

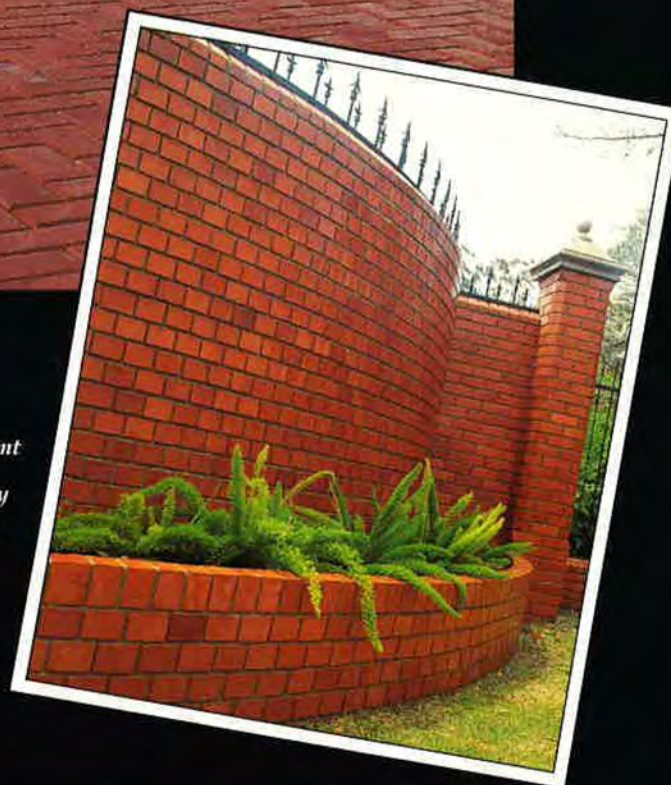


ESTATE OF THE ART

"The extensive clay brick paving and clay face brick had to complement each other, as well as project the Natal colonial style of the estate. Only one company could provide this synergy and also craft the many special-shaped bricks specified for the development."

Barry St Leger-Denny – Vandeverre Apsey Robinson & Associates

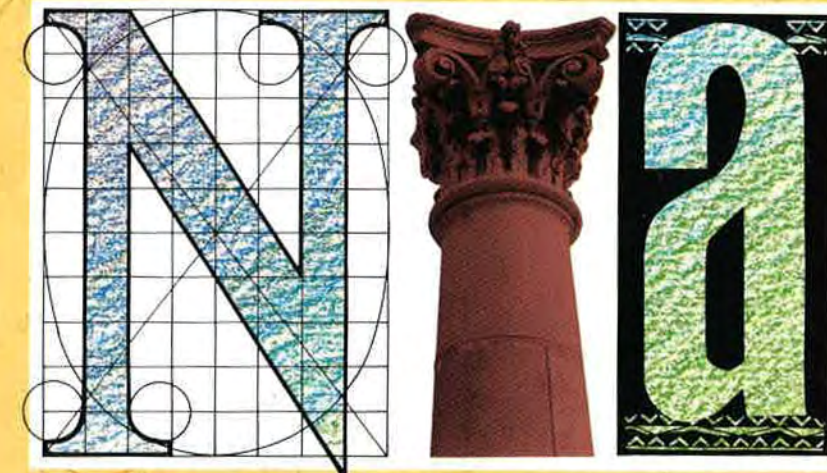
Project:	Mount Edgecombe Country Club Estate
Developer:	Moreland Estates (Pty) Ltd
Architect:	Vandeverre Apsey Robinson & Associates
Main Contractor:	Stevenson's Construction
Paving Contractor:	Concept Paving
Paver:	Broadway Bevelled from Effingham
Face Brick:	Horizon Satin & Travertine from Avoca II



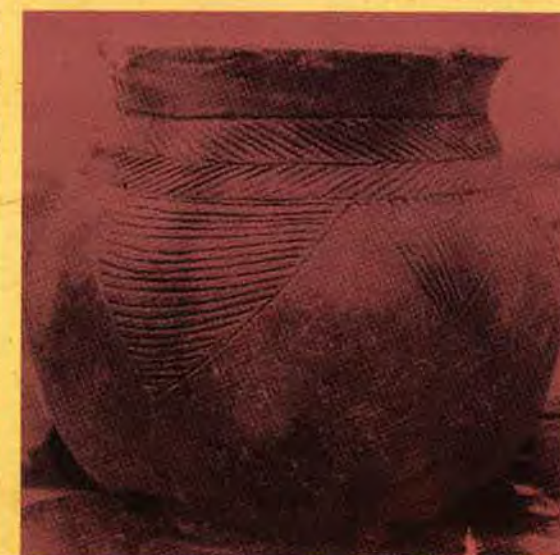
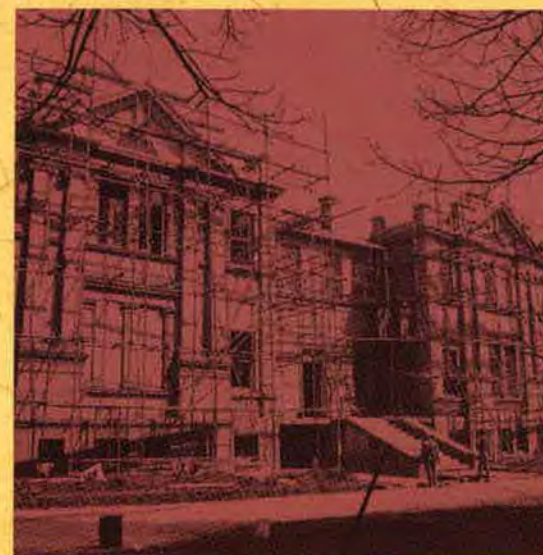
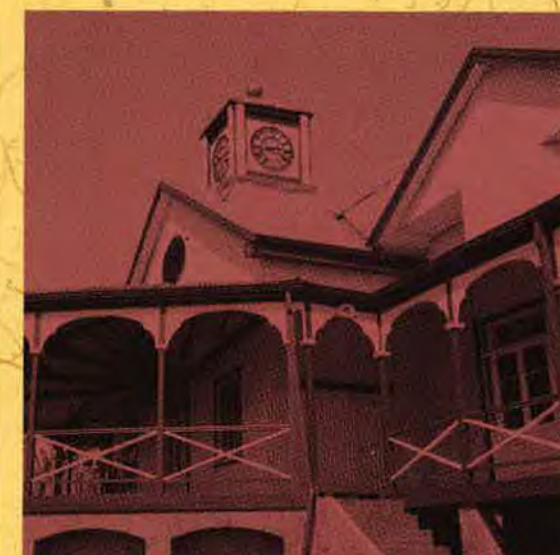
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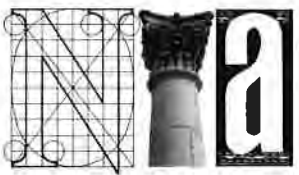
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National
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Notes on Legal Provisions

