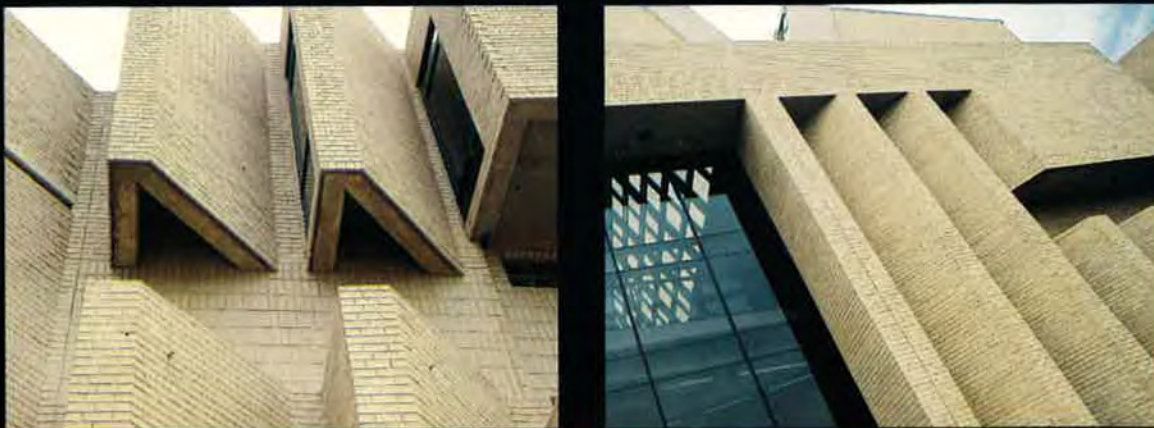


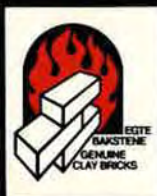


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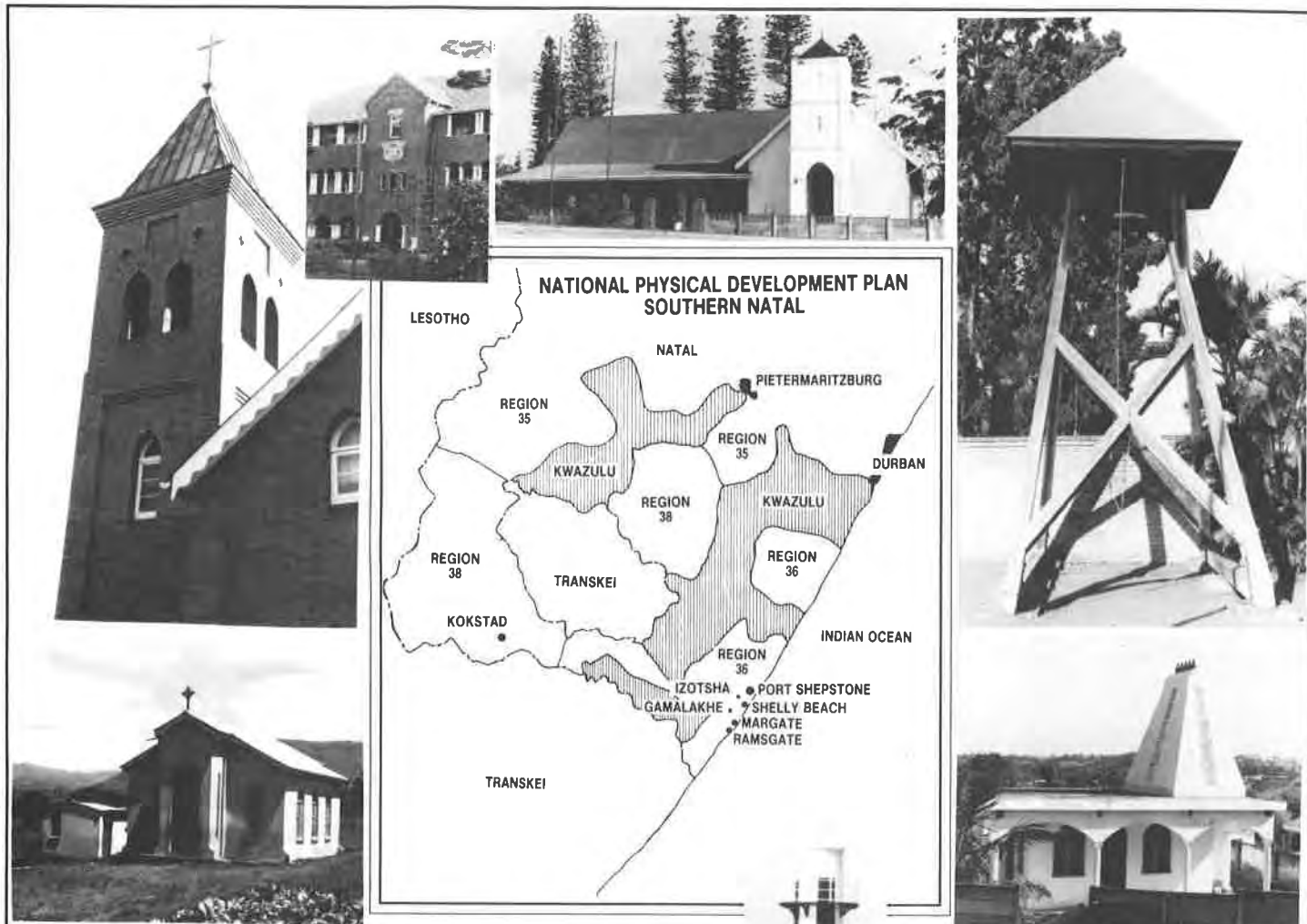
# NPIA

