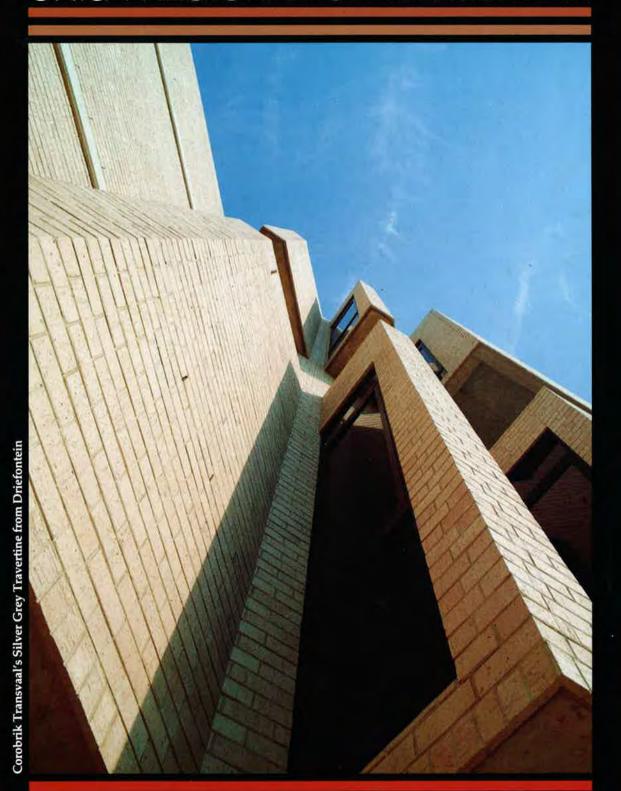
UNISA REGIONAL OFFICE DURBAN



COROBRIK

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NIA JOURNAL ISSUE 4/1991 VOLUME NO 16 Industri



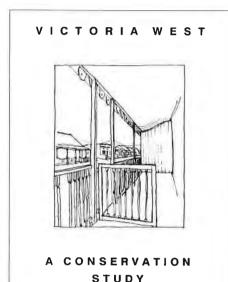
NIA JOURNAL • ISSUE 4/1991 • VOLUME 16 • ISSN 0379-9301

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Publications by the Natal School of Architecture

VICTORIA WEST: A Conservation Study



This publication is the result of a project in architectural and environmental conservation by Fourth Year Students of the School of Architecture at the University of Natal.

The concept of the Afrikaner dorp adjusted to its geography is what sets Victoria West apart from most Karoo towns. Wedged in between two hills and highly legible, this townscape treasure-trove has changed little over its 130 years of existence.

But a slow yet insidious process is at work. Veranda posts are being replaced with brick piers, timber sliding sash windows are being replaced with horizontally proportioned steel casement windows and a facebrick aesthetic is gradually threatening the unity of its plastered and whitewashed walled architecture. Such interventions harm the character, dignity and urban value built up over many decades, and gradually render the townscape anonymous.

The students have proposed that the historic section of town be declared a conservation area, and that a respect for the local architectural idiom be inculcated. Victoria West has an environment to market, environmental conservation needs to be written into law to enhance its attractiveness.

199 pages. Price R45 including VAT and postage.

DE BULT: Conserving the Karoo vernacular in Carnarvon



Alongside the beautiful tree-lined Karoohuises of Carnaryon's Bo-Dorp lies the settlement of De Bult: rows of humble Karoohuises on an identifiable knoll devoid of furrows and sparsely treed. Charming yet environmentally disadvantaged, De Bult is no slum. It has an intact if economically deprived community proud of its history and achievements.

The students measured up each house and made proposals for environmental upgrading, new community facilities and building improvements. They grappled with the problems of ownership so that title may be available on a basis conducive to the conservation of the character of De Bult. The problems are put forward primarily as stimulation for the task ahead of improving the environment and with this, the social and economic well-being of De Bult.

143 pages. Price R40 including VAT and postage.