1 National Monuments Act No 28 of 1969 as amended, Statutes of the Republic of South Africa — Historic Monuments, Issue No 25.

2 Object of the National Monuments Council, ie: Section 2A of the National Monuments Act:

"The object of the (National Monuments Council) shall be to preserve and protect the historical and cultural heritage, to encourage and to promote the preservation and protection of that heritage, and to co-ordinate all activities in connection with monuments and cultural treasures in order that monuments and cultural treasures be retained as tokens of the past and may serve as an inspiration to the future."

3 Declaring National Monuments, ie: Section 10(1) of the National Monuments Act:

"Whenever the Minister (of National Education) considers it to be in the national interest that any immovable or movable property of aesthetic, historic or scientific interest be preserved, protected and maintained he may ... on the recommendation of the (National Monuments Council), by notice in the (Government) Gazette declare any such property described in the notice to be a national monument."

4 The National Register, ie: Section 5(1)(cC) of the National Monuments Act:

"The (National Monuments Council) shall ... have power ... to compile and maintain a register of immovable property which it regards as worthy of conservation on the ground of its historic, cultural or aesthetic interest ... by notice in the (Government) Gazette..."

5 Requirements in terms of the National Register, ie: Section 12(1A) of the National Monuments Act.

"Any planning authority as well as the owner of immovable property appearing in the (National Register) ... shall consult with the (National Monuments Council) in respect of planning which affects such immovable property ..."

6 Environments around conservation worthy sites, ie: Section (8)(a)(i) of the National Monuments Act:

"The (National Monuments Council) shall endeavour to ensure that land surrounding or in the immediate vicinity of a monument is not developed in such a manner that the aspect of, or the view from that monument is obstructed."

7 The so-called "50 Year Clause", ie: Section 12(2A)(f) of the National Monuments Act:

"No person shall destroy, damage, excavate, alter or remove from its original site or export from the Republic ... any other historical site ... except under the authority of a permit issued under this section."

(Section 1 defines "Historical Site" as:

"... any identifiable building or part thereof, marker, milestone, gravestone, landmark or tell older than 50 years.")

8 Setting permit conditions, ie: Section 12(4)(a) of the National

Monuments Act:

"On application by any person in the manner prescribed by regulation under this Act, the (National Monuments Council) may at its discretion, but subject to the directions of the Minister (of National Education), issue to such a person free of charge a permit to destroy, damage, alter,

export from the Republic any object referred to in subsection (2A), specified in the permit; ... at such time or within such period and subject to such terms, conditions and restrictions or directions as may be so specified."

9 Archaeology, ie: Section 12(2A)(a-f) of the National Monuments Act:

"No person shall destroy, damage, excavate, alter or remove from its original site or export from the Republic —

(a) any meteorite or fossil; or

(b) any drawing or painting on stone or petroglyph known or commonly believed to have been executed by Bushmen; or

(c) any drawing or painting on stone or a petroglyph known or commonly believed to have been made by people referred to in paragraph (b) or (c); or

(e) the anthropological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or

(f) any other historical site, archaeological or palaeontological finds, material or object, except under the authority of a permit issued under this section."

10 Regulations

Permit regulations were published as "National Monuments Act, 1969, Regulations" in Government Notice No. R 1393 on pages 7-12 of Government Gazette No 13991 of 22 May 1992.

11 Kwazulu Monument Act, Kwazulu Legislative Assembly Act No 19 of 1980, Kwazulu Government Notice No 26 of 1981.

City of Durban — Town Planning scheme regulations

6 bis Important Buildings and Objects

(2) Notwithstanding any other provision of this scheme, the Council may by special consent, relax any provision of this scheme in respect of the site upon which an Important Building or Object stands and the Important Building or Object itself provided that it can be shown to the Council's satisfaction that such relaxation is necessary and will:

(a) ensure the conservation of either the architectural, historic or artistic value of the Important Building or Object;

(b) not reduce the architectural, historic or artistic value of the Important Building or Object;

(c) not unduly interfere with the amenities of the neighbourhood existing or as contemplated by the scheme, Provided further, that the Council's authority and not its special consent shall be required where the proposed relaxation does not involve a change in use and will affect the adjoining property only and the written consent of the registered owner of such adjoining property has been obtained.

editorial architectural conservation

Architectural conservation is an issue which in line with international trends has since the mid-'70s been a growing force in South Africa. With this tendency the National Monuments Council (NMC) and other "cultural" conservation agencies have in recent years seen an increase in their formal powers and a rise in popular support for the ideals which they nurture. South Africans are becoming increasingly aware of their surroundings and the fact that the term "environment" applies not only to the great green (brown?) expanses out beyond urban limits, but also to the realms within which they live and work.