JOURNAL OF THE NATAL PROVINCIAL INSTITUTE OF ARCHITECTS  
TYDSKRIF VAN DIE NATALSE PROVINSIALE INSTITUUT VAN ARGITEKTE  
ISSUE 2/1990 • VOLUME 15 • ISSN 0379-9301 • UITGAWE 2/1990 • JAARGANG 15



SOUTHERN  
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PUBLISHED BY the Natal Provincial Institute of Architects  
 PO Box 777 Durban 4000 Tel: (031) 3061028  
 UITGEGEE DEUR die Natasale Provinsiale Instituut van Argitekte  
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CLOCKWISE FROM CENTRE TOP: NORWEGIAN LUTHERAN CHURCH AND HALL, IZOTSHA; BELL TOWER AT THE NORWEGIAN CHURCH; TAMIL CEMETERY SHRINE, PORT SHEPSTONE; PORT SHEPSTONE HOTEL, PORT SHEPSTONE; LIGHTHOUSE, PORT SHEPSTONE; MUSEUM, KOKSTAD (declared a National Monument); AFRICAN CHURCH, BONGWENI; CATHOLIC CHURCH, PORT SHEPSTONE; AIKEN SPECIAL HIGH SCHOOL, PORT SHEPSTONE.  
 COVER: (clockwise from top left) LYNDON TERRACE, RAMSGATE; DESMOND HOUSE, SHELLY BEACH; MBANGO RETIREMENT CENTRE, PORT SHEPSTONE; MARGATE SUN, MARGATE.

## PRACTICE NOTICES

#### CHANGES IN PARTNERSHIPS

M G Grant is now practising under the style of Michael G Grant & Associates.

E J Haarhoff and E Tollman have dissolved their partnership. Professor Haarhoff is now practising under the style of "Errol Haarhoff Architect" and Professor Tollman under the style of "Ted Tollman & Partners CC".

#### CHANGES IN ADDRESS

G C Bargate to 128 Bellevue Road, Musgrave, Durban.

J Lauwrens to Suite 6, Nirvana Building, Grays Inn Road, Brighton Beach.

M G Legg to 9A Edgecliffe Park, 14 Bartle Road, Gillitts.

W H Morris to c/o Maurice Dibb Associates, 90 Davenport Road, Glenwood, Durban.

P P Smith to 12 Charles Grove, Upper Glenwood, Durban.

W J J van Heerden to Suite 2, Helstone House, 39 Helstone Road, Berea, Durban.

M J M Walker to c/o African Design International, PO Box 40542, Gaborone, Botswana.

#### CHANGES IN MEMBERSHIP

J W E Bruwer — from OFSPI to NPI.

C L Carbutt — from CPI to NPI.

B C de la Harpe — from TPI to NPI.

R A H Gerhardt — from TPI to NPI.

T Smuts-Erasmus — from NPI to CPI.

#### TRANSFERS IN CLASS

D W Golding — ordinary to retired.

B R McLaren — ordinary to retired.

A G M Napier — retired to ordinary.

#### NEW MEMBERS

G D Fuller (Ordinary) 23 Laurel Road, Umbilo, Durban.

H H Schnepel (Ordinary) Windermereweg 501, Morningside, Durban.

# NATAL SOUTH COAST ARCHITECTURE

A presentation of work by the profession in Southern Natal

GUEST EDITOR  
 KEVIN LLOYD



*A graduate of the University of Port Elizabeth and a Partner in the firm of Theunissen Jankowitz SA Inc. The practice has operated in the Southern Natal area for the last five years under the management of Kevin Lloyd and Renée Swanepoel.*

The practice of architecture as a business is at its most lucrative in the areas of rapid growth — large urban areas and designated growth points. Regional areas, however, offer the architect many challenges and opportunities which are missed in the hustle and bustle of city practices.

This edition sets out to illustrate how the constraints and opportunities of Southern Natal have forged particular directions in architecture.

The area described as Southern Natal is illustrated opposite and is defined as regions 36 and 38 in the National Physical Development Plan of the Republic of South Africa.

These areas are predominantly involved in farming, service industry and tourism. The present population figures indicate frightening pressures which will come to bear on the area's already strained economy.

The coastal strip is the tourist mecca for upcountry people, and as such experiences a cyclic income during the year, and over longer periods depending on the country's economic situation. This scenario offers limited work opportunities for one of the lowest *per capita* income population groups in South Africa.

The building industry of the area is involved in the construction of medium density residential, single residential, limited commercial, industrial, and some institutional and State projects. The quantity of work and low budgets result in low standards of material, labour and management. Most building material is transported to the area at a premium.

The local architectural profession must thus adopt methods to deal with the above and other problems. The ribbon development of seaside resorts of varying size has resulted in the existence of many local authorities which tend to be parochial, and there is much ignorance concerning the restriction of work for architects. In a strained economy, wise clients approach architects for their services.

Other problems involve: the application of the Environmental Act on virtually every project; severe weather attack on exposed seaside developments; and, frequently, steeply sloping sites.

Additional problems include bargaining clients, poor payment performance by some clients, a lack of good quality staff, and competition from architectural practices outside the area.

The practice of architecture on the South Coast thus involves a very personal, disciplined, dedicated and frugal approach to one's work. The architect must be known and respected in the various communities. Management of his practice must be very disciplined to ensure his economic survival. Practices in the area are thus characterised by one-man, or small representative offices.

The size of the client's purse, the ability of the local building industry, the local economy and the weather problems of the area result in an architecture lacking in flamboyance, but with the odd symbolic feature, and interesting massing and spatial arrangements.