Both projects were funded by the PG Foundation. A limited number of copies is available from the Secretary, School of Architecture, University of Natal, King George V Avenue, 4001 Durban. Telephone 031/8162699.

Professional News

Changes in Addresses

R Scheepers (Mrs) to P O Box 4003, Durban

GG Carter-Brown and SDI Baillon (Carter-Brown and Baillon) to Ebenezer Street, Pietermaritzburg

Carter-Brown and Baillon have also opened an office at Suite 405, Charter House, Brand Road, Durban (partner in charge: Mr Baillon)

W Claassen (Wynand Claassen incorporating BAU Architects) to Suite 301, Art Centre, 44 Albany Grove, Durban

GM Khan to PO Box 19128, Domerton 4015

DS Hattingh (DHA Architects) to The Stable, 1 Nunhead Road, Manor Gardens, Durban

IP Castle (Miss) to 44 Somme Road, Durban

H Fors to P O Box 20770, Durban North

SR Pratt to 7 Beatrice Lodge, 164 Riley Road, Durban

RJ Ferguson to School of Architecture, University of Natal, King George V Avenue, Durban

RS Driman to 125 Rosetta Road, Durban

Changes in Membership

K Gavin - NIA to CIA

CA V Marinier - NIA to TIA

Transfers in Class

J Weston - Ordinary to Retired

MA Ramaccio-Calvino - AnT to Ordinary

RG Stead - Ordinary to Retired

TJ Raats - AnT to Ordinary

HD Ouelch - Ordinary to Retired

DB Jay - Retired to Ordinary: Address: 3 Bexmore.

306 Cato Road, Durban

RE Cooper - Ordinary to Retired

RAH Gerhardt - Ordinary to Retired

NR Bennewith - Ordinary to Retired

Changes in Partnerships, Practices, etc.

PA Custers and JLH Smith are now practising under the style of Hallen Custers Smith

E Tollman and DG van Zyl have entered into partnership under the style of Ted Tollman & Partners B Clark is now practising under the style of Bruce

MJ Jakobi is now practising under the style of Michael Jakobi Architect

Change in Name

Clark Associate Architects

TL Cockhead (Miss) to TL Gevers (Mrs)

SJ Batchelor (Miss) to SJ McDonald (Mrs). Change in address to c/o 165 Burger Street, Pietermaritzburg

K Wildner (Ordinary), P O Box 11999, Dorpspruit

RL Howe (Ordinary), Suite 101, Metropole House, 106 Smith Street, Durban

KM Houison (AnT), 150 Evans Road, Glenwood,

ADHume (AnT) 150 Evans Road, Glenwood, Durban RV Jhupsee (AnT) PO Box 19383, Domerton 4015

Resignations

RR Rutherford Smith

II Walsh

E du Plessis

Deceased

WW Scherer

NR Oldreive

BC de la Harpe

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editorial Industrial Architecture



NIA Journal 4/1991

THE ROLE of the architect in industrial buildings has, at times, been a tenuous one, competing with engineers and turnkey operators offering economical one-stop packages. I believe architects lost their edge in this market for several reasons: our statutory fee scale made for ridiculous fees earned on relatively simple buildings; perceptions that architects should always be principal agents and not work under structural engineers; reluctance on the part of architects to go into turnkey projects; and most importantly client's perceptions that architects were not necessary on industrial buildings. We have only ourselves to blame for our reduced role in this field but I'm glad to say that this position is in the process of redress. Many industrialists now see their factories as a means to project their image or promote their products. Some are proud to show off the technology of their processes. Clearly architectural input is



Top left and Below: Factory for Commercial Chemicals

(Pty) Ltd, Durban, by Louis H van Loon, Consulting Civil

Top left: Main manufacturing block with triangulted

Below: Hyperbolic paraboloid roof with sections

precast wall panels and corrugated perspex between

suspended from every unit to form a double balanced

and Stuctural Engineer, 1963.

the panels and the hyperbolic roof.

The political changes taking place in this

Below: Additional

Poole, 1956/57.

country have introduced more active trade union influence on demands for an environmentally acceptable workplace.