Many architects have identified with this trend and along with institutions such as the NMC and less formal pressure groups play a significant role in this area of human interest. This edition of the *NIA Journal* looks at recent projects in which there has been co-operation between organisations such as the NMC or Kwazulu Monuments Council and architects, and seeks to illustrate the basis upon which such projects may be premised. In an era in which the country appears to be moving away from strict control and frequent intervention by authority, the cases illustrated attempt to show that co-operation has much to offer professionals who become involved in projects that

have a significant conservation aspect. There is also an attempt to show that the current trend is towards "conservation" and away from "preservation" of the past. Large scale intervention on sensitive sites is now the norm rather than the exception, it being a question more of the appropriateness of intervention and how it is accomplished, than whether or not it should be permitted. Managing rather than mothballing sensitive sites would seem to be the order of the day.

Many of the articles attempt to show that there is indeed a future for conservation. Some so-called "relevant" projects in the field of heritage conservation are taking place in a realm which is generally accepted as being outside that of the built environment, but is nevertheless one in which architects have a role to play. Such areas of activity relate to archaeology and the importance of sites where oral tradition is given geographical expression.

Architectural conservationists and their colleagues in other areas of heritage conservation are convinced that their work and the awareness of tradition and the past which it fosters will play a role in creating a stable

society in South Africa. Architects have a part to play in this and it is hoped that this edition of *NIA Journal* will provide inspiration in this regard.

Andrew Hall,
Guest Editor



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Pietermaritzburg in 1990, he served as Architectural Conservationist in the Transvaal Provincial Museum Service.

Municipal conservation incentives

Pietermaritzburg

Pietermaritzburg City Council has since the mid-'80s adopted a far reaching conservation programme of measures in an effort to conserve its irreplaceable architectural features. One of these measures relates to the protection of distinguished buildings in the City by a process of "listing." This simply means that a building is recorded in a register, and a brass plaque with a number is appended to the building to identify it as a protected element.

Although the City Council has authority to list buildings without the consent of the owner, the approach to date has been to encourage owners to apply to have buildings listed. This of course has not resulted in an overwhelming response from owners of buildings worthy of listing. Naturally owners are generally not persuaded to forfeit the freedom normally associated with freehold title, nor readily convinced to have "unknown" constraints imposed upon their properties in the name of "conservation."

Fiscal Incentives

In an effort to promote conservation amongst owners of buildings worthy of listing, the City Council approved procedures for granting rates rebates in respect of properties which had been listed in terms of Clause 7.2 of the Pietermaritzburg Town Planning Scheme.

In order to qualify for a rates rebate the following conditions must be satisfied:

- The building must be listed in terms of the Town Planning Scheme, or have been declared a National Monument.
- The applicant must be the registered owner.
- Ownership of the property in question must not have changed during that financial year.
- Application must be made on the prescribed form before a specific date. (This is then advertised in the local press). Any rebate is not an entrenched right but a privilege and applications must be made annually.
- The property must be in reasonable condition.

It must also be adequately maintained.

The fiscal incentive is generally 20% of the rates payable, but it may be 40% (the legal maximum) depending on the architectural significance of the building, its prominence and also the efforts of the owner in respect of its general up-keep. Recommendations are submitted to the City Council with whom the final decision rests.

Despite this privilege it is interesting to note that only about 35% of owners of all listed buildings apply annually for rates rebates. Some of these apply regularly, while others miss a year or two before presumably remembering to apply again. It is ironic that the majority of owners of listed buildings do not appear to benefit from

this privilege.

Other Concessions

Several positive amendments have been made to statutory legislation to promote urban conservation. One such amendment is the transfer of development potential in the form of floor area from a listed site to another site where such development can be accommodated, without the need to demolish or impact upon a sensitive building.

The Pietermaritzburg Town Planning Scheme does provide for "departures" in respect of individual sites, where there are particular or special circumstances. The listing of a building would constitute such special circumstance and it could, for instance, allow alternative uses to be accommodated in a listed building.

Machiel Erasmus

Durban

Certain buildings are protected in terms of either the City of Durban Town Planning Scheme regulations, under clause 6.11 'Important Buildings and Objects', or in terms of the National Monuments Act, i.e. Structures older than 50 years.

The Town Planning Scheme regulations list some 857 buildings including National Monuments. All these buildings have been identified as having architectural, historical and/or cultural importance. A monthly liaison meeting is held between the City Council and the National Monuments Council where individual applications, effects of future road schemes, conservation areas and possible infringements are discussed.

Any person wishing to alter a listed building would be well advised to consult knowledgeable professionals in the field of conservation prior to planning or seeking approvals.

Consultation with the Elevation Control section is welcomed and records of microfilm drawings and photographs may then be viewed.

Council gives support and advice on maintenance and, where the buildings current use is not viable, Town Planning Special Consent can be sought for a change in use. This is probably of greater significance for properties being used for residential purposes, where maintenance costs have risen to unaffordable levels. Unfortunately, in many cases with sites being small and in the centre of established residential areas, amenity interference - by e.g. offices which have a high parking demand - is such that favourable consideration for changes cannot easily be obtained as neighbours have the right to object. Where changes are granted, however, comprehensive restoration is generally a requirement.