I have attempted to obtain as broad a spectrum of work recently completed by architects, which, I believe, shows a degree of sensitivity to the character of the region. Emphasis has been given to local architects' work. Works by architects residing outside the area are those which are appropriate to this edition and which have not been published before.



# THEUNISSEN JANKOWITZ SA INC., MARGATE & DURBAN

## CIVIC CENTRE, SHELLY BEACH

Project Architect: Renée Swanepoel

The brief called for a low-maintenance building, prestigious, but not offensive to the predominantly domestic setting. Allowance had to be made for extensive future expansion.

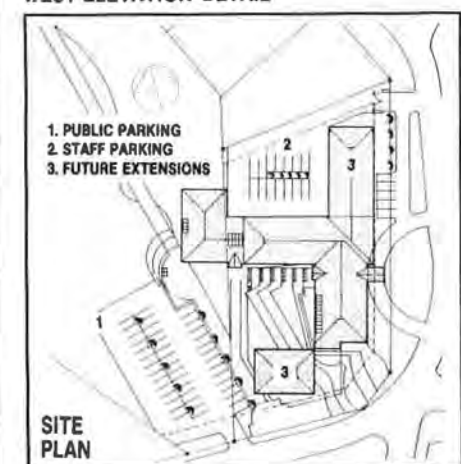
With the main approach from a road off the main road, the building would be seen at the head of a T-junction. This "first impression" became an important design factor.

A curved colonnade accepts this main axis of perception. The screen plays a dual role, as it also acts as a unifying element, allowing for other building types behind it. The main axis terminates where the cross-axis of the war memorial cuts across it. This cross-axis creates space for public parking and provides an informal walkway into the park along the war memorial.

The structure considered most suitable in meeting the requirements of the brief is a concrete column and ringbeam structure, clad to blend in with facebrick neighbours. The brickwork is detailed with varying facebrick colours and course set-backs.