The Lion Match Company

Ltd, Durban, 1926/7, by

Ing & Jackson.

Worldwide concerns for the environment and our atmosphere have resulted in cleaner industrial processes and have had an influence on industrial architecture.

essential to exploit these concepts.

All these factors indicate that the opportunities in industrial architecture afforded to architects have become available only in recent times; however, there are two examples from the past which warrant attention: The Lion Match Factory and The Commercial Chemicals factory.

In this issue of NIA Journal we attempt to bring you samples of the whole spectrum of industrial architecture in Natal from the high tech, brightly coloured corporate structures in Springfield Park, to the workshops of Mzamba Village Market and back again to Makro at Springfield, arguably, the most high tech industrial structure of all.

Peter McCaffery graduated from the Natal School of Architecture in 1978 and then worked for Brian Johnson Architects and Gourlay Moore Harris Fels before travelling to the USA and working Guest editor, Peter in London during 1981. McCaffery



Upon returning to South Africa he joined Robin Geraghty and Ian Little to form the Geraghty Little and McCaffery Partnership and was involved in the refurbishment of Salisbury Centre which received an Award of Merit. In 1990 he co-formed McCaffery Wilkinson and Little and has recently been involved in a number of industrial projects mainly in Springfield Park, some of which are featured in this issue.

Springfield Industrial Architecture

Springfield Industrial Park: Recent work of Johnson Murray Architects

It is not often that a single firm of architects gets the chance to design a number of buildings in one area, or an entire street for that matter. The development of Springfield Industrial Park in the late '80s created such an opportunity for our

practice, resulting in the design of some 30 industrial buildings during that period.

It is interesting to reflect on the difference in the urban context from designing the first building on a barren landscape in 1987 through to the last

stages of development 4 years later, designing within the context of a now nearly complete, busy, industrial park.

2. Hydraline, 1990

Industrial buildings are by nature simple structures, generally composed of a combination of large volume lightweight structures together with a small scale office component. The design generators are the movement patterns of product storage or manufacture and the circulation of delivery vehicles.

Simplicity of structure and construction are essential to ensure the necessary speed of erection to meet the economic demands of the commercial developer. Industrial buildings have two primary roles. Firstly their function is the containment of an industrial process and secondly

they act as vehicles for financial investment for institutional as well as private investors. Buildings have become important symbols of corporate identity, power, and ultimately, wealth. The need to articulate these forces by means of the building creates the opportunity to work with architectural ideas and concepts to bring about a rich diversity and individuality of expression with the various buildings.

The development of Beechfield Crescent by a

single developer provided the opportunity to work with the notion of creating a sense of urbanity by introducing a few unifying aesthetic controls. We recognised that the large areas of roof would provide a

strong unifying element and as such we adopted the approach of making all the roofs white, similar to the way in which the terracotta-tiled roofs of Durban's Berea create a visual harmony. The office component of the buildings provided the opportunity to

company's corporate identity. The difficulty of tackling each site with a separate, different design is that the whole could end up looking like an architectural "theme park." Although this is not necessarily a bad concept in itself, one that

results in richness through diversity, we have rather tried to introduce elements of design that create a sense of familial similarity to create an impression that there exists a relationship between the buildings, and that they are all of a

make a statement, in architectural terms, of the



10. Time Printers, 1991

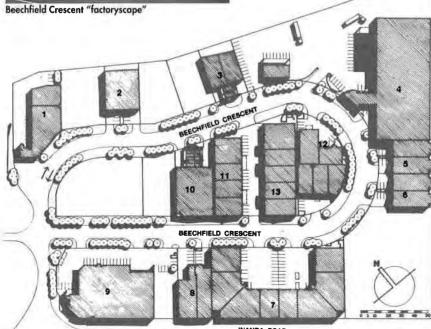


12. John Whitfield, 1990





- 1. Flower wholesale
- 2. Hydraline
- 3. Sedgefield Park
- 4. Elliot International 5. Beech River Park
- 6. PSSL
- 7. Hawkins
- 8. Fasson
- 9. Refrigeration Services 10. Time Printers
- 11. Delisle Weare
- 12. John Whitfield
- 13. Tricox



Springfield Industrial Architecture

certain stylistic period.