Darius Pretorius



The Diamond Jubilee pavilion at the edge of the central sportsfield on market square, a gem of Ladysmith Victoriana, waiting to be restored as a resource for the whole community. Architects: Kent & Price, 1897.



Lurking behind the aluminium filigree screen is a perfectly good historical building which, if restored, could provide an historical counterpoint to the town hall. This could also be the first step towards a renewed respectability amidst the anonymity of its modern surrounds.



Reality: the location of the railway line led to the demise of the Midlands Hotel of 1885 leaving it on the "wrong" side of town. Today the former ballroom serves as an engineering workshop, the most elaborate of its kind in Ladysmith.

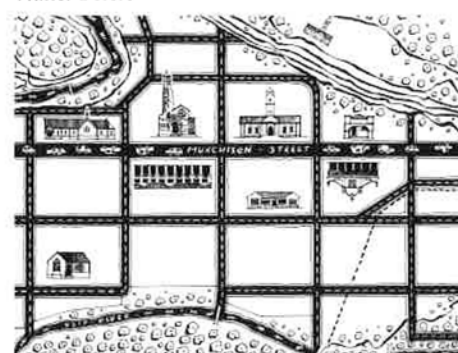
Misguided conservation: The sandstone of the aedicular surrounds to the windows and the columns to the portico of the town hall, weathered by age, have been plastered over and both the sandstone and the joints are painted to resemble the original. These architectural elements have been "restored" to the point of looking new and, ironically, are actually now subjected to accelerated decay - vapour builds up behind the paint layer and when spalling, damages the stone.



NMC Register architectural conservation

Ladysmith - a guide to its conservation

Walter Peters



At present the National Monuments Council affects conservation to a fair extent by way of the so-called 50-year clause. Proposals to alter buildings older than half-a-century are first scrutinised by the plans committees of the regional offices of the NMC and permits issued, usually after consultation. In the absence of lists or surveys of buildings of architectural and/or historical interest for the various towns and regions of the Republic, this process is, despite its weaknesses, probably the best there is. In the case of towns that have had lists prepared, the work of the plans committees is assisted by other documentation which in some cases will go beyond the evaluation of individual buildings and include the context eg townscape value or conservation area inclusion. The preparation of such lists or surveys makes informed assessment possible and the NMC would like to see individual surveys incorporated into a National Register.

In order to promote the listing and surveying of buildings in urban areas, the NMC will, in partnership with local authorities and societies, advise, assist and commission surveys. The NMC has devised guidelines and a standardised approach. In the case of Ladysmith, the survey was sponsored jointly by the NMC, the Ladysmith

Historical Society and the Ladysmith Town Council. The survey was begun in September 1991 and the findings were presented in Ladysmith a year later.

Slight adjustments to the NMC survey sheets were necessary - after all, every town is unique. With "a page a building," the survey is compiled alphabetically by street name and divided geographically into three chapters: the flat central area, the eastern areas across the Klip River, and the western suburbs beyond Convent Hill. A total of 168 buildings were captured as were important streetscapes or groups of buildings and important urban design elements. Negotiations have taken place with the consultant town planner to have the findings written into the local town planning regulations. What is missing from the survey of the Siege Town (Ladysmith) are the vestiges of the Anglo-Boer War: the sangers and stone markings etc; and these the Historical Society has undertaken to survey and include.

Historical buildings of high profile in Ladysmith are known to readers from *NPIA Journal* 3/1990. What was surprising were the groups of Victorian buildings, the housing developments for railway employees and that for "poor whites." Also, the identification of a Ladysmith domestic house typology of bluestone walling, large roof with ventilators and encircling verandas; the state of building conservation; and the humane townscapes of yesteryear as revealed in the photographic holdings of the Siege Museum. These surprises engendered the idea of a student project in urban conservation and enhancement which was made possible by PG Foundation sponsorship. Illustrations for this essay are taken from that project.



ABOVE: A conservation reality: a fine house of the Ladysmith archetype serving as the office component of a used-car lot in the former rose garden.

RIGHT: Illing House on Convent Hill, c1890, an example of the Ladysmith domestic archetype of bluestone construction with sandstone quoining and designed with climate and view in mind.



Surat House of 1922, comprising house and Asmal's Store, a survivor of the demolitions of the Group Areas Act, with a trading store interior that can be termed a living museum. In the character of a Muslim trader, the owner's house, a veranda house, is situated behind the store.



ABOVE: Ryley Mills, c1890 - Ladysmith's equivalent to Durban's Workshop.



LEFT: The redundant Walton & Tatham Hall is situated behind the Mill and should be developed contiguously. Note the drystone construction.



A group of Victorian cottages and villas lining the concave crescent of Poort Road. The domestic front is a foil to the business usage of all the buildings but one.



Good design = good conservation. The remaining bastion and perimeter wall of the Zulu fort of 1869 well integrated into the police station. Architect: NJG Ellens, 1963.



The prototype of the Ladysmith house: the residence of the magistrate, c1890. A core well shielded from the influence of the sun, and a gabled ventilator dormer to release hot air build-up.

The Old Hostel, Cedara

Hughes Bryan Birss cc Architects

The rehabilitation of the Old Hostel at Cedara presented our office with an exciting and demanding challenge. This architecturally significant building which has been a National Monument since March 1989 had been through hard times recently and was in a poor state when we commenced restoration. Broken windows and a leaking roof had allowed major water incursion into the building which had caused damage to existing walls, ceilings, and timber floors. The main staircase was in disarray and the insensitively placed steel fire escapes were badly rusted.

The National Monuments Council and the Cedara Old Boys Association were instrumental in persuading the Department of Works to sanction rehabilitation, and work on site commenced in January 1992 to restore the building for use as a modern administrative building.