WEST ELEVATION DETAIL

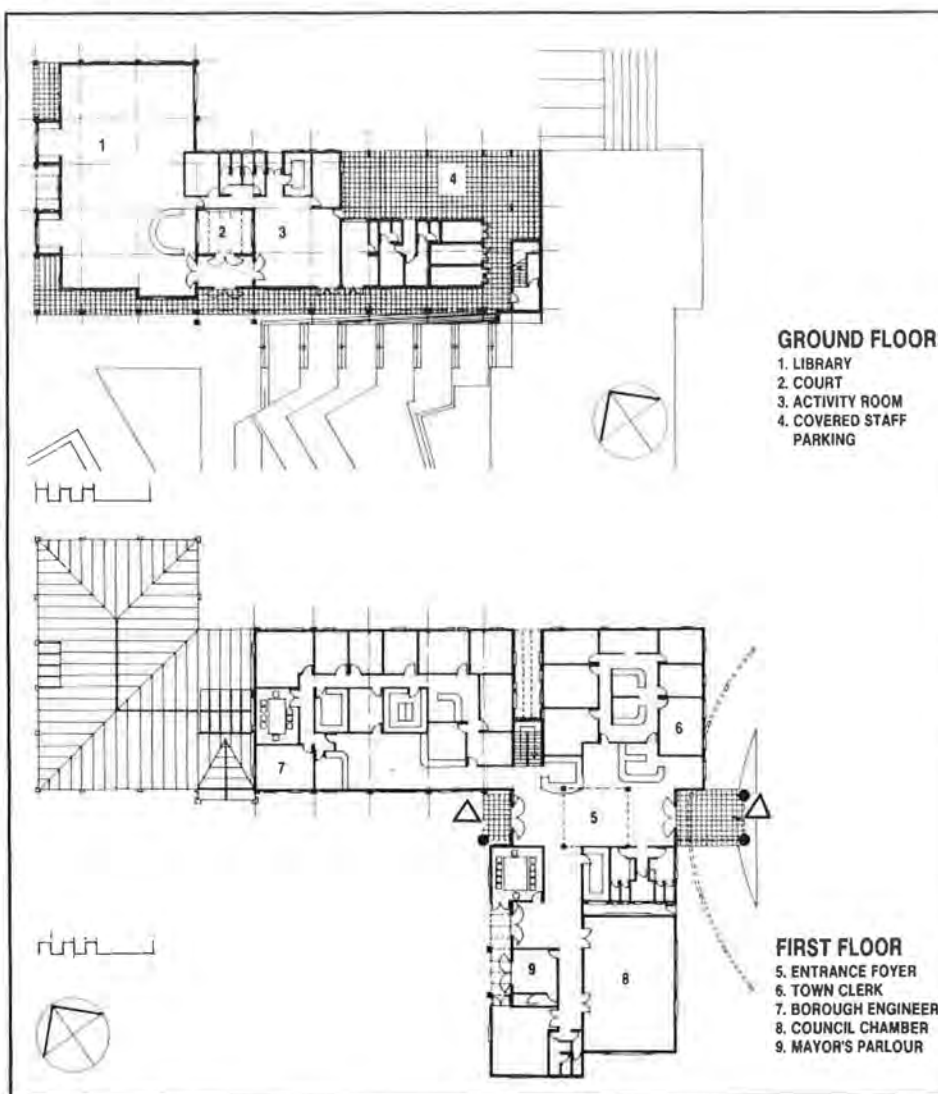


SITE PLAN

SECTION



EAST ELEVATION



GROUND FLOOR  
1. LIBRARY  
2. COURT  
3. ACTIVITY ROOM  
4. COVERED STAFF PARKING

FIRST FLOOR  
5. ENTRANCE FOYER  
6. TOWN CLERK  
7. BOROUGH ENGINEER  
8. COUNCIL CHAMBER  
9. MAYOR'S PARLOUR

# THEUNISSEN JANKOWITZ SA INC., MARGATE & DURBAN

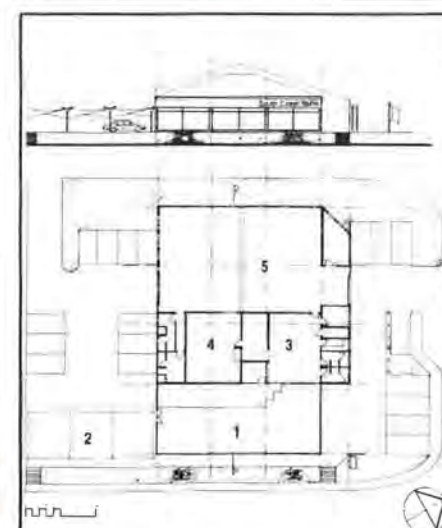
## MOTOR DEALER, SHELLY BEACH

Project Architect: Renée Swanepoel

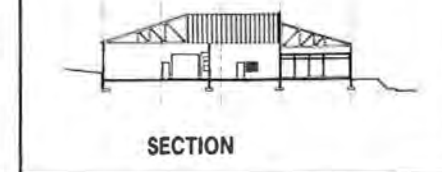
The site, a corner stand, lies directly off the main road, between other commercial developments.

A simple building structure was decided upon, with a concrete ringbeam system to carry long span roof trusses, providing column-free access.

Priority was given to maximum showroom display frontage. The showroom and the approved car sales area were positioned on the boundary parallel to the main road. The workshop area was located behind the showroom with vehicular access from the side and rear.



PLAN  
1. SHOWROOM  
2. APPROVED CAR SALES  
3. RECEPTION  
4. SPARE PARTS  
5. WORKSHOP



SECTION

## LINDEN TERRACE FLATS, RAMSGATE

Project Architect: Kevin Lloyd

The character of Ramsgate, and especially the adjacent single-residential units, was a major determinant of the design concept. The buildings "grow" out of the lush primary dune vegetation.

The site itself was the other major determinant — the slope of the ground, the existence of outcrops of bedrock, the unspoiled vista of the coastline, and the width of the site. These factors led to a design in which the units were stacked on top of one another with a raking step back to match the ground slope. Maximum sea views, maximum access to the balcony, and minimum passage space within the units was achieved by raking one side of the building at 45°.

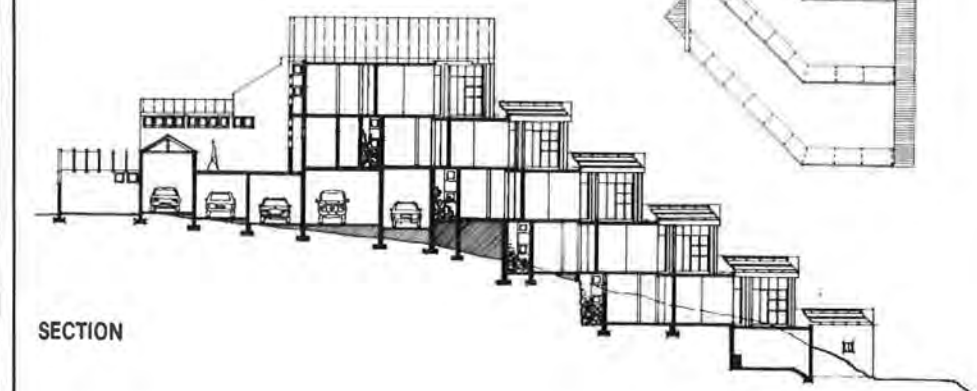
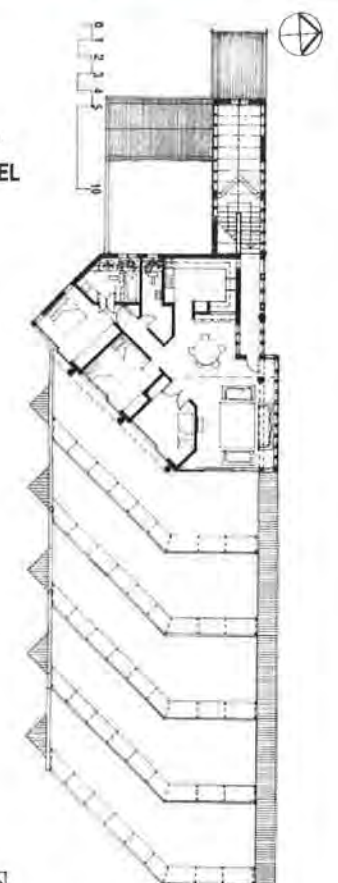
Circulation within the building is provided by a spine consisting of a vertical staircase at one end and bridges along this spine to all flats, including access to the beach. The adjoining property can be used for additions to the project by simply mirroring the layout about the existing access spine.

The external form of the building was inspired by the steep seaside architecture of the Mediterranean — treated as a solid mass with holes punched into the faces to reveal the intricate inner voids.

Although the project was fraught with problems, the end product as it stands today can claim to be one of the most unique flat complexes on the South Coast.



PLAN AT TOP LEVEL



SECTION

Further work by this practice includes Desmond House and Annex, Shelly Beach; Centre for Small Industry, Gamalakhe; and the Co-operative Facility, Paddock; three projects featured in NPIA Journal 1/1990.



# EBEN DU PLESSIS, ARCHITECT RAMSGATE BEACH CLUB

The owner of the property is Mr Jack Dickenson from Vereeniging. He first discussed the project in 1973, and I finally assumed that he was using his annual visits to my office to offset his holiday expenses. However, in 1981 he was accompanied by Mr Derek Mocké, an estate agent, who was interested in developing the property on a time-share basis for the owner.