The high cost of land demanded that every last square metre be used, resulting in large volume areas built up to the boundaries on three sides. Light and ventilation are to an extent

compromised and roof lighting and ventilation with the use of large ridge ventilators has had to be adopted together with strategically placed ventilation wells.

Due to the tight restrictions of designing for compact sites, certain models or plan types have evolved for the most effective use of the site, particularly with the design of mini-factories.

External treatment of these similar planning models has been handled with a combination of historical and modernist materials

and aesthetic devices. Scale and texture are introduced with the recognition of a solid base to the buildings with rusticated bands of different blockwork creating a further element of scale.

Roof overhangs create shade and weather protection for the office windows.

The rapid growth of Springfield Park has created the impression of almost springing up overnight, not unlike the boom towns of old.

Issues like visual order and harmony are replaced by a more aggressive desire to be recognised and to make a statement about each individual commercial enterprise.

This has resulted in many exciting buildings

being erected but conversely many are ill-conceived and poorly designed with a superficial applique of pseudo architectural pastiche. Fortunately, with time, the wide landscaped verges will soften the streetscape and enhance the overall impact. This is perhaps the most important lesson of Springfield Park - that it is impossible to introduce urban design and aesthetic controls within the individual sites, and therefore the design of the public realm in a detailed ur-

ban design and landscaping programme be-Above: Bertons' Manufacturing, Springfield Park, 1991 comes vitally important to maintain the quality of the urban environment and ultimately, to protect real estate values.





Below left: 3. Sedgefield Park, 1991

Below right: 4. Elliot International, 1991

Cover: Palm Pacific Mini Factories, 1991





decorated shed Industrial Architecture

A Dictionary of the **Decorated Shed**

It has been said that Springfield Park is a 'veritable dictionary of Industrial Post-Modernism' and whilst it is almost certain that Rob Venturi would wince at this statement, the principle of the decorated shed is prolifically displayed and unquestionably rules the day. Whilst on face value it might appear that a preponderance of similar building forms are simply dressed in fashionable architectural clothing, or that a astiche facadism is flippantly applied to the conventional portal frame shed, this is certainly not the case.

The nature of the topography, imposition of stringent building regulations and aesthetic controls, and the emergence of the image-conscious industrialist, have set the framework for a positive architectural response. In the main, site proportions and frontage conditions, economy of structural solution and industrial volumetric demands have generated the building forms. Programmatic prescription,



fire protection and health requirements have

impacted substantially on planning, structure

and detail design. All these factors together have

created a palette of opportunities for the archi-

tect to explore the building enclosure in a

painterly fashion. A number of selected ex-

Additive form

3 Colour and canopy

6 Facade and frame

11 Monitor and Modulation

14 Symmetry and Structure

16 Unique and Uniform

17 Window and wall

12 Pastiche and Plane

4 Door

7 Grid

13 Roof

15 Texture

Envelope

8 Horizontality 9 Image and Identity 10 Juxtaposition

2 Banding and Billboard

16. Shamesh Invest ments, 1991, Elphick

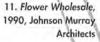
16. York Mouldings, 1988, Johnson Murray Architects

1. Action Bolt, 1990.

Elphick Proome Architects













10. Trio Design, 1990, **Elphick Proome Architects**



another perspective Industrial Architecture

them into pavement shelters for security. Later

homely comforts, like Beauty, moved in with

her hand-powered Singer and a steady supply of

recently recycled Berea clothing. The service

extended to "sponge" (plastic foam) and indus-

trial tape, all sought after commodities for rural

areas supplied by this specialised facility.

Yuppies have now discovered a source of very

cheap swimming pool motor covers. Official

notices have sprung up, fences erected and the

undertaker across the road is horrified.

