 2006)

Fig.6\_09.City model (author, 2006)

Fig.6\_10.South African Weather Bureau, 2006, *Climatic data*, retrieved on 15 October 2006 from <http://www.weathersa.co.za>

Fig.6\_11.Napier, A., 2000, *Pretoria solar angles*

Fig.6\_12.South African Weather Bureau, 2006, *UVB levels* retrieved on 19 October 2006 from <http://www.weathersa.co.za>

Fig.6\_13.Solar solstice angles (author, 2006)

Fig.6\_14.Wind roses (author, 2006)

Fig.6\_15.Fleming, W, 1995, *Arch development*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_16.Fleming, W, 1995, *Pont du Gard*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_17.Fleming, W, 1995, *Old St. Peters basilica*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_18.Fleming, W, 1995, *Mosque of Cordova*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_19.Fleming, W, 1995, *Mosque of Cordova plan*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_20.Fleming, W, 1995, *Basilica section*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_21.Fleming, W, 1995, *Basilica plan*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_22.Fleming, W, 1995, *Cloister, Abbey of St. Trophine*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_23.Ching, F, 1996, *Activating space*, in: Architecture – Form, Space and Order, Van Nostrand Re-

inhold, New York.

Fig.6\_24.Fleming, W, 1995, *Plan of the Pantheon*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_25.Fleming, W, 1995, *Pantheon*, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.6\_26.Adler, D, 1999, *Passage Choiseul, Paris*, in: Adler, D, 1999, *The Metric Handbook 2nd Edition*, Architectural Press, London.

Fig.6\_27.Adler, D, 1999, *Plan, Gallerie Umberto I, Naples*, in: Adler, D, 1999, *The Metric Handbook 2nd Edition*, Architectural Press, London.

Fig.6\_28.Adler, D, 1999, *Perspective, Gallerie Umberto I, Naples*, in: Adler, D, 1999, *The Metric Handbook 2nd Edition*, Architectural Press, London.

Fig.6\_29.Adler, D, 1999, *Hanse quarter shopping arcade, Hamburg*, in: Adler, D, 1999, *The Metric Handbook 2nd Edition*, Architectural Press, London.

Fig.6\_30.Burlington Arcade sign, Pretoria (author, 2006)

Fig.6\_31.South view in Burlington Arcade (author, 2006)

Fig.6\_32.North view in Burlington Arcade (author, 2006)

Fig.6\_33.Roof over Polleys Arcade (author, 2006)

Fig.6\_34.Polleys Arcade (author, 2006)

Fig.6\_35.Stairway in Polleys Arcade (author, 2006)

Fig.6\_36.Skylight in Koedoe Arcade (author, 2006)

Fig.6\_37.Koedoe Arcade (author, 2006)

Fig.6\_38.Van Erkom Arcade (author, 2006)

Fig.6\_39.Van Erkom Arcade sign (author, 2006)

Fig.6\_40.Mosaic in Van Erkom Arcade (author, 2006)

Fig.6\_41.Existing on-site arcade, west (author, 2006)

Fig.6\_42.Existing on-site arcade, south (author, 2006)

## 07 THEORY

Fig.7\_01.Panofsky, E, 1991, *Linear Perspective*,



Zone Books, New York.

Fig.7\_02.Panofsky, E, 1991, *San Vitale mosaic - plate 5*, Zone Books, New York.

Fig.7\_03.Fleming, W, 1995, *Laocoon Group*, sculpture, in: Fleming, W, Arts and Ideas, Harcourt Brace Publishers, Florida.

Fig.7\_04.Constable, J, 1826, *Salisbury Cathedral from the Bishop's Garden*, Fleming, W, 1995, Harcourt Brace Publishers, Florida.

Fig.7\_05.Escher, M.C., 1955, *Concave and Convex*, M.C. Escher - The graphic works, Benedict-Taschen Publishers, 65 x 22cm.

Fig.7\_06.Space cage sketch (author, 2006)

Fig.7\_07.Space cage experiences (author, 2006)

Fig.7\_08.Space cage pathway (author, 2006)

Fig.7\_09.Connection concept sketch (author, 2006)

Fig.7\_10.Concept sketch of canyon (author, 2006)

Fig.7\_11.City walls in Chester, UK (author, 2006)

Fig.7\_12.Spanish settlement passageway, photograph, Barcelona (author, 2004)

Fig.7\_13.City wall in Chester, UK, photograph, Chester (author, 2004)

Fig.7\_14.Skin response to space (author, 2006)

Fig.7\_15.Housing estate island, photograph (author, 2006)

Fig.7\_16.Shifting perspective in design (author, 2006)

## 08\_PRECEDENT STUDIES

Fig.8\_01.Front vase

Fig.8\_02.Front vase analysis (author, 2006)

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Fig.8\_04.Chapel view analysis (author, 2006)

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## 09\_DESIGN DEVELOPMENT

Fig.9\_01.Concept mass sketch (author, 2006)

Fig.9\_02.Fire escape concept (author, 2006)

Fig.9\_03.Light penetration principle (author, 2006)

Fig.9\_04.Ventilation principle (author, 2006)

Fig.9\_05.Service spine (author, 2006)

Fig.9\_06.Concept sketch (author, 2006)

Fig.9\_07.Concept perspective (author, 2006)

Fig.9\_08.Concept sections (author, 2006)

Fig.9\_09.Spatial order ideas 1 (author, 2006)

Fig.9\_10.Spatial order ideas 2 (author, 2006)

Fig.9\_11.Site constrained order (author, 2006)