The site was zoned Sub-Urban Business, and an application was made to re-zone to General Residential III, a low-rise, low-density zoning. Before this could be done, a proposal for a major residential development on an adjoining 2 ha site became known, and it was decided to revert to Sub-Urban Business zoning (with 600 shoppers on the doorstep!).

The Local Authority then decided that Sub-Urban Business was not viable and re-zoned the site to General Residential. We were hoist by our own petard!

The major scheme was abandoned, and this present scheme then proceeded to finality.

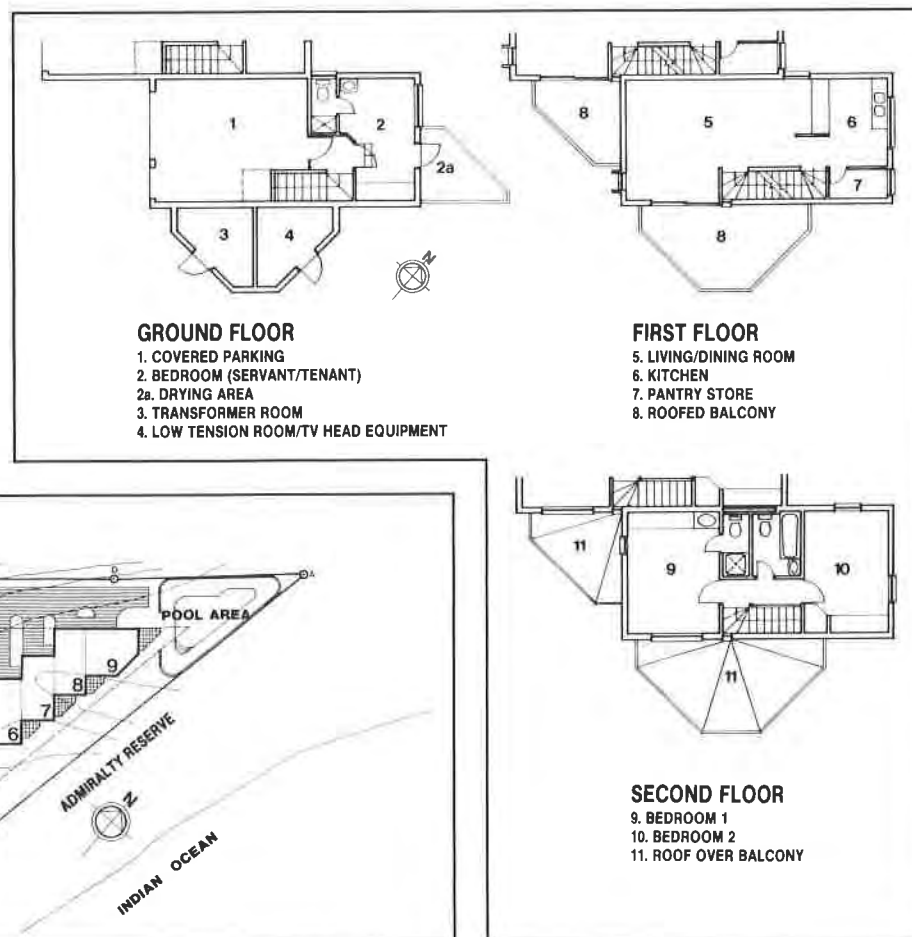
Pelser Construction of Margate completed the project in nine months at a tender figure of R401 577 — including escalation costs.

The only consultant commissioned was the consulting engineer, Mr Hugh Adams of Durban.

The severely restricted space available — due to building lines, difficult contours, and a height restriction of three floors — placed many constraints on the design. The owner, however, appears to be happy — he still telephones periodically to say “hello” and “there’s not a crack anywhere!”.



EAST ELEVATION  
SOUTH BLOCK



GROUND FLOOR

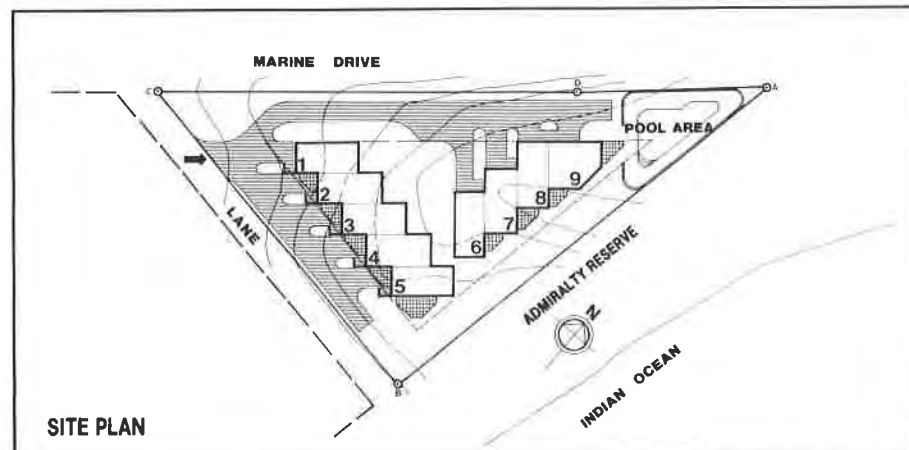
1. COVERED PARKING
2. BEDROOM (SERVANT/TENANT)
- 2a. DRYING AREA
3. TRANSFORMER ROOM
4. LOW TENSION ROOM/TV HEAD EQUIPMENT

FIRST FLOOR

5. LIVING/DINING ROOM
6. KITCHEN
7. PANTRY STORE
8. ROOFED BALCONY

SECOND FLOOR

9. BEDROOM 1
10. BEDROOM 2
11. ROOF OVER BALCONY



SITE PLAN

# ARTEK 4 (BECKINERS, DURBAN MARGATE SUN, MARGATE

Project Architect: Brian Becker

The client required the development of holiday units which would be upmarket and in keeping with the seafront location. The unit accommodation consists of three bedrooms, with master bedroom, kitchen, lounge and dining room having access to a partially covered balcony. The design was to include features which would be attractive to the “upwardly mobile” clientele.