Another perspective on Industrial Architecture

Architects are attracted to ambitious clients with corporate images, multinational linkages, hard discs, contract cleaners, subsidised cars and high throughputs - as illustrated on the crowded, reclaimed floodplain of the Umgeni River. Coloured sheds of curved, corrugated sheeting and square precast windows vie with neighbouring architectonics.

Industrialists hail from the fortunate side of our skewed economy where twenty percent command seventy five percent of the wealth. New factories cost an average of R32 000 per workplace. In a recent survey in Tongaat the average employment density of developed industrial land was 60 people/ha. In the same town, the Small Business Development Corporation (SBDC) factory flats accommodated 530 people/ha.

For years Sipho Machi and his colleagues have purchased plastic drums from Durban fac-

tories and brought them to their customers, the passengers of homeland buses which congregate in Durban's urban drums are sparingly rinsed and the concentrate of dye, solvents and other chemicals is tipped into the stormwater system.





The octagonal transformed

There are standard rules for providing opportunities to the group where fifty percent are unemployed and struggle to survive. Location is paramount - Durban could move Sipho by simply providing a bus station! Resources must be used very economically and space must be flexible. Manufacturing must take place at point of sale and ideally back-up should

be provided such as security, storage, bookkeeping and feasibility studies. A memorable example of economic decentralisation was the heavily padlocked kiosks in the Central Park of Budapest. They unfold ingeniously to reveal a Pandora's box of items ranging from pornographic tit-bits to T-shirts reading, "WANTED: Karl Marx - Dead or Alive!".

The following projects demonstrate how some young architects are responding to this challenge.

> These designs have all adapted to circumstances, particularly their relative urban proximity. Manufacturing and distribution are where the action is; these facilities provide security and help to spread the market economy. Most importantly, architects are responding appropriatly to social adjustments.

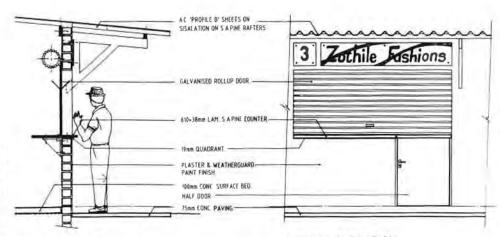
Rodney Harber



7. Unique Panel & Spray 1990, Elphick Proome Architects

Zietsman Neal Architects designed small factory enable a local builder, Mr G.J. Sithole, to build mal areas on the edge of Durban. The KwaZulu x 90 m², 4 x 45 m² and 8 x 25 m³ production units

on a small site to encourage local entrepreneurs. Economical materials have been detailed to



DETAIL SECTION

provide interest and security. Space is let at R3.44/m² per month to several dressmakers, a stove repairman, a battery charger, panel beater, welder, mechanic, baker, dry cleaning depot DETAIL ELEVATION

and hairdresser, who clearly provide unique services to the crowded community. The complex is run by its own management committee who also provide management and cleaning.



Architects: Zietsman Neal Client: KFC Contractor: Wimpey SA (Pty) Ltd Cost: R250/m2 (1987)

units at Ndaleni for the SBDC. All dimensions were repeated in concrete block modules to eight units for R195/m2 (1985). The Inanda Minifactories are situated within the seething infor-Finance and Investment Corporation (KFC) commissioned the architects to build a mix of 8

NIA Journal 4/1991 NIA Journal 4/1991

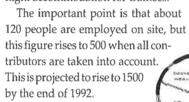
another perspective Industrial Architecture

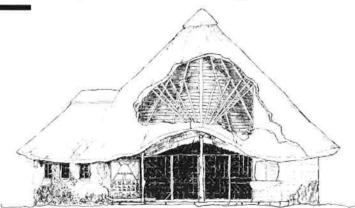
Mzamba Village Market

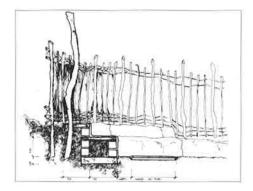
Architects: CHT Architects, Durban and Umtata Client: TRANSIDO Cost: R690/m² (1990)

One of the objectives of Transkei Small Industries Development Organisation (TRANSIDO) is to foster craft development throughout urban and rural Transkei. A highly visible outlet was needed to expose dispersed handicrafts to wealthy patrons. The idea of the Mzamba Village Market was conceived, situated opposite the entrance to the casino.