An immediate problem — that of obtaining sufficient information about the original design — presented itself as we contacted local libraries and archives in search of drawings and photo-



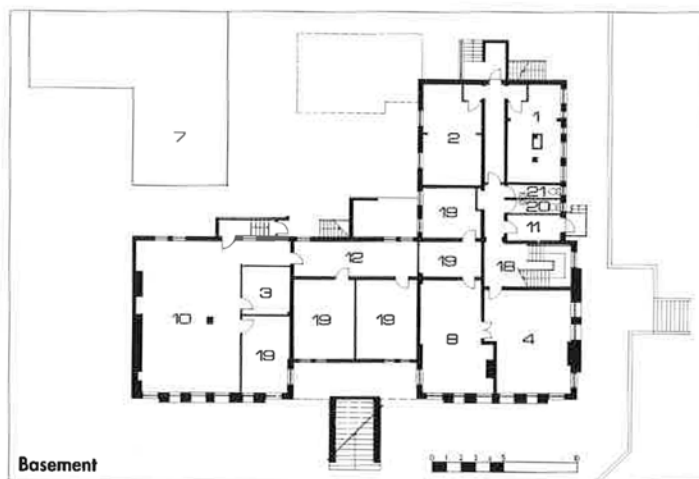
The new portico colloquially referred to as the "National Monument to Bad Taste."

to emphasize the main entrance, the insertion of a modern steel main stairway and the installation of contemporary strip-lighting into the main internal spaces.

Restoration commenced with the construction of a new corrugated iron roof and the extensive replacement of windows to render the building

waterproof. Thereafter the wet trades of brick repair and extensive replastering began followed by timber floor reconstruction, new tongued and grooved boarded ceilings and finally painting and carpeting. The process commenced at first floor level and proceeded in sequence to the basement. Care was taken throughout to retain whatever component parts of the old building were still functional and we are pleased that the essential fabric of the original building is still in place.

Work on site is currently in its final stages and we hope that the original architects, Messrs Kirkby and Stott, would approve of our efforts. David Hughes



Basement



Ground floor



First floor

LEGEND

- | | |
|-------------------------|----------------------|
| 1. Change room - female | 12. Office |
| 2. Change room - male | 13. Passage |
| 3. Cold room | 14. Porch |
| 4. Computer room | 15. Principal |
| 5. Conference room | 16. Reception |
| 6. Director | 17. Secretary |
| 7. Adjacent building | 18. Stair |
| 8. Farm management | 19. Store |
| 9. Kitchen | 20. Toilets - Female |
| 10. Kitchen store | 21. Toilets - Male |
| 11. Lobby | 22. VIP Lounge |
| | 23. Waiting area |

Original Mission House at Hermannsburg

Wolfgang Kassier Architect

History of the Building

Missionaries of the Hermannsburg Mission Society of Germany built this, their first building in South Africa immediately on their arrival in 1854. In essence a North German rural utility building modified only by local circumstances, it was declared a National Monument in 1977 together with the main building known as the Old Mission House. At that time lack of funds prevented any restoration being carried out.



The Commission

In 1991 the N.P.A. Museum Services decided to restore the building as part of the Old Mission House Museum. A grant was given to the owner, the Deutsche Schule Hermannsburg, and part of the money went to research. National Monuments Council and N.P.A. Works Branch architects in charge of historical buildings were involved in guidance and control.

Philosophy

Does one "repair," "refurbish" or "restore"? A museum is a public educational institution and as an "exhibit" the building should try to show "what it was like in 1854." Thus the intention was to restore the building to its original state as far as was possible and practical.

Research in the Archives

Old correspondence between the missionaries and Germany yielded information on dates, constructional problems, use of the building, the location of the clay pit and natural forests where the timber for the building had to be cut.



Research in Germany

Interested members of the local community established links with experts in Germany and obtained literature on historic building techniques. It was possible to have samples of the original plaster clay floor and local clays tested to obtain recommendations for the correct techniques for restoration.

Research on the Building

Bricks used in the original walls are smaller than those in later work, simplifying the identification of original fabric. Under a non-original partition a piece of original clay floor appeared. Differences in ceiling boards corroborated written evidence that one of the two rooms originally had no ceiling.



Conscious Deviations from the Original

- Leaving a non-original opening between the two rooms to facilitate visitor movement
- The omission of straw in the new clay-sand plaster clearly distinguishes recent work from the original.
- Installing two power points in the floor.

One of the Red Herrings

Strange corner bonding seemed to indicate that two outside walls continued past the corners, but closer investigation showed that inadequate knowledge of the use of queen closers caused the misleading pattern. Artisans familiar with timber framed buildings may well not have been conversant with complicated brick corner bonding and time constraints made them improvise.

Remaining questions

An arched opening in one outer wall as well as recollections by locals indicated the existence of a baking oven, but no information about the size or type exists. Further research in Germany may yield results. Ridges on thatched roofs are traditionally made of heather in North Germany - no similar material existed on the site in 1854. An acceptable solution will have to be found.



Mistakes

- Wrongly assuming all timber to be yellowwood: a rotten rafter was replaced with a yellowwood beam but later investigations showed that the structural timber used was Umduzi (Waterwood).
- The new ridge will have to be replaced once the likely original method has been determined.

Artisans

Well-meaning artisans trying to "improve" the existing fabric started sandpapering hand-sawn beams, removing "bad" original plaster and discarding original rotten timbers. The pest-control contractor drilled a hole through the clay floor remnant to obtain "good penetration" of the soil poison.