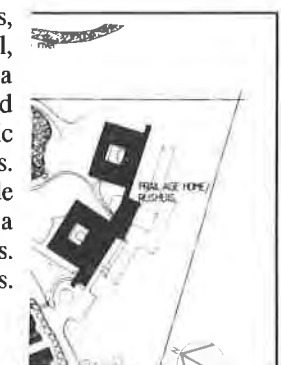
The sloping site allowed an economical layout of two blocks of three storeys, positioned to ensure sea views for all, covered parking below the blocks, and a swimming pool. The blocks are treated externally with post-modern symbolic features intended to attract purchasers. The projecting triangular beams provide definition of space above the units and a delicate front to an otherwise solid mass. The roof tops are flat to permit sea views.

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1 Home; and

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.. The proximity of the  
is exploited to the full,  
the river which is criss-  
spots on the edge of a  
re natural amphitheatre



# MARINE GLEN FLATS, RAMSGATE

Project Architect: Brian Becker

The site lies on the banks of the Ramsgate Lagoon among indigenous trees and across the main road from the main Ramsgate Beach. The Environmental Act required that all indigenous trees had to be plotted on plan and the development designed around them.

The brief called for holiday flats which would complement the site and provide an acceptable financial return. The development was to be exclusive and upmarket. Each three-bedroomed flat was to be suitable for holiday use, with the kitchen, lounge/dining room and main bedroom having direct access to a covered verandah. The advantages of the river and trees were to be used to their fullest extent.

The project is designed as a group of linked three-storey blocks arranged so as to provide the best views and ensure privacy. The handling of the walkways and balcony details is intended to achieve a tree-top airiness.

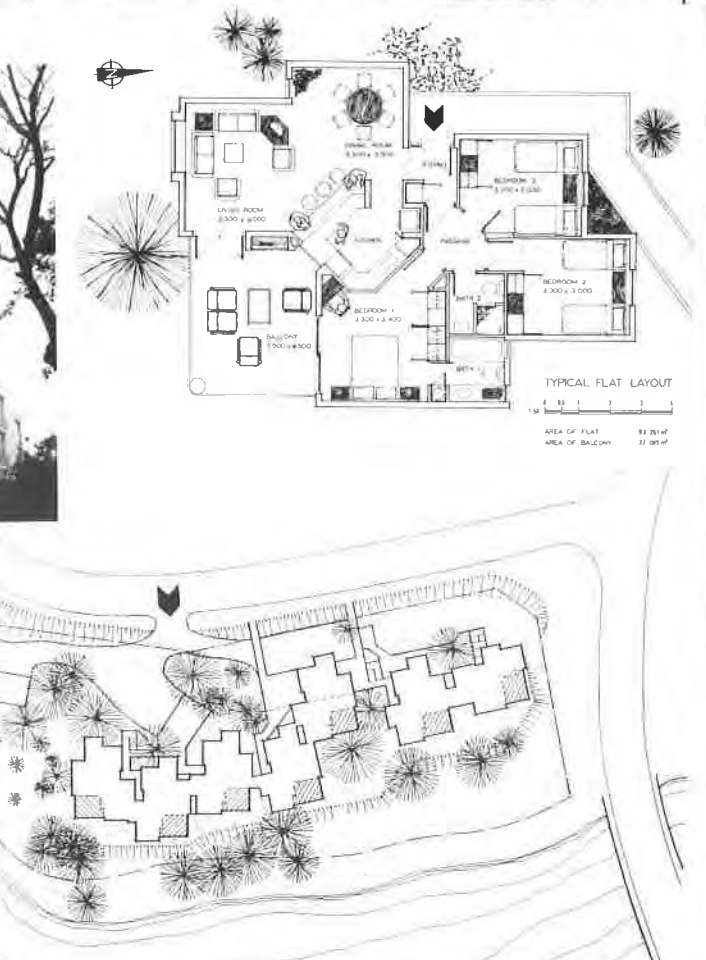
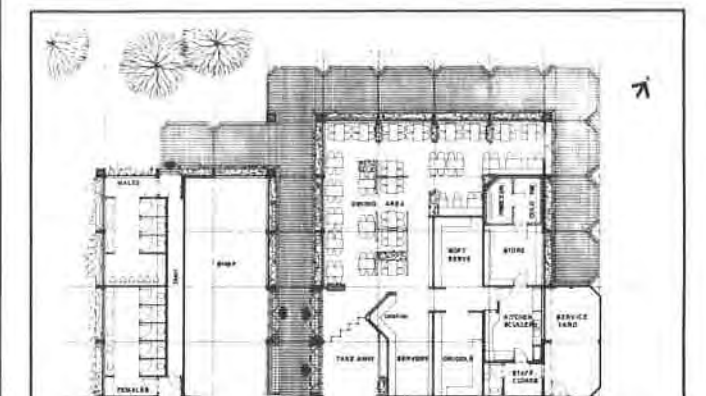


# CARTER-BROWN & BAILLON, PMB MT CURRIE MOTEL WIMPY, KOKSTAD

Project Architect: Sydney Baillon

The basic concept of the new Wimpy building, which contains a Wimpy Restaurant and take-away, an arts and craft shop and toilet facilities, was to group the facilities in such a manner that they acted as a “drawcard” to each other. In addition the building was intended to be viewed as part of the existing motel complex as a whole, rather than merely as part of a petrol station outlet.