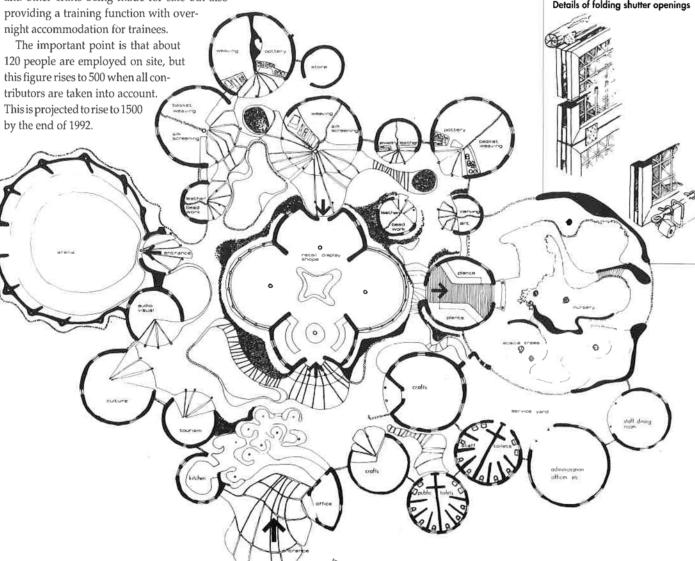
CHT Architects designed the 'village', built of innovatively detailed indigenous materials, to achieve a 300 m² central retail outlet surrounded by hutted workshops ranging from 30 to 60 m² (600 m² total). Visitors are drawn through a fascinating sequence of spaces and textures to watch leatherwork, jewellery, pottery, woodcarving and other crafts being made for sale but also providing a training function with over-











another perspective Industrial Architecture

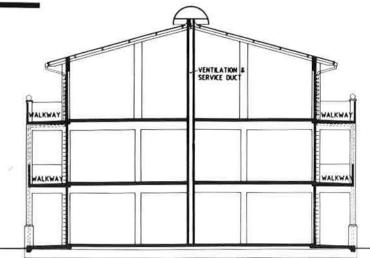
Umlazi Industrial Park

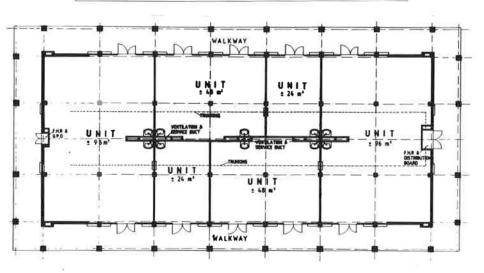
Principal Agent: LSC Brunette Architects: Interarc Quantity Surveyor: Dewald Botha Electrical Engineers: Claassen Auret / Ramble

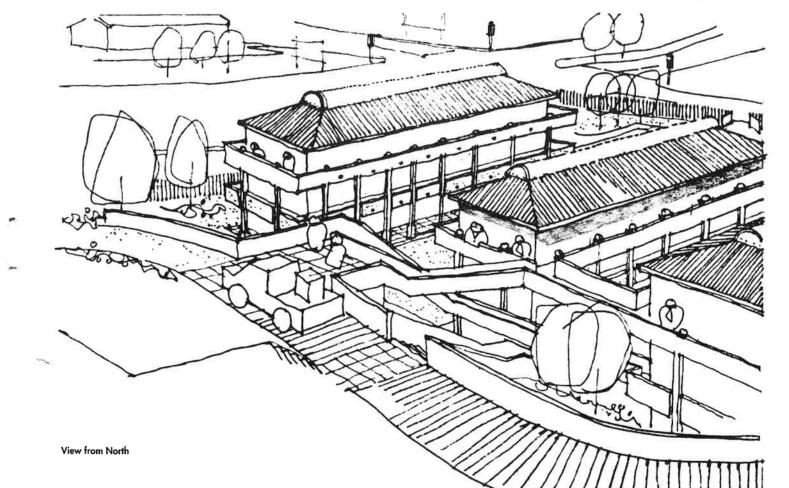
Contractor: Shire Building Cost: R979/m² (1991)