Benefits

- A new interest generated in building technology "close to the earth," especially the pleasant ambience in these buildings.
- Stimulation of the sense of history in the local community.
- The maintenance of this building will help to evaluate the appropriateness of this type of construction for future use in the South African context.

Context care architectural conservation



Townhouses 117 Brand Road

Elphick Proome Architects

Amid the recent wave of new duplex townhouse developments in Durban's suburbs, we were approached by a young Quantity Surveyor turned Developer, to design a scheme for a small site in Lower Glenwood. This opportunity presented a number of severe constraints in the narrow width of the site, its zoning, bulk factor and particularly the tight budget. Within the framework of these aspects and a market-driven brief, we discovered that the site was located between two restored listed buildings and opposite a third. This enclave of fine Victorian and Edwardian bungalows tendered an additional set of exciting design considerations.

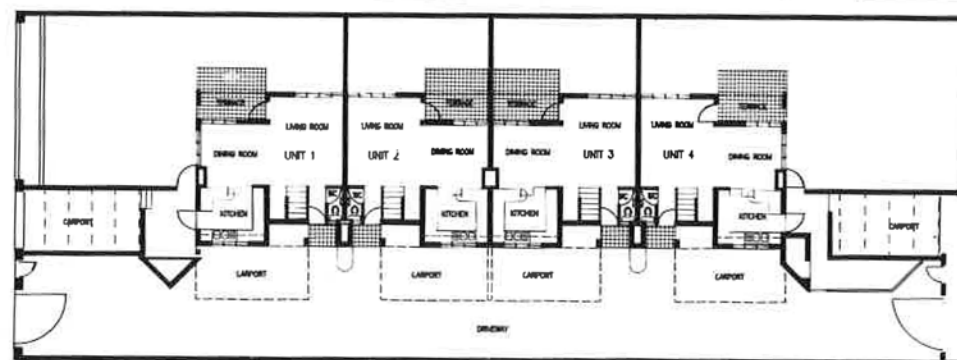
From the outset our attitude was to avoid mindless historicist mimicry and pastiche which we feel has generated a proliferation of travesties in our city. Instead, the approach was to adopt a simple and positive architectural response which reinforced the quality of the historic group. Whilst the plan and envelope of the townhouses arose directly from town planning restrictions, a number of sympathetic architectural gestures were created. A simple, symmetrically pitched roof offers a gable end to the street in a similar fashion to the gables of the

neighbours. Attached canopies to north- and east-facing facades above expanses of glazing were introduced to modulate the wall planes and visually relate to the bay windows of the adjacent houses. Circular gable vents, lych gate frames, trellised steelwork and carport cantilevered frames for the carport were created to respond to programmatic requirements, but treated in such a way as to maintain polite conversation with the architectural language of the neighbours.

While the "50-year clause" delayed the commencement somewhat, the advice of the Plans Committee of the National Monuments

Council highlighted the importance of the enclave and lead to a number of amendments at an early stage of the project. Initially our client saw this intervention as a thorn in the side, but with careful persuasion realised the benefits of the situation and also the inherent marketing possibilities of being part of an historic enclave.

George Elphick



Ground floor and upper floor plans

Howick Falls Viewing Platform

FGG Architects

The viewing platform at the Howick Falls was proclaimed a national monument in November 1951 and remains one of only two formal viewing platforms of natural falls in the southern hemisphere.

The challenge in upgrading the platform was twofold - firstly to manipulate the ground plane in such a way as to enhance the view of the falls and secondly to facilitate and encourage movement around the site. Being such an exposed site, any addition to the area needed very sensitive handling. Material selection was an important part of the scheme. Stone, stainless steel and pigmented concrete were used as the primary elements and were selected for their enduring quality.

The starting point for the design was taken

upper and lower level separated by a stone retaining wall.

A series of deep, precast concrete beams which cantilever out beyond the edge, restrained by rock anchor bolts at their inner end, were used to form the basis of the new lower platform. The curved edge uses the axis of Falls View Road as its fulcrum and both increases the perimeter viewing and allows one to view the previously obscured pool below. The new oversized stainless steel handrail serves as both a visual and physical barrier; the stainless steel pivot litterbins and a curved litter-trap oversailing the edge attempt to combat the litter problem. At the rear, the stone retaining wall has been converted into three seating terraces to encourage people to sit and contemplate the view. A new pedestrian

falls, providing disabled persons access to the edge of the platform.

Jane MacDonald



Repair architectural conservation

Stabilisation of St Dominic's Pavilion, Newcastle



Bruce Torr Architect

Thanks to a substantial monetary contribution from the National Monuments Council one of the most elegant and valuable structures in Northern Natal was recently saved. The timber Pavilion which stands in the grounds of St Dominic's Academy was erected in 1916 but by 1990 was on the verge of disintegration.

The Pavilion was designed by Brother Nivard Streicher of Mariannhill Monastery who had come to South Africa in 1880 as a missionary and qualified architect, and the plans dated 11 May 1916 are still preserved in Mariannhill, near Durban. According to a former pupil, Miss May Barry, who attended the school from 1914 to 1918, the Pavilion was built as a skating rink and

gymnasium but in its heyday served as a venue for many social and sporting functions. In 1949 General Jan Christiaan Smuts addressed a United Party political rally from the Pavilion. The structure was declared a National Monument on 9th December 1977.

Although the property is still owned by the Dominican Sisters who ran the school from its founding, diminishing funds became available during the '70s and '80s and serious consideration was given to closing the school prior to the departure of the sisters in 1988. During the latter years maintenance of the buildings became secondary to tuition. By the time the sisters left and a Board of Governors was appointed, the Pavilion had deteriorated badly.