A feature of the existing motel/petrol station is the adjoining pleasant gardens and for this reason the passageway through the building leading out to the park side of the site was created. Extensive landscaped outdoor patios/paving have been incorporated with the building to provide external eating facilities.



TYPICAL FLAT LAYOUT  
AREA OF FLAT  
AREA OF BALCONY

# EBEN DU PLESSIS, A R, ARCHITECT DURBAN

## RAMSGATE BEACH CLUB, KHE

The owner of the property is Mr Jack Dickenson from Vereeniging. He first discussed the project in 1973, and I finally assumed that he was using his annual visits to my office to offset his holiday expenses. However, in 1981 he was accompanied by Mr Derek Mocké, an estate agent, who was interested in developing the property on a time-share basis for the owner.

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The plateau enjoys spectacular distant sea views to the east and south (the name of the school, *Olwandle*, means sea). A trigonometric beacon occupies a central position on the site. The plateau is very exposed with little vegetation and is subject to extreme winds.

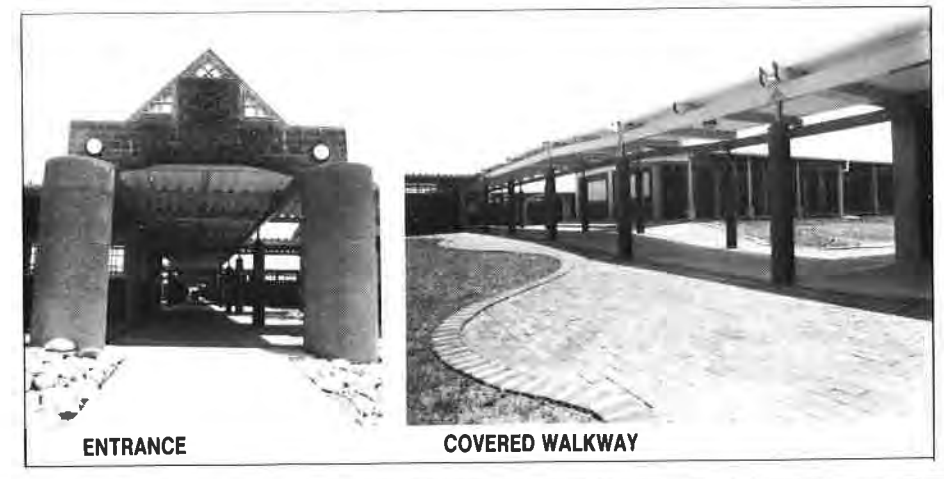
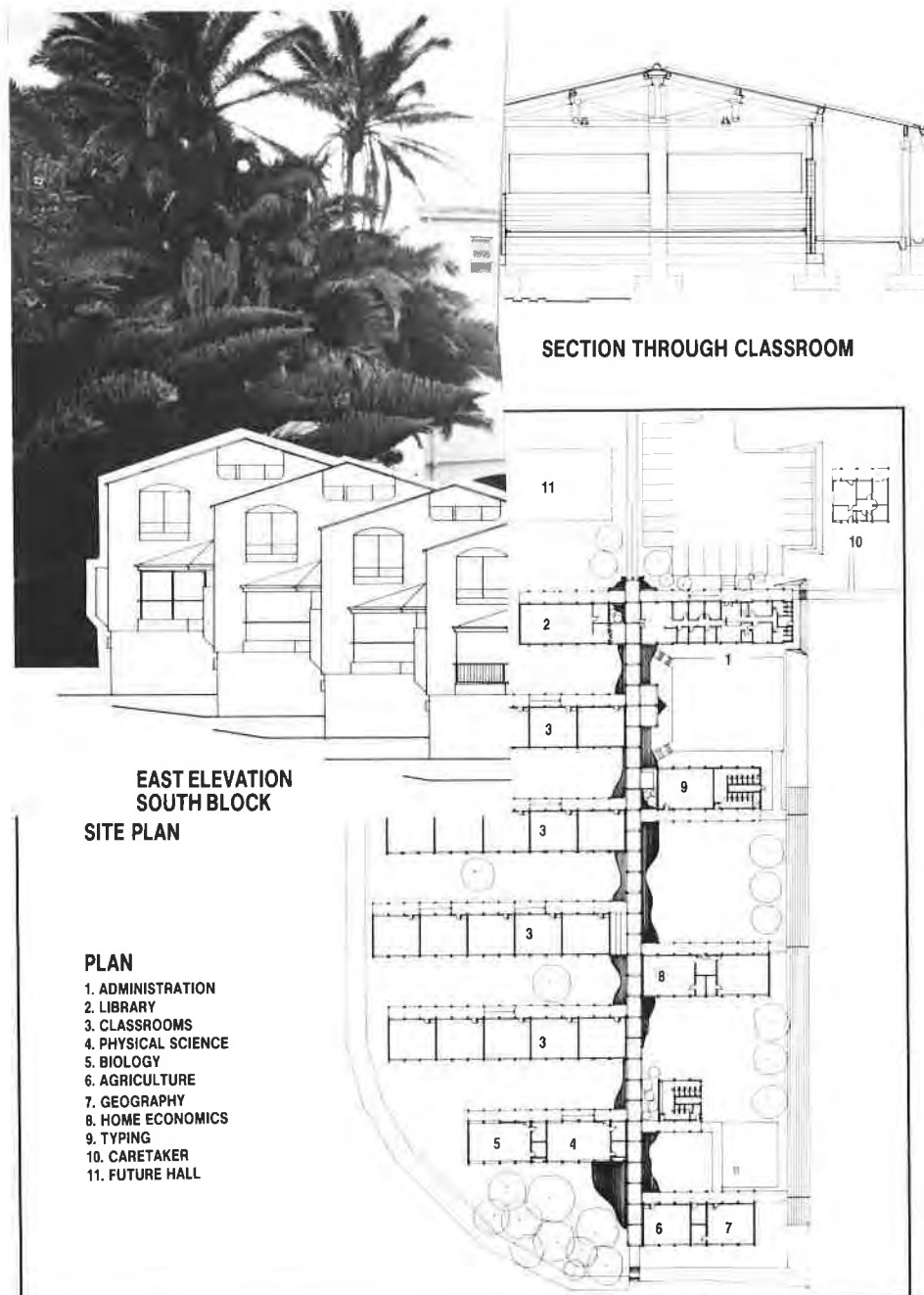
### DESIGN CONCEPT