On a very visible site, at the entrance to Umlazi, the KFC have recently completed a dense cluster of mini production units. They are in the formal sector and on valuable land, which is reflected by their three storey concrete configuration. Richard Dobson of Interarc designed pavilions surrounded by walkways with a full complement of ingeniously detailed services for maximum flexibility. The units are fully burglar guarded. These enable people operating from backyards to become small industrialists. The units are filled with an electrician, upholsterers, a tent manufacturer, caterers and carpenters. Signs adjacent to the busy traffic intersection read, 'Afro Queen,' 'Sheila's Scalp Clinic,' 'Shoe Doctor' and 'Ntombi's Dressmaker & Sewing School.'

The density is high at 660 people/ha and the rents are subsidised up to 68%, which will be phased out.







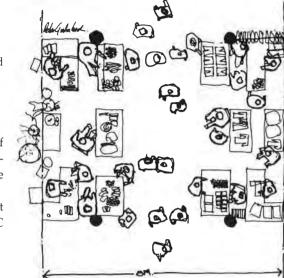
another perspective Industrial Architecture

Cannongate Informal Traders' Shelters

Architect: Pieter Gertenbach Structural Engineer: Stephen Nathoo and Associates Contractors: MKB Industries, Environ cc and Carriage Containers cc Client: SBDC Cost: R341/m² (1991)

In the heart of Durban the pavements of Warwick Avenue are crammed with informal traders who take advantage of the dense crowds of commuters.

Recently the Urban Design Department of the Municipality approached the SBDC



for assistance to improve the situation.

The open sided shelters, sponsored by Standard Bank, are tucked below the elevated freeway, on the corner of Warwick Avenue and Cannongate Road. Concrete columns define the central walkway and support a vaulted roof - designed to prevent refuse collecting on top! The sides are lined with retailers with space behind sublet to repairmen and small manufacturers. An innovation is that secure storage is available in four containers, situated nearby, at R2.00 per



Springfield Industrial Architecture

Makro, Springfield Durban

Architects cc

Makro, a trading subsidiary of Wooltru Limited, has seen the opportunity to expand their market base in South Africa by the erection of new Warehouse Club stores, the Makro Springfield Durban being the second of a development programme throughout South Af-

The selection of the Springfield site answers the criterion established by the company, namely

Architects: Douglas Roberts Peter Loebenberg that it is located in a highly visible position on a major traffic road. This criterion is being applied nationally, and has proven successful as the

company has gained market share through this strategic decision.

The building is primarily a decorated shed

with the emphasis being on the public face. This face, constructed of steel and stainless steel, carries the weight of the billboard to hold the Makro signage, the concept being that the advertising gained by the money spent on the selection of materials far outweighed money that could have been spent in mass media advertising. This is a permanent benefit.

Peter Loebenberg

professional news / awards

ISAA Award of Merit and Conservation Awards - Natal 1991

At the AGM it was announced that the following buildings had received awards:

Awards of Merit: Conversion of Pietermaritzburg's old Supreme Court to Tatham Art Gallery (Small Pettit and Associates); Action Bolt (Elphick Proome); House Elphick (Elphick Proome); Northdale Assessment Centre for the Disabled (Kiran Lalloo); offices for Costa Maningi (FGG Architects); and Special Mentions: residence for Mr G Hesse (Interplan); offices, 135 East Street, Pietermaritzburg (Ismail Cassimjee).

Conservation Awards: Kings House (Interarc in Association with Roux Wildenboer), Cottam Grove (Interarc), conversion to offices for Witney Chemicals (Interarc in association with Brian

As is customary, issue 1/92 will feature all projects submitted for Award consideration.

Corobrik Awards

The Weekend Mercury/Corobrik Brick Design Competition has been won by Tony Keyte of Paton Taylor Associates Inc for the Arts and Technology complex at Kearsney College, a project which demonstrated a "joyous and skillful use" of clay masonry.