Although the fortunes of the school improved after 1988 little could be spared to preserve the Pavilion when maintenance of school buildings and sports fields were of the highest priority. Early 1991, when an estimate of R130.000 was obtained for restoration of the building, the school elected to rid themselves of the liability and submitted an application to the NMC for permission to demolish the structure.

At this stage the NMC offered funding of R42.366,00 and an exercise was carried out to determine the minimum cost of stabilising the structure only, and tenders were invited for repairs to the roof. Together with an amount of R6.000,00 raised by Old Girls of the school it was possible to engage the services of Union Contractors of Pretoria to undertake this work for a total contract amount of R52.163,94, the balance being paid by the school. Work was completed in May 1992.

Although limited funds have meant certain compromises such as the use of Meranti in lieu of Oregon Pine, the importance of saving a structure of this type cannot be overstated. Restoration of the balance of the structure such as floor, balustrade and electrical work can now be undertaken as and when funds permit.

The architect gratefully acknowledges assistance received from Mrs Doreen Russell and Sister Teresa of the Dominican Order.

Officers' Mess, Fort Napier

Architects: Natal Provincial Administration Works Directorate Branch

The former Cavalry Officers' Mess at Fort Napier, Pietermaritzburg, was declared a National Monument in February 1992, and its restoration is benefiting from a close co-operation between the National Monuments Council and the Natal Provincial Administration. It is a substantial wood and iron Victorian structure with imposing verandahs, a clock tower and internal courtyards. Prefabricated in Britain and erected in India, it was shipped to South Africa with its regiment in the 1890's and re-erected at Fort Napier. The military establishment became a mental hospital in 1926, and the Officers' Mess was altered to provide recreation and therapy facilities for patients.

When the Provincial Administration took over responsibility for the hospital in 1988, the building, although in daily use, had fallen into disrepair. Gutters and downpipes had rusted away causing extensive rot in the verandah timbers and floors; interior timber was dam-

aged by termites and roof leaks. Plans for a replacement building were scrapped after the authorities were persuaded that restoration (in the sense of repair) made financial as well as cultural sense. Nonetheless, faced with a shortage of funds, it was decided that redecoration and electrical work would be done under contract whilst NPA Works Directorate would itself undertake repairs to joinery and brickwork.

In work of this nature, it is usually appropriate to use materials compatible in type, quality and age with the existing originals. The NMC and NPA (Museum Services and Works Directorate) jointly operate a store of materials collected from demolished or rehabilitated old buildings expressly for re-use on *bona fide* repairs to historical buildings. From this source, the Officers' Mess received old "Pietermaritzburg" bricks, Oregon floor and ceiling boards, corrugated iron sheeting and a cast iron fireplace.

This example illustrates how architects and their clients may derive considerable benefit from their dealings with the NMC should they need this kind of assistance. Re-usable building materials, if they are available and considered appropriate, can be offered free of charge or on a first option basis to be purchased from demolishers. It is to be hoped that this facility will be developed and make a meaningful contribution to conservation in Natal.

Nigel Robson



Additions architectural conservation

Howick Clinic

FGG Architects



The Old Howick House Museum was declared a National Monument in August 1979. The need for a larger, better sited museum and for a centrally located multi-racial clinic became apparent during 1991. The Museum was relocated and the old house became vacant. As the old house was of an inappropriate size and layout for a clinic, it was decided, in consultation with the National Monuments Council, that a new building be constructed adjacent to the Old House. The old building was restored and now houses a dentist's suite, a breast-feeding clinic and doctors' rooms.

In constructing the new building it was impossible to mimic either the scale or style of the old. The fabric of the old was analysed and re-interpreted.

The symmetrical front facade of the old building is acknowledged by the new one which sits directly behind it. So as not to compete with the old main entrance, the two clinic entrances are tucked around the back, accentuated only by the steel and glass 'wing' roofs which protrude beyond and which repeat the angle of the old gables. In order to maintain a dominant wall surface, as is typical of older buildings, whilst

achieving a much higher level of natural light and ventilation, the roof is supported by a steel structure, relieving the brickwork of its structural function and allowing the area between wall and roof to be glazed.

A variation of the hip-shaped roof of the old has been used for the new. At the junction of the two buildings the new roof 'embraces' the old to form a covered link.

The stone plinth of the old is acknowledged by the use of a darker facebrick in the plinth of the new, while the double columns and criss-cross patterns of the balustrade of the old verandah have been re-used in the structural steel-work.

The final result is a modern, functional and cost effective building and one which was entirely to the satisfaction of the client and the National Monuments Council. By positioning the new building adjacent to the old, it has breathed new life into the old 'museum' and has given it a new and relevant role in today's society. It is hoped that similar appropriate developments will help ensure the safety of our architectural heritage for future generations.

Jane MacDonald



Fort Ivuna & the Battle of Ndunu Hill

Following the Anglo-Zulu War of 1879 the British Colonial Government in Natal divided the Zulu kingdom into 13 petty chiefdoms. The consequences of this active policy of 'divide and rule' was a series of civil wars in the region. In an attempt to diffuse the internecine strife they had precipitated Britain formally annexed Zululand in May 1887, and for administrative purposes, divided it into six magisterial districts.

The Ndwandwe District, centered on Ivuna (the present-day town of Nongoma), was potentially one of the most troublesome districts. Within it resided DinuZulu kaCetefswayo, son of the last Zulu King, with the bulk of his adherents, the Usuthu; and their arch enemies the Mandlakazi, under their chief Zibhebhu kaMpitha.