Fig.9\_12.Site specific hierarchy (author, 2006)  
Fig.9\_13.Final spatial layout (author, 2006)  
Fig.9\_14.Grid overlays generating spatial quality (author, 2006)  
Fig.9\_15.Structure generating spatial fields 1 (author, 2006)  
Fig.9\_16.Structure generating spatial fields 2 (author, 2006)  
Fig.9\_17.Site spatial units (author, 2006)  
Fig.9\_18.Spatial pathway through site (author, 2006)  
Fig.9\_19.Public and built spatial pathways (author, 2006)  
Fig.9\_20.Developing paths through structure (author, 2006)  
Fig.9\_21.Built mass constructed around pathways 1 (author, 2006)  
Fig.9\_22.Built mass constructed around pathways 2 (author, 2006)  
Fig.9\_23.Final conceptual mass model (author, 2006)  
Fig.9\_24.Combined models (author, 2006)  
Fig.9\_25.Ground floor sketch plan (author, 2006)  
Fig.9\_26.First floor sketch plan (author, 2006)  
Fig.9\_27.Second floor sketch plan (author, 2006)  
Fig.9\_28.Third floor sketch plan (author, 2006)  
Fig.9\_29.Combined sketch plan structure (author, 2006)  
Fig.9\_30.Exploration conceptual images (author, 2006)  
Fig.9\_31.Arcade concept 1 (author, 2006)  
Fig.9\_32.Arcade concept 2 (author, 2006)  
Fig.9\_33.Arcade concept 3 (author, 2006)  
Fig.9\_34.Reading space exploration (author, 2006)  
Fig.9\_35.Arcade conceptual model 1 (author, 2006)  
Fig.9\_36.Arcade conceptual model 2 (author, 2006)  
Fig.9\_37.Arcade conceptual model 3 (author, 2006)

## 10 DESIGN PROPOSAL

Fig.10\_01.Site access model, render (author, 2006)  
Fig.10\_02.View into arcade space west (author, 2006)

Fig.10\_03.Internal arcade view north (author, 2006)  
Fig.10\_04.View of arcade from main stairwell (author, 2006)  
Fig.10\_05.North eastern external view (author, 2006)  
Fig.10\_06.Atrium space (author, 2006)  
Fig.10\_07.View over arcade (author, 2006)  
Fig.10\_08.Stairwell view over arcade (author, 2006)

## 11 TECHNICAL STUDY

Fig.11\_01.Shading of the arcade, render (author, 2006)  
Fig.11\_02.Concrete finish example (author, 2006)  
Fig.11\_03.Lyall, S, 2002, *Support detail view*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_04.Lyall, S, 2002, *Vault construction*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_05.Lyall, S, 2002, *Vault elevation*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_06.Lyall, S, 2002, *Outside view*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_07.Lyall, S, 2002, *Inside view*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_08.Lyall, S, 2002, *Details*, in: Lyall, S, 2002, *Masters of Structure*, Laurence King Publishers, London.  
Fig.11\_09.Pretoria News building (author, 2006)

## 12 TECHNICAL DRAWINGS

Fig.12\_01.Portal frame joint, render (author, 2006)  
Fig.12\_02.Movement analysis, render (author, 2006)  
Fig.12\_03.Glass pane assembly, render (author, 2006)  
Fig.12\_04.Portal frame assembly, render (author, 2006)  
Fig.12\_05.Joint detail model, render (author, 2006)



Fig.12\_06.Single pane assembly, render (author, 2006)

Fig.12\_07.Portal detail assembly, render (author, 2006)

Fig.12\_08.Detail arcade construction, render (author, 2006)

Fig.12\_09.Arcade load analysis, render (author, 2006)

Fig.12\_10.Multi-pane assembly, render (author, 2006)

### **13\_ADDENDUMS**

Fig.13\_01.Concept planning sketches (author, 2006)

Fig.13\_02.Concept organisation sketches (author, 2006)

Fig.13\_03.Facade development sketches (author, 2006)

Fig.13\_04.Sunscreen development sketches (author, 2006)

Fig.13\_05.Sunscreen detailing (author, 2006)

Fig.13\_06.Arcade joint development (author, 2006)

Fig.13\_07.Arcade glass detailing 1 (author, 2006)

Fig.13\_08.Arcade glass detailing 2 (author, 2006)

Fig.13\_09.Burlington House elevation, University of Pretoria, Boukunde archives

Fig.13\_10.Burlington Arcade sections, University of Pretoria, Boukunde archives

Fig.13\_11.Koedoe Arcade plan, University of Pretoria, Boukunde archives

Fig.13\_12.Merino House section, Eaton, N, University of Pretoria, Boukunde archives

Fig.13\_13.Prudence Arcade plan, Eaton, N, University of Pretoria, Boukunde archives

**L I S T O F  
A C R O N Y M S**

- CUBE** - The Centre for the Understanding of the Built Environment (Project building)  
**C.U.B.E.** - The Centre for the Understanding of the Built Environment (Manchester, UK)  
**CBE** - Council for the Built Environment  
**SACAP** - South African Council for Architectural Practitioners  
**SACLAP** - South African Council for Landscape Architectural Practitioners  
**EISA** - Engineering Institute of South Africa  
**SACPCMP** - South African Council for the Project and Construction Management Professions  
**SACPVP** - South African Council for the Property Valuers Profession  
**TICP SDF** - Tshwane Inner City Programme Spatial Development Framework  
**CBD** - Central Business District  
**DPW** - Department of Public Works  
**DAC** - Department of Arts and Culture  
**CIDB** - Construction Industry Development Board