Because of the exposed site conditions, the school comprises single-storey buildings orientated due north and located on the plateau to maximise views from open areas and playing field seating to the east. The layout extends approximately 200 m from the main spine road.

### CONSTRUCTION

A building system was developed that could contend with the rock on site which varied from 200 mm to 2 m deep, and comprises reinforced concrete columns on a 2 900 mm module carrying double prefabricated trusses and purlins.

Fenestration is from column to column and glazing is UHI acrylic sheet. Beamfill over windows consists of expanded aluminium sheeting providing permanent ventilation to internal spaces. Standard length Profile B Fibre Cement roof sheets on "Structaboard" achieves an expression of volume as well as structure so that the building teaches its users about architect-



# HALLEN THERON & PARTNERS, DURBAN

## MBANGO PARK RETIREMENT VILLAGE

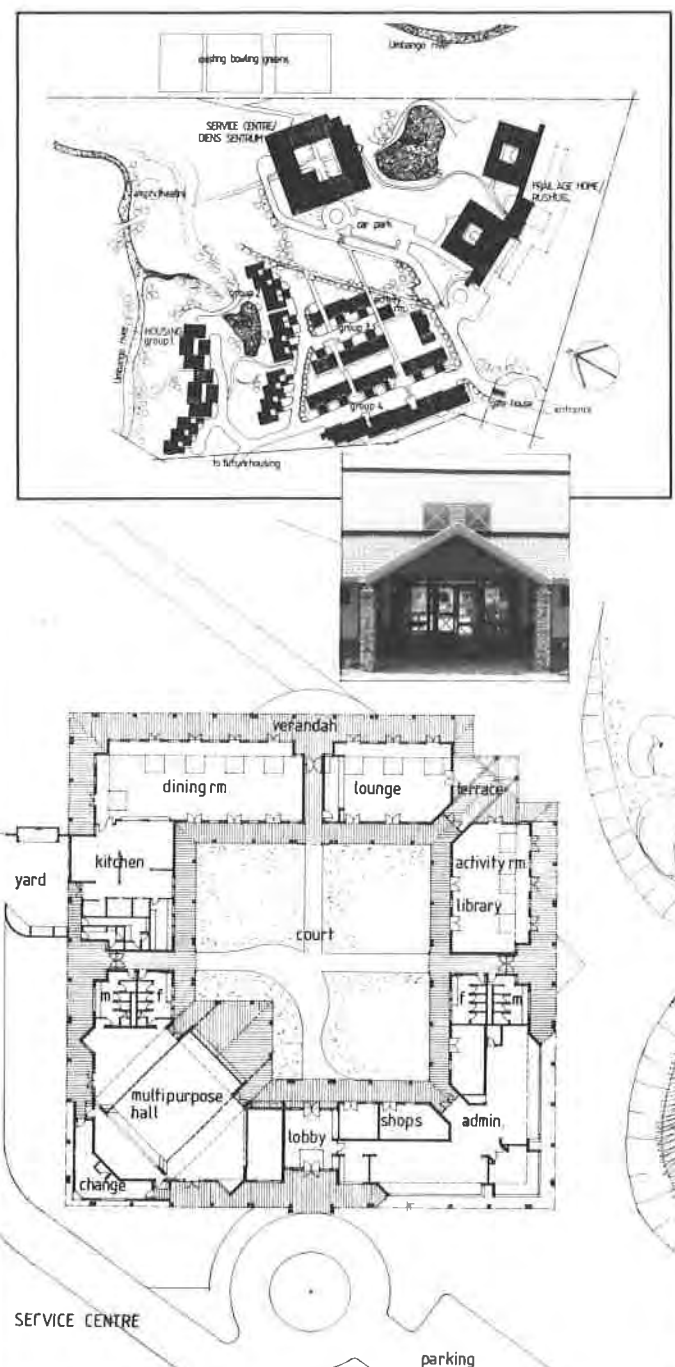
Project Architect: Frank Emmett

Mbango Park Retirement Village nestles in the valley of the Umbango River on the south edge of Port Shepstone adjoining the Borough recreational grounds.

The development comprises two components on separate sub-divisions:

- the Service Centre and the Frail Aged Home; and
- the Housing component.

Outdoor community spaces providing passive recreation are an important ingredient in the complex. The proximity of the river with its natural coastal vegetation is exploited to the full, with walks along the parklike banks of the river which is criss-crossed with timber bridges, tranquil spots on the edge of a pond and organised entertainment at the natural amphitheatre in a bend of the river.



# CARTER-BROWN & BAILLON, PMB

## MT CURRIE MOTEL WIMPY, KOKSTAD

Project Architect: Sydney Baillon

The basic concept of the new Wimpy building, which contains a Wimpy Restaurant and take-away, an arts and craft shop and toilet facilities, was to group the facilities in such a manner that they acted as a "drawcard" to each other. In addition the building was intended to be viewed as part of the existing motel complex as a whole, rather than merely as part of a petrol station outlet.

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