The civil wars had left a legacy of bitterness between these two factions and on the 23 June 1888 they came to blows at the Battle of Ndunu Hill, embroiling in the course of action a force of Zululand Police garrisoned within the fort at the Ivuna Magisterial Post. The Usuthu won the day and their dominance over the region was established. To this day Nongoma remains the seat of Usuthu power and the present monarch, King Goodwill Zwelithini Zulu, has his principle Royal Residences close to the town.

The new Nongoma shopping-complex development, on the site of Fort Ivuna, is a classic example of the need to engender amongst developers, contractors and architects alike, a greater sensitivity to places of local historical significance; particularly to local-community interest groups, whose histories, to date, may largely have been ignored. It was only the foresight of Nongoma's Clerk-of-Works that drew the KwaZulu Monuments Council's attention to the site and enabled, through the offices of the National Monuments Council, the implementation of the conservation measures described on page 9. This, however, only after planning was well advanced and construction imminent.

The Ivuna case-study clearly highlights a growing need for extensive pre-development research to be undertaken to ascertain the potential presence of any sites of cultural, historical or spiritual significance to local community interest groups. If such sites are found to occur then appropriate conservation or mitigation measures can be negotiated between interested parties. Only through such a process can a more holistic cultural conservation ethic be advanced.

LO van Schalkwyk
Professional Officer
KwaZulu Monuments Council

Archaeology & Anthropology architectural conservation

Developers & Local History

Where no documented history exists, local informants are often a source of important historical information, as has been the case in Stanger, where, on the basis of oral history, certain proposed township developments in Shakaville have been diverted so as not to encroach on several sites associated with the Zulu king, Shaka. These sites include a spring, pool and cave said to have been frequented by the king.

Although no documentary evidence for these sites exists, the strength of the oral history points to their authenticity. The lack of documentary evidence in this case highlights the fact that written history is eurocentric, leaving much local history only in the minds of certain, usually older, members of the community.

It is necessary that this untapped source of history be considered, even more so in so-called black areas with no apparent history. Developers need to be sensitive to local history and attitudes and can display this sensitivity in anything from relocation of projects, to incorporation of that history into design.

Rather than see this as an obstacle impeding development, it should be viewed as a means to increasing the relevance of a project through enrichment of local history.

James van Vuuren

KwaZulu Monuments Council

The Incorporation of an Historic Site

Architects: Ing Jackson De Ravel & Hartley

Currently under construction in the main street of Nongoma, KwaZulu, is the R10M Nongoma Plaza Shopping Centre. When plans were submitted for approval the developers were surprised to learn that the site contained an historical fortress. This comprised a circular ditch about 20m in diameter and 600mm deep. It had become covered with grass and trees one of which, a *figus sur*, was of grand proportions.

As the historical site occurred to one side of an open pedestrian area, hurried discussions took place between the developers, their architects and the National Monuments Council, and it was agreed that the plans would be modified to allow space for a segment of the historical site. This has now been done and the tree and portion of its surrounding history are to be preserved. The site will be regressed and become the focal point of the pedestrian mall. A suitably engraved plaque will record the history of the site, and the public will be encouraged to use it for relaxation.

Mike Hartley

Development & our Cultural Heritage: The Saving of our Past



Between 1986 and 1989 the Institute for Cultural Resource Management excavated six archaeological sites in the Mgeni River valley where Inanda Dam is now situated. These sites were the remains of Iron Age farming villages dating from 1 000 to 1 500 years ago. They were discovered in 1983 by Natal Museum archaeologists during an archaeological survey funded by the Department of Water Affairs. The survey was prompted by the knowledge that the construction of Inanda Dam would probably result in the flooding of important archaeological remains.

The Department of Water Affairs responded sympathetically to the concerns of the archaeologists and, on the basis of the survey report, funded what to date has been the largest archaeological rescue project undertaken in Natal. The project yielded a wealth of information about some of the earliest Iron Age farming communities in South Africa. The data recovered from Inanda Dam has formed the basis of several academic papers and made important contributions to a new exhibit which will be opened at the Museum in the near future. Full reports on the excavations will be published shortly in the *Natal Museum Journal of Humanities*.

Although the largest, the Inanda Dam project is only one of many such projects undertaken by the Museum's Archaeology Department; numerous others have been carried out at the request of various development agencies. In response to the growing number of requests, the Museum this year established an Institute for Cultural Resource Management. The function of the Institute is to assess the importance of cultural resources, from fossils to relatively recent

buildings on development sites and to recommend appropriate conservation or rescue measures. As part of the Natal Museum, the Institute is ideally placed with access to both the expertise of the Museum archaeologists and the records of its Archaeology Department. Furthermore, should projects yield suitable information as has the Inanda Dam project, the Museum is in the position to effectively disseminate this information to the public.

Why should cultural resources be protected? Recent television programmes such as 50/50 have highlighted the frequently adverse effects of modern development on the environment. Rather less emphasis has been given to its effect on our cultural heritage. However, we need to become more aware of our cultural heritage because, like the environment, it is fragile and finite. Loss of this heritage through uncaring development means the loss of the most important source of information in our quest to understand our past so as to know how we came to be where we are today.

As part of our heritage, cultural resources are given legal protection by the State. The conservation of this heritage of cultural resources is the responsibility of all South Africans; its future rests in our hands. Through proper cultural resource management, developers and planners can invest in South Africa's future by saving its past.

Gavin Whitelaw

Natal Museum Institute for Cultural Resource Management



Top left: Excavation of a human skeleton at Inanda Dam
Above: Pot recovered from Inanda Dam

Information brochures are available from the Institute for Cultural Resource Management, Natal Museum, Private Bag 9070, Pietermaritzburg 3200. Tel. (0331) 45-1404 Fax (0331) 45-0561.

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