Runners-up were: Dr Walter Peters for his own house, "a work rich in delight and domesticity"; Derek van Heerden with Johnson Jenkins Architects for Kwamathanda High School, "a well-judged composition and a fine piece of architecture"; and Andrew Ogilvie of Ing Jackson de Ravel and Hartley for Edgars, Pietermaritzburg, "a careful and caring re-working and restoration of an important city artefact." Judges were Ray Andrews, Managing Director of Corobrik (Natal) and Prof. Ron Kirby of the University of the Witwatersrand.

The Corobrik / Garden & Home House of the Year Award has been won by Ora Joubert for the house she designed for her parents in Waterkloof, Pretoria.

Durban City Council 1991 Conservation Awards

The following awards were made at a civic reception held on Monday, 11 November 1991: **56 Goble Road** for the restoration and recycling of an Edwardian house in vernacular style with notable timber work veranda.

Witney Chemicals (Pty) Ltd., 219 Florida Road for the restoration and recycling of a Victorian double-storeyed residential building with front veranda, notable for its contribution to the streetscape.

684 Currie Road for the restoration and maintenance of a significant double-storeyed Victorian villa with verandas and notable fretwork detail-

209 Cowey Road for the continued care and maintenance of an Edwardian single-storeyed house of streetscape significance with two gables and splayed corner veranda.

Surrey Mansions Shareblock (Pty) Ltd., 323 Currie Road for the refurbishment of a Union period apartment building and a significant example of the Art Deco style incorporating lion and eagle motifs and linear patterns; a notable contribution to the Berea skyline.

322 South Ridge Road for the renovation and extension of a simple gabled veranda cottage in wood and iron construction, notable for its adaptive use of materials in keeping with the original design.

Lindsay Smithers F C B Bond, 558 Smith Street for the recycling and restoration of a two- and three-storeyed commercial building of the Edwardian period in Renaissance Revival style, retaining the pavement veranda on its corner

NBS Bank Limited, 473 Smith Street for the maintenance and refurbishment of a simple two-storeyed Union style commercial building sympathetically incorporating a modern shop

Kings House for the restoration of the former coastal residence of the Governor of Natal; a significant official residence occupying a prominent position on the Berea. It is built in the Edwardian style with classical portico, colonnades and pavilion verandas.

NIA Regional Committee 1992/93

At the Annual General Meeting of members held at the Westville Hotel on Thursday, 24 October 1991, the following were elected to the regional committee for 1992/93: Messrs Sydney Baillon, Frank Emmett, John Frost, Patrick Gibson, Rodney Harber, Brian Johnson, Peter McCaffery, Andrew Ogilvie, Mrs Jean Stewart, Professors Edwin Tollman and Walter Peters and Mr Thomas Leach, the Chairman of the Northern Natal Chapter.

At its first meeting on Friday, 22 November, Mr Patrick Gibson was elected President, Mr Frank Emmett First Vice-President and Mr Rodney Harber Second Vice-President.

The following persons were co-opted to the regional committee: Mr Kevin Bingham (Architect-in-Training), Mr Fred Vilioen (Director of Architectural Services, Durban City Council), a representative from the Natal and ML Sultan Technikons, Mr George Elphick and Mr

Letter to the Editor

It was with great sadness that I noted the death of Barrie Biermann in the NIA

He was a great and good man. I valued his friendship during the years I practised in Durban with Derek Crofton. Many a weekend or part of a weekend he used to spend with me in Isipingo Beach were I lived, and I remember the walks and talks and swims as if it were vesterday.

I thank you for sending me the NIA Journal over the last four years. It is such a link with Durban. I am now no longer with my old firm, and I wonder if you would send any subsequent copies to my home address indicated here.

I have retired from the SA Institute, and consequently I probably am not entitled to further free copies, but would be pleased to pay for them. Sincerely

Issy Benjamin, London 28/10/91

Friends of longstanding will not be ignored